

MINUTES OF THE MEETING OF THE SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE HELD IN THE PARISH COUNCIL OFFICE ON MONDAY DECEMBER 9TH 2013 @ 7PM

Present: Councillors P. Doherty(Chairman), S. Haskell, Mrs J. Prescott, Mrs N. Moerman, B. Packham, M. Gibson and Mrs M. Gibson (Clerk)

Also Present 2 members of the public.

1. Apologies for absence

Apologies were received from Councillor C. Lake and Mrs M. Hunt.

2. Declaration of Interests

No Councillors had interests to declare.

3. Plans for discussion.

2013/1159/FUL-Conversion of the upper floors at No4 to create 2- 2 bedroom apartments at first and second floor level accessed from an existing communal staircase located within No 2. Conversion and extension to the rear of No 4 to form 2-2 bedroom town houses at 4 Finkle Hill. for Trident Second Services LLP. As the two residents present were here about 4 Finkle Hill this was dealt with first. The Committee listened to the residents concerns and asked questions to clarify certain points. The residents then left the meeting.

Agreed we object to the proposal on the following grounds.

Vast overdevelopment of the site, inadequate parking available, no amenity space whatsoever, also this has very bad access/egress out on to the busy main road very near to the Traffic lights. This development is also detrimental to the Character of a listed building.

2013/1119/COU -Change of use from A3 to Sui Generis (Architectural Salvage Showroom) to ground floor with residential use to first floor plus associated car parking and residential garden area. at The Willows, Bishopdyke Road (formerly Half Moon Inn) Agreed we have no objections to this providing this is subject to the limitation of no outside storage of materials/equipment or stock. We do however object to the fencing on this site which we consider to be a safety hazard this appears to be on the Highway Boundary on a bend on a busy main road.

2013/1150/HPA-First floor extension above existing single storey side extension at 1 Maltkilm Cottages, Bishopdyke Road - No objections subject to neighbours.

4. Reports on Ongoing Applications.

2013/0467/OUT- Land at former Airfield, Lennerton lane.

Chairman reports this is going to Planning Committee at Selby on Wednesday this week. Chairman will be speaking about highway and sustainability considerations and Councillor Packham will speak in relation to the Core Strategy.

5. HS2 - change of route

Chairman reports that the alternative (Castleford) route would have much greater impact on this village and on conservation areas locally. Councillor Packham thought we should comment about the construction phase and the location of work sites as they could have more impact on this village than the actual route. Chairman will re-draft our comments and have them available for approval at the next Parish Council meeting.

6. Community Infrastructure Levy.

Councillor Packham reports that this at present being drafted and will go out to Consultation in January. This will mean that any development in our area will mean a 15% fixed tariff will come to this village for any Development work done in the area. It would be 25% if we had a Village Plan in place. This does not replace S106 money but is extra to that funding. Much discussion took place about whether we should go ahead and do a Village Plan but it was thought this was very costly. time consuming and in view of the 700 houses already passed we had probably "missed the boat" where this was concerned. This needs to be put on agenda for January PC meeting when the consultation document should be out.

7. Proposed Installation of Electricity Generation Plant , Gascoigne Wood Business Park.

Chairman reports he had picked this up on the internet and that this would be an emergency diesel generator plant, which the developers state would probably only run about 500 hours per year. Agreed we should look out for this application in the future weeks. Also keep a keen eye on this area.