



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 11 MAY 2022**
Time: **2.00 PM**
Venue: **COUNCIL CHAMBER - CIVIC CENTRE, DONCASTER ROAD, SELBY, YO8 9FT**
To: **Councillor M Topping (Chairman), Councillor J Mackman (Vice-Chair), Councillor K Ellis, Councillor I Chilvers, Councillor R Packham, Councillor P Welch, Councillor D Mackay, Councillor C Richardson and Councillor J Cattanach**

Supplementary Agenda Officer Update Note

1. **Planning Applications Received (Pages 3 - 8)**

The Planning Committee considered the following planning applications.

Janet Waggott

Janet Waggott, Chief Executive

Enquiries relating to this agenda, please contact Democratic Services on democraticservices@selby.gov.uk.

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**Officer Update Note
Planning Committee – Wednesday 11 May 2022**

Item 5.1 pages 17-38

APPLICATION NUMBER:	2021/0661/FUL	PARISH:	Tadcaster Town Council
APPLICANT:	Mr Jordan Coultas	VALID DATE: EXPIRY DATE:	9 th June 2021 EOT 13 th May 2022
PROPOSAL:	Erection of 1 No. dwelling on land to the rear/side of 14 Edgerton Drive with access from Inholmes Lane		
LOCATION:	14 Edgerton Drive Tadcaster North Yorkshire LS24 9QW		
RECOMMENDATION:	APPROVE		

Additional Consultations & Conditions

- a) During the course of the application, the red line has been extended to show access to an adopted highway and all relevant ownership notification undertaken. NYCC Highways Officer were re-consulted and raised no further objections subject to the previously requested condition (Condition 7).
- b) Further discussion has taken place with the Highways Officer since the report was finalised, which has reaffirmed that the Highways Authority has not objected because Inholmes Lane is not adopted. It was highlighted that it would be desirable to widen the access road at its junction with Station Road or create a passing place. Whilst these comments are noted, Officers are of the opinion that because this is an existing situation with a number of properties already having a right to use Inholmes Lane for access, that only one further dwelling is proposed with no material increase in use over and above the existing, and the lack of available space to widen or provide a passing place, it is not considered that reasonable to require improvement works to this lane by condition.
- c) Condition 02 needs to be updated to reflect the changed redline location plan, to read as follows:

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

Drawing No LOC01 A – Site Location Plan

Drawing No 14/EDGE/001 A – Existing Arrangement

Drawing No 14/EDGE/002 B – Proposed single storey dwelling in rear garden of 14 Edgerton Drive, Tadcaster, LS24 9QW (Proposed Site layout, Proposed Ground Floor Plan, Proposed Elevations and Proposed Roof Plan)

Drawing No 14/EDGE/003 B – Site Plan

Reason:

For the avoidance of doubt.'

- d) A condition related to the requirement of obscure glazing in the north east elevation as outlined in the paragraph 5.29 of the Officer's report needs to be added and will be listed as condition 7. The condition should be as follows:

'Windows in the ground floor level of the north east elevation of the dwelling hereby approved shall be obscure glazed and shall be retained as such throughout the lifetime of the development.

Reason:

In order to safeguard the rights of control of the Local Planning Authority, in the interests of the amenity of the adjoining residential properties and in the interests of the amenity of the future occupiers of the dwelling hereby approved, having had regard to Policy ENV1 of the Selby District Local Plan.'

Ownership Certificate

The applicant has confirmed that notices on the known owners of Inholmes Lane were served on the 4th April and a public notice was placed in the Wetherby News on the 7th April. No additional comments apart from those listed in the report were received as a result of this.

For clarity, whilst concerns about rights of access from Inholmes Lane to 14 Edgerton Drive are noted, this is a legal matter which should be resolved between the parties.

Item 5.2 pages 39-56

APPLICATION NUMBER:	2021/1138/FUL	PARISH:	Saxton Cum Scarthingwell Parish Council
APPLICANT:	Mr Rick Weights	VALID DATE:	8th November 2021
		EXPIRY DATE:	EOT 11 th May 2022
PROPOSAL:	Erection of a playground shelter		
LOCATION:	Saxton C Of E Primary School Dam Lane Saxton Tadcaster North Yorkshire LS24 9QF		
RECOMMENDATION:	APPROVE		

Condition

Since the Committee report was finalised, the applicant submitted drawing No 01 A with a reduced red line as requested by the Case Officer. This does not change the Officer recommendation, though condition 02 should be updated with the reference to correct drawings to read as follows:

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

*Drawing No. 01 A – Proposed Canopy Design (Site Location, Proposed Block Plan Existing and Proposed Floor Plans, Proposed Visuals
Drawing No. 02 – Proposed Canopy Design (Existing and Proposed Elevations)*

*Reason:
For the avoidance of doubt.'*

Item 5.3 pages 61-86

APPLICATION NUMBER:	2021/1089/FULM	PARISH:	Drax Parish Council
APPLICANT:	Aura Power BESS Ltd	VALID DATE: EoT DATE:	6th September 2021 17 th May 2022
PROPOSAL:	Development of a battery storage facility, associated infrastructure, access and grid connection		
LOCATION:	Land Off Hales Lane Drax Selby North Yorkshire		
RECOMMENDATION:	APPROVE		

Condition

Condition 9 needs amending to read as follows (to remove reference to the acoustic barrier being of either timber or concrete construction, as it is proposed to be of timber construction):

‘Prior to the development being brought into use, a barrier surrounding the perimeter of the storage facility shall be erected to provide effective acoustic screening to surrounding residential properties and be constructed of timber to a height of 4.5m above the surrounding ground level, as stated in the mitigation measures within the noise assessment that was carried out in connection with this application. The panels shall have a surface mass of not less than 17kgm² and shall be free from gaps and cracks. All joins to post to be effectively sealed as shall the joint between the lower edge of the panels and the soil. Once installed, the barrier shall be retained and maintained as such throughout the site’s operational life.

Reason:

In the interests of residential amenity and in order to comply with saved Policies ENV1 and ENV2 of the Selby District Local Plan, Policy SP17 of the Core Strategy, national planning policy contained within the NPPF and the Noise Policy Statement for England (NPSE).’

Clarification on Heights

The maximum height of the substation is incorrectly referred to as being 7.5 metres at paragraph 5.28 of the report. For the avoidance of doubt, the maximum heights of the various pieces of infrastructure, etc are as follows:

Piece of Infrastructure, etc	Maximum Height
Substation	7 metres

Battery Storage Containers	2.7 metres (sat on a 0.8-metre-high plinth)
Customer Switchroom/Control Building	3.5 metres
Spare Parts Container	2.6 metres
DNO Control Building	4 metres
CCTV Camera	4 metres
Security Fence	2.5 metres
Acoustic Fence	4.5 metres

Additional Representation

Since the officer report was written a further letter of representation has been received which objects to the proposal on the following grounds:

- Impact of the proposed development on establishments, homes and users of Hales Lane both during and after the construction phase.
- Impact of the proposed development on access during the construction phase.
- Impact of the proposed development on animals living in close proximity to the site.
- Impact of the proposed development on flooding on Hales Lane and the condition of Hales Lane.
- Location of the proposed development and loss of agricultural land.

These points have been taken into consideration in the assessment of the application and do not alter the officer recommendation. It is understood that the representation will be read out in full by the Democratic Services Officer in the Speakers part, as requested by the author of the representation.

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