



Report Reference Number 2017/1228/FULM (8/50/221B/PA)

Agenda Item No: 8.2

To: Planning Committee
Date: 7 February 2017
Author: Ann Rawlinson (Principal Planning Officer)
Lead Officer: Ruth Hardingham (Planning Development Manager)

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| APPLICATION NUMBER: | 2017/1228/FULM | PARISH: | Byram Cum Sutton Parish Council |
| APPLICANT: | Strategic Team Group | VALID DATE: EXPIRY DATE: | 8 November 2017 7 February 2018 |
| PROPOSAL: | Section 73 to vary condition 10 (10% Energy) of approval 2016/0831/FUL: Development on scrub land to provide 29 dwellings accommodating 1,2,3 and 4 bedrooms in a mix of semi-detached and terraced houses | | |
| LOCATION: | Land Off East Acres, East Acres, Byram, Knottingley, West Yorkshire | | |
| RECOMMENDATION: | APPROVE SUBJECT TO COMPLETION OF A DOV | | |

It is appropriate that this application be determined by the planning Committee due to the proposal being contrary to Policy SP16 (Improving Resource Efficiency) of the Selby District Core Strategy (2013).

1. Introduction and Background

1.1 The Site

The application relates to a planning condition on the housing development site at land off East Acres in Byram which was approved in 2017. Construction of the scheme for 29 dwellings is underway.

1.2 The Proposal

The application seeks permission under Section 73 of the Town & Country Planning Act to vary condition number 10 (energy supply of the development) from planning application 2016/0831/FUL: Development on scrub land to provide 29 dwellings

accommodating 1, 2, 3 and 4 bedrooms in a mix of semi-detached and terraced houses at land off East Acres in Byram.

Condition 10 of planning permission 2016/0831/FUL is as follows;

No dwelling shall be occupied until at least 10% of the *energy supply* of the development has been secured from decentralised and renewable or low-carbon energy sources. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter unless otherwise approved in writing by the Local Planning Authority.

This application seeks consent to vary the condition in accordance with the submitted Sustainability Statement accompanying the application (Appendix B) to allow the utilisation of a fabric first approach to achieve a 10.51% improvement over and above a specification achieving Part L of the Building Regulation 2013 only, through a detailed specification comprising of energy efficient technology. More specifically a waste water heat recovery system would be utilised to recycle heat from waste water to save energy, as well as energy demand reduction measures through improvements to the dwelling fabrics, thermal bridging, ventilation, heating, lighting and water consumption.

1.3 Planning History

The following historical applications are considered to be relevant to the determination of this application:

2016/0831/FUL (Permitted on 15th February 2017) Development on scrub land to provide 29 dwellings accommodating 1, 2, 3 & 4 bedrooms in a mix of semi-detached and terraced houses.

2017/0197/DOC (Discharged on 3rd December 2017) Discharge of condition 02 (materials), 03 (Construction Environmental Management Plan), 05 (Landscaping/Tree Planting), 08 (Management/Maintenance Plan - Surface Water Drainage), Condition 10 (10% Energy), 15 (Engineering Drawings), 17 (Accesses), Condition 19 (Highways Condition Survey) and 20 (Storage and Parking) of approval 2016/0831/FUL: Development on scrub land to provide 29 dwellings accommodating 1,2,3 & 4 bedrooms in a mix of semi-detached and terraced houses.

2.0 Consultations and Publicity

Parish Council – No comments received.

2.1 The application was advertised by site notice and neighbour notification resulting in no representation being received.

Members should note that at the time of writing of this report the site notice and publicity consultation exercise advertising the application as a departure from the Local Plan has not expired. The consultation period expires on 8 February 2018. A verbal update in respect of any correspondence received

post-completion of this report, up until the date of the Committee meeting, will be provided at the Committee meeting.

3.0 Site Constraints and Policy Context

3.1 The site is subject of Tree Preservation Order 3/2016.

National Guidance and Policy – National Planning Policy Framework (NPPF), National Planning Practice Guide (NPPG)

3.2 The NPPF introduces, in paragraph 14, a presumption in favour of sustainable development, stating "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking". National Planning Practice Guidance (NPPG) adds further context to the National Planning Policy Framework ("NPPF") and it is intended that the two documents should be read together.

3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the Selby District comprises the Selby District Core Strategy Local Plan (adopted 22nd October 2013) and those policies in the Selby District Local Plan (adopted on 8 February 2005) which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy.

Selby District Core Strategy Local Plan

- 3.4 SP1 - Presumption in Favour of Sustainable Development
SP2 - Spatial Development Strategy
SP5 - The Scale and Distribution of Housing
SP15 - Sustainable Development and Climate Change
SP16 - Improving Resource Efficiency
SP18 - Protecting and Enhancing the Environment
SP19 - Design Quality

Selby District Local Plan

3.5 As the Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the guidance in Paragraph 215 of the NPPF which states " In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)".

The relevant Selby District Local Plan Policies are:

ENV1 - Control of Development
ENV2 - Environmental Pollution and Contaminated Land
T1 - Development in Relation to Highway
T2 - Access to Roads

4.0 Appraisal

4.1 The main issues to be taken into account when assessing this application are:

- Sustainable Development, Climate Change and Resource Efficiency

Sustainable Development, Climate Change and Resource Efficiency

4.2 Policy SP15 of the Core Strategy (Sustainable Development and Climate Change) seeks to promote sustainable development through a number of measures. SP15 B aims to ensure the design and layout of development contributes towards reducing carbon emissions and are resilient to the effects of climate change. It requires that where necessary or appropriate schemes should (criteria a) & b)) improve energy efficiency and minimise energy consumption and should incorporate sustainable design and construction techniques. Criterion e) requires the incorporation of decentralised, renewable and low carbon forms of energy generation in line with Policies SP16 & SP17 of the Selby District Core Strategy (2013).

4.3 Policy SP18 seeks to protect and enhance the environment through a number of measures including criterion SP18 (8) which seeks to ensure that developments minimise energy and water consumption, the use of non-renewable resources and the amount of waste material.

4.4 Policy SP16 of the Core Strategy relates to Improving Resource Efficiency. It is the key policy relating to this proposal. In order to achieve this objective the policy requires, amongst other things, that unless a particular scheme would be demonstrably unviable or not feasible;

“New residential developments of 10 dwellings or more or non-residential schemes of 1000 m² gross floor space or more to provide a minimum of 10% of total predicted energy requirements from renewable, low carbon or decentralised energy sources (or else in accordance with the most up to date revised national, sub regional or local targets”

Notes supporting this policy objective state that:

“Whilst building standards for insulation and energy efficiency are not directly within the remit of the planning system, the council, when considering development proposals will take into account the need to utilise energy efficient designs for all aspects including layout (e.g. orientation and passive solar design).”

4.5 The Town and Country Planning Act 1990 Section 73 allows for applications to be made to undertake development without complying with conditions attached to such an approval. Paragraph (2) of Section 73 states "On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

- (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and
- (b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application."

- 4.6 As such the only consideration of this application is in relation to the conditions of the approval and the impact the proposed variation would have. Therefore key to the determination of this application is whether a new planning consent for the development with the proposed variation to Condition 10 (energy supply of the development) would be contrary to the provisions within the development plan or whether there are reasonable grounds for refusal if the condition was retained in its present form.
- 4.7 On this application, the applicants are not seeking to dispense with the need to address climate change in terms of sustainable buildings and their energy demands. Rather, an alternative 'fabric first' approach is proposed, which would reduce the energy demands of the housing development and its CO2 emissions, through the use of energy efficient technology. The applicants advise that this approach is sought to be taken for a combination of reasons including; viability and cost, installation and rectifying issues, maintenance and practicability having regard to site specific constraints.
- 4.8 Such an approach would not accord with the specific requirement of Policy SP16. It is however necessary to assess the extent to which Policy SP16 is consistent with the NPPF. The core planning principles of the NPPF include supporting the transition to a low carbon future in a changing climate and encouraging the use of renewable resources. In addition paragraph 95 of the NPPF advises that LPA's should plan for new development in locations and ways which reduce greenhouse gas emissions. Significantly it also advises that any local requirements should be consistent with the Government's zero carbon buildings policy and that nationally described standards should be adopted.
- 4.9 The most relevant nationally described standards are those in Part L of the Building Regulations. These have been amended significantly in recent years since the adoption of the Core Strategy. In 2013 & 2014 the Government made clear its intention to rely on a 'Building Regulations only' approach with no optional additional local standards in excess of those in Part L(2).
- 4.10 The overall aim of addressing the causes of climate change by reducing carbon emissions in Core Strategy Policy SP16 and the related policies is still broadly consistent with the NPPF. However, seeking to achieve that aim by specifying a target for on-site energy generation from renewable sources does not now accord with Paragraph 95 of the NPPF and would exceed national requirements in terms of carbon reduction.
- 4.11 On a recent appeal decision for a very similar case (APP/T3725/A/14/2226904) against Warwick District Council, the Inspector gave limited weight to an adopted Local Plan Policy which required 10% of the developments energy demands to

come from renewable recourses. The appeal was allowed and the condition varied on the basis that the Policy exceeded national requirements.

- 4.12 The applicant on this case has proposed the alternative approach of reduced energy demand which is set out in the Sustainability Statement accompanying the application. It is proposed to apply a 'Fabric First' approach to achieve a 10.51% energy reduction, compared to achieving Part L compliance only using the energy efficiency technology of a waste water heat recovery system which recycles heat from waste shower water and delivering energy demand reduction, through improvements to the dwelling fabrics, thermal bridging, ventilation, heating, lighting and water consumption.
- 4.13 Energy reductions would be built in to the lifetime of the dwellings rather than the limited lifespan of bolt-on renewable energy technologies. The scheme would be able to achieve the required 10% reduction in energy demand for the development as a whole.
- 4.14 Given that the proposed variation of Condition 10 would accord with national planning policy guidance and with the emerging approach to climate change and to energy related aspects of sustainable buildings, it is considered that planning permission should be granted, subject to the imposition of a planning condition requiring the development to be built out in accordance with Annex B of the submitted Sustainability Statement.

Legal Issues

- 4.15 Planning Acts: This application has been considered in accordance with the relevant planning acts.
- 4.16 Human Rights Act 1998: It is considered that a decision made in accordance with this recommendation would not result in any breach of convention rights.
- 4.17 Equality Act 2010: This application has been determined with regard to the Council's duties and obligations under the Equality Act 2010. However it is considered that the recommendation made in this report is proportionate taking into account the conflicting matters of the public and private interest so that there is no violation of those rights.

Financial Issues

- 4.18 Financial issues are not material to the determination of this application.

5.0 Conclusion

- 5.1 Having taken into account the policy context, national changes and requirements and the advice within the NPPF, the proposed variation of Condition 10 is considered acceptable. The proposed development with the varied conditions would be a sustainable form of development which would contribute towards reducing carbon emissions and be resilient to the effects of climate change. The scheme would improve energy efficiency and minimise energy consumption and should incorporate sustainable design and construction techniques. Overall the benefits of

the scheme are considered to outweigh the conflict with the requirements of Policy SP16.

6.0 Recommendation

6.1 This application is recommended to be granted permission subject to the applicant entering into a Section 106 Deed of Variation Legal Agreement in order to secure the affordable housing, recreational open space and waste and recycling contribution secured as per planning permission 2016/0831/FUL, subject to no new issues being raised as a result of publicity within the remainder of the consultation period (expires 8 February 2018) and subject to the imposition of the following conditions as set out below;

01. The development for which permission is hereby granted shall be begun within a period of three years from 15 February 2017 (the date of the original permission under reference 2016/0831/FUL).

Reason: In order to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

02. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below:

The development hereby permitted shall be carried out in accordance with the plans/drawings listed below as approved on 15 February 2017 by planning permission 2016/0831/FUL:

Location Plan Ref 370-64-(02)-034 received 12 July 2016
Boundary Plan Ref SK4067/04 received 12 July 2016
Topographical Survey Ref STG1005-001 received 12 July 2016
Proposed Site Layout Plan Ref 370-64-(02)-001 Revision G received 13th December 2016
370-64-(02)-013 - Block A received 19 December 2016
370-64-(02)-014 - Block B received 19 December 2016
370-64-(02)-015 - Block C received 19 December 2016
370-64-(02)-016 - Block D received 19 December 2016
370-64-(02)-017 - Block E received 19 December 2016
370-64-(02)-018 - Block F received 19 December 2016
370-64-(02)-019 - Block G received 19 December 2016
370-64-(02)-020 - Block H received 19 December 2016
370-64-(02)-021 - Block A Elevations received 19 December 2016
370-64-(02)-022 - Block B Elevations received 19 December 2016
370-64-(02)-023 - Block C Elevations received 19 December 2016
370-64-(02)-024 - Block D Elevations received 19 December 2016
370-64-(02)-025 - Block E Elevations received 19 December 2016
370-64-(02)-026 - Block F Elevations received 19 December 2016
370-64-(02)-027 - Block G Elevations received 19 December 2016
370-64-(02)-026 - Block H Elevations received 19 December 2016

Reason: For the avoidance of doubt and in accordance with policy ENV1 of the Selby District Local Plan.

03. The boundary treatments as shown on Proposed Site Plan (Ref 370-64-(02)-001 Revision G) approved on 15 February 2017 under ref: 2016/0831/FUL shall be implemented in accordance with the approved scheme before the occupation of the associated dwelling hereby approved.

Reason: In the interests of visual amenity and in order to comply with Policy ENV1 of the Selby District Local Plan.

04. Notwithstanding the provisions of Class A and Class E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no extensions, garages, outbuildings or other structures shall be erected, nor new windows, doors or other openings inserted other than those hereby approved, without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the character and appearance of the surrounding area is protected in the interests of residential amenity having had regard to Policy ENV1 of the Selby District Local Plan.

05. The development shall be carried out in complete accordance with the Flood Risk Assessment (Revision A, prepared by Dunster Consulting - Report 16-071, dated December 2016), and approved on 15 February 2017 under ref: 2016/0831/FUL.

Reason: In the interest of satisfactory and sustainable drainage in order to comply with Policy ENV1 of the Selby District Local Plan and the NPPF.

06. The development shall be carried out in accordance with findings and mitigation measures outlined in the Phase 1 Ecological Appraisal prepared by ECUS Environmental Consultants as received 12th July 2016 and approved 15 February 2017 under ref:2016/0831/FUL.

Reason: In the interests on nature conservation interest and the protection of protected species and in order to comply with Policy ENV1(5) of the Local Plan and Policy SP18 of the Selby District Core Strategy Local Plan (2013).

07. Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the first dwelling. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details.

Reason: In accordance with Policy ENV1 of the Selby District Local Plan and to ensure that the ecologically sensitive areas of the nearby woodland is not impacted by the proposed lighting scheme of the site in line with Policy ENV1 and the NPPF.

08. The development shall be undertaken in accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement received 12th July 2016 and Landscape Management Plan prepared by Home Group received 4th August 2016, both approved 15 February 2017 under ref:2016/0831/FUL.

Reason: In order to effectively protect trees and to ensure compliance with Policy ENV1 of the Selby District Local Plan and the contents the NPPF.

09. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in order to comply with Policy ENV1 and ENV2 of the Selby District Local Plan and the NPPF.

10. No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to base course macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority before the first dwelling of the development is occupied.

Reason: In accordance with Policy ENV1 of the Selby District Local Plan and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

11. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (Reference Drawing number 370/64(02)001 G). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy ENV1 of the Selby District Local Plan and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

12. The development shall be carried out strictly in accordance with the approved Materials Schedule received on the 31st May 2017 and approved on 13 December 2017 under ref: 2017/0197/DOC. Only the approved materials shall be utilised.

Reason: To ensure that the proposals respect the character and appearance of the area in accordance with Policy ENV1 of the Selby District Local Plan and SP19 of the Selby District Core Strategy Local Plan.

13. The development shall be carried out strictly in accordance with the approved Construction Method Statement: East Acres Home Housing Group, prepared by Strategic Team Group received 20th March 2017 and approved on 13 December 2017 under ref: 2017/0197/DOC detailing the control and mitigation of noise, dust and other airborne pollutants, vibration, smoke, and odour from construction work. The clearance of the land and the construction of the Development shall be completed in accordance with the approved Plan.

Reason: To protect the amenity of the area, the environment and local residents from noise and other emissions to comply with Policy ENV1 of the Selby District Local Plan and SP19 of the Selby District Core Strategy Local Plan.

14. The development shall be carried out strictly in accordance with the approved Landscape Proposal Drawing Ref 5301.01.K and approved Recreational Open Space Works Specification received 23rd February 2017 with seating area and bin provision as per Site Layout Plan Ref 370/64(09/003) received on the 12th May 2017 and approved on 13 December 2017 under ref: 2017/0197/DOC. The approved scheme shall be carried out in its entirety within the period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be adequately maintained for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To safeguard the rights of control by the Local Planning Authority in the interests of amenity having had regard to Policy ENV1 of the Selby District Local Plan".

15. The development shall be carried out strictly in accordance with the following approved drainage plans:

Drainage Calculations prepared by Dunster Consulting and received on the 23rd February 2017

Plan 16071.A1.002/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.003/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.004/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.004(1)/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.004(2)/D prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.005/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.006/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.007/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.008/H prepared by Dunster Consulting and received on the 13th December 2017

Plan 16071.A1.009/E prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.010/A prepared by Dunster Consulting and received on the 31st May 2017.

All approved on 13 December 2017 under ref: 2017/0197/DOC.

The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development.

Reason: In the interest of satisfactory and sustainable drainage and to prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity , in order to comply with Policy ENV1 of the Selby District Local Plan and the NPPF.

16. The development shall be carried out strictly in accordance with the following highways plans:

Drainage Calculations prepared by Dunster Consulting and received on the 23rd February 2017

Plan 16071.A1.002/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.003/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.004/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.004(1)/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.004(2)/D prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.005/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.006/C prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.008/H prepared by Dunster Consulting and received on the 13th December 2017

Plan 16071.A1.009/E prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.010/A prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.S38/G prepared by Dunster Consulting and received on the 13th December 2017

Plan 16071.A1.009/E prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.010/A prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.S38/G prepared by Dunster Consulting and received on the 25th July 2017

Plan 16071.A1.009/E prepared by Dunster Consulting and received on the 31st May 2017

Plan 16071.A1.S38/G prepared by Dunster Consulting and received on the 25th July 2017

Plan 16071.A1.009/E prepared by Dunster Consulting and received on the 31st May 2017.

Dilapidated Survey received 31st March 2017

All approved on 13 December 2017 under ref: 2017/0197/DOC.

Informative to Condition

You are advised that a separate licence must be obtained from the Highway Authority in order to allow any works in the adopted highway to be carried out.

Reason: In accordance with Policy ENV1 of the Selby District Local Plan and to secure an appropriate highway constructed to an adoptable standard and to ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the amenity and convenience of highway users In accordance with Policy ENV1 of the Selby District Local Plan.

17. The development shall be carried out strictly in accordance with the Site Set Up Plan received on the 23 February 2016, approved on 13 December 2017 under ref: 2017/0197/DOC.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason: In accordance with Policy ENV1 of the Selby District Local Plan and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

18. The development shall be carried out strictly in accordance with the Statement prepared by Sustainable Services, Appendix B, received 2 November 2017. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.

Reason: In the interest of sustainability, to minimise the development's impact in accordance with Policy SP16 of the Core Strategy.

7. Background Documents

Planning Application file reference 2017/1228/FULM and associated documents.

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Appendices:

None

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