

SHERBURN IN ELMET PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Sherburn in Elmet Planning Committee meeting held on Monday 16th April 2018 at 6.00pm in the Parish Council Office.

Present: Councillors – P Doherty (Chair), C Lake, D Buckle, J Prescott, K Devers, M Hunt, and A M Oldroyd (CDM).

- 1. Apologies for absence – None.**
- 2. Declarations of interest – Cllr P Doherty in respect of the Community Trust and Cllr D Buckle in respect of the Teasel Trust.**
- 3. Plans for discussion**

Business

* **2018/0286/DOC** Discharge of conditions 3 (materials), 4, (Construction Management Plan), 8 (Flood) , 11 (Surface Water), 12 (Foul Water Drainage), 14 (Archaeology), 15 (Highways) and 24 (Energy) of approval 2012/0399/EIA Outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Street Record, Low Street, Sherburn In Elmet, North Yorkshire. [See detailed comments at the end of these minutes.](#)

* **2018/0301/DOC** . Discharge of conditions 15 (Highways), 16 (Carriageway & Footpath/Footway), 17 (Parking) & 19 (Road Layout) of approval 2012/0399/EIA Outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Street Record, Low Street, Sherburn In Elmet, North Yorkshire. [See detailed comments at the end of these minutes.](#)

* **2018/0299/DOC** Discharge of conditions 05 (flood risk assessment), 08 (flood compensatory storage), 09 (surface water), 10 (foul and surface water), 11 (outfall), 12 (foul water drainage) and 13 (occupation) of approval 2012/0399/EIA outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Street Record, Low Street, Sherburn In Elmet, North Yorkshire. [See detailed comments at the end of these minutes.](#)

* **2018/0351/DOC** Discharge of condition 14 (archaeology) of approval 2012/0399/EIA Outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Street Record, Low Street, Sherburn In Elmet, North Yorkshire. [See detailed comments at the end of these minutes.](#)

* **2018/0377/DOC** Discharge of conditions 1 (timescale), 2 (Reserved Matters), 3 (Materials), 4 (Construction Management Plan), 6 (Flood Risk), 7

(flooding), 18 (garages), 20 (Reserved Matters), 21 (contaminated), 22 (Design & Access Statement), 23 (Noise), 25 (Reserved Matters) & 26 (plans) of approval 2012/0399/EIA Outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Street Record, Low Street, Sherburn In Elmet, North Yorkshire. [See detailed comments at the end of these minutes.](#)

* **2018/0385/REMM** Reserved matters application including landscaping, scale, layout and appearance for the development of 60 dwellings, associated infrastructure and open space and discharge of conditions 4 (Energy Supply), 12 (Ecological Management Plan), 13 (Scheme of Archaeological Investigation), 20 (wheel washing facilities), 22-26 (Traffic Management Plan, HGV routes, Control of HGV traffic, mud/dirt on highway and parking/storage areas), 28 (Construction Environmental Management Plan) and 31-33 (Contamination) of approval 2016/1256/OUTM on land at Pinfold Garth, Sherburn In Elmet, North Yorkshire. [See detailed comments at the end of these minutes.](#)

* **2018/0289/FUL** Proposed erection of a 2 storey detached dwelling with integral garage, new site entrance and drive. 23 Finkle Hill, Sherburn In Elmet, North Yorkshire. [No objections.](#)

* **2018/0300/ADV** Advertisement consent for 1 no non-illuminated free standing V-stack sign comprising of four signs LOCATION: Street Record, Low Street, Sherburn In Elmet, North Yorkshire. [No objections.](#)

* **2018/0265/FUL** Proposed extension to existing rugby club to provide additional facilities Sherburn Rugby Club, Low Street, Sherburn In Elmet, North Yorkshire. [No comment.](#)

* **2018/0261/COU** Proposed change of use of former public house to offices, Foresters Arms, 33 - 35 Kirkgate, Sherburn In Elmet, North Yorkshire. [The Parish Council support this application as an appropriate use of this property.](#)

* **2018/0361/HPA** Proposed first floor extension, two storey extension to rear and single storey extension to rear of 46 Finkle Hill, Sherburn In Elmet, North Yorkshire. [No objections.](#)

* **NY/2017/0303/FUL** Consultation on planning application for the purposes of the Part retrospective planning application for hardstanding and footpaths, ramp, external steps, canopy (27 sq. metres), cycle rack, external play equipment, soft and hard landscaping (temporary car park hardstanding now proposed to be retained (259 sq. metres) and soakaway on land at Athelstan Community Primary School, Rose Avenue, Sherburn in Elmet, North Yorkshire, LS25 6AY. [No objections.](#)

* **2018/0339/DOC** Discharge of condition 4 (Sewage) of approval 2017/1280/FULM Proposed use of site for open storage together with access and new boundary treatment, Glentrol Land (Sherburn) Limited, Land At Bishopdyke

Road Sherburn In Elmet, North Yorkshire. [No objections.](#)

Construction Sites Strata Redrow Persimmon

Selby District Council want to have a consistent construction plan regarding hours of working and deliveries, hoardings, constructions activities etc. We are concerned that this will not be to a standard agreed by the developers but will include appropriate consultation with residents and the Parish Council. Sherburn in Elmet has various permitted developments totalling over 500 homes where work has not yet started, so it is clear that there will be construction sites in Sherburn for years to come, so it is essential that residents are not disadvantaged by any changes to the agreed hours of working. Selby DC are awaiting further documents from developers and expect to be able to clarify matters when these are received.

4. Decisions from Selby District

* **2017/0234/REMM** Reserved matters application relating to appearance, landscaping, layout and scale for the erection of 50 residential dwellings of approval 2012/0399/EIA outline planning application (accompanied by an environmental statement) to include access for the construction of 100 dwellings Persimmon Homes, on phase 2 land between Low Street and Moor Lane, Sherburn In Elmet. **Granted**

* **2017/1280/FULM** Proposed use of site for open storage together with access and new boundary treatment. Glentool Land (Sherburn) Ltd, on land at Bishopdyke Road, Sherburn In Elmet. **Granted.**

* **2017/1287/OUT** Outline application with all matters reserved for the erection of 1 dwelling on garden land at 4 Sir Johns Lane, Sherburn In Elmet. **Granted.**

* **2018/0039/HPA** Proposed erection of single storey rear extension at 4 Saxon Mews, Sherburn In Elmet. **Granted**

* **2018/0048/DOC** Discharge of conditions 2 (contamination) and 4 (drainage) of approval 2017/0202/ATD Prior notification for the change of use of agricultural building to 1 No dwelling (Use Class C3) and associated operational development at The Old Calf Shed, Grange Farm, Little Fenton Lane, Sherburn In Elmet. **Granted.**

* **2018/0053/FUL** Proposed installation of a new shopfront at 22 Low Street, Sherburn In Elmet. **Granted.**

* **2018/0063/HPA** Proposed erection of single storey front extension at 3 Pinfold Garth, Sherburn In Elmet. **Granted.**

* **2018/0087/TPO** Application for consent to draw back to give 4m clearance, remove 2 lower limbs to maintain a 5m crown lift and crown thin by

20% to 1no Sycamore tree (T1) covered by TPO 10/1986 at 43 Low Street, Sherburn In Elmet. **Granted.**

* **2018/0096/FUL** Proposed erection of a detached dwelling in the garden at 11 Milford Road, South Milford. **Granted.**

* **2018/0228/SCN** Request for Screening Opinion under Reg 6 of the 2017 EIA Regulations for the construction of 185,806sqm of B2/B8 floorspace. Harworth Ltd at Gascoigne Wood Interchange, Gascoigne Wood Mine, Lennerton Lane, Sherburn in Elmet. **EIA Required.**

6. Construction Management Plan – Residential Developments – Sherburn in Elmet.

7. Any other business 2017/0621/OUTM, 69 homes on land off Garden Lane. It was noted the Policy Development Unit have stated that Selby DC has a housing land supply of 6.2 years, and three appeals against this figure have been dismissed and the Inspector's reports concluded "that to approve further housing in these settlements (on sites located outside the development limits) would be to undermine the spatial strategy".

8. Date of next meeting - 21st May 2018

2018/0286/DOC, 2018/0301/DOC, 2018/0299/DOC, 2018/0351/DOC and 2018/0377/DOC

The Parish Council's comments are:-

1. No work should take place outside the hours of Monday to Friday 8am to 6pm nor on Bank holidays or Sundays under any circumstances. Work on Saturdays should be restricted to the hours of 9am to 12.00pm.
2. There shall be no hammer driven or percussive piling allowed on the site under any circumstances. In the event of piling being required, hammer driven or percussive piling will not be permitted and any other means should only be permitted where the primary reason for selection is to minimise noise and disturbance to existing properties – normally helical or auger piles
3. No vehicles shall be allowed to operate on the site under any circumstances unless fitted with white noise reversing alarms. The site design, construction plan and method statement should be designed in accordance with best practice to separate, where possible, operatives and other persons on site from reversing machinery to prevent the requirement for alarms. Where this is not possible, work plans should be designed to minimise the requirement to reverse vehicles. Tracked vehicles should not be operated over any distance other than that necessary in reverse.
4. Any piles of materials (soil or otherwise) should be situated at the furthest point on site from existing properties and should, under no circumstances be allowed to be deposited immediately adjacent to any existing property. Proper control of stockpiles in dry weather should be exercised to eliminate dust clouds. Ideally

this should be to ensure that any piles are covered. Arrangements should be put in place to make provision for window cleaning or any other necessary cleaning to be carried out to neighbouring properties at the developers' expense which are subject to dust from the site.

5. Any cutting operations must be used with the appropriate water suppression methods and at distance from existing properties.

6. Roadways and pathways in the vicinity of the site shall be kept free from mud and other materials which have been deposited as a result of operations on, deliveries to or removals from the site.

7. The quietest methods of work should be used in all circumstances. Where construction noise will exceed normal background noise by 10 dba, then a formal noise impact assessment should be undertaken and the methods reviewed and substituted wherever possible – again the primary outcome should be to minimise the effect on existing residents and not cost or expediency

8. The normal other requirements for construction sites should be included as a matter of course and Selby should adopt an approach of best practice in developing its approach.

9. The link/access road currently under construction is intended to service the wider sites under development by Redrow and Persimmon. It should be a condition of the discharge of conditions that this is made up to at least base course tarmac before being allowed to be used to deliver to the sites. This is a lengthy piece of road and without this in place, multiple HGV deliveries to sites daily will result in unacceptable levels of dust and noise if it is allowed to be used as a hardcore track.

2018/0385/REMM

The Parish Council understand that the principle of developing this land was agreed under planning application 2016/1256/OUTM but we have to repeat our belief that Pinfold Garth is not suitable for use as an access road. It is a narrow road with a lot of on-street parking, which will present particular difficulties for access by HGVs during the construction phase.

We have previously expressed concerns about the flood risk here and note that the Geoenvironmental report states that "Soakaways will not provide a suitable drainage solution for surface water run-off at the site. Consequently, it will be necessary to consider alternative sustainable drainage systems (SUDS) and there may be a need for surface water balancing". We request that Selby DC ensure that appropriate drainage systems will be in place.

Japanese Knotweed is a known problem on this site and we request that removal and/or treatment is carried out by a qualified and competent contractor who will be able to certify that the site has been cleared of Japanese Knotweed.

The Parish Council also fully support the Police who have asked that there should be a planning condition which requires, prior to the commencement of any works, that the applicant provides full written details of how the issues raised by the Police Designing Out Crime Officer are to be addressed. These measures should be agreed in writing by Selby DC in consultation with North Yorkshire

Police.

Essential conditions for site working include:-

1. No work should take place outside the hours of Monday to Friday 8am to 6pm nor on Bank holidays or Sundays under any circumstances. Work on Saturdays should be restricted to the hours of 9am to 12.00pm.
2. There shall be no hammer driven or percussive piling allowed on the site under any circumstances. In the event of piling being required, hammer driven or percussive piling will not be permitted and any other means should only be permitted where the primary reason for selection is to minimise noise and disturbance to existing properties – normally helical or auger piles
3. No vehicles shall be allowed to operate on the site under any circumstances unless fitted with white noise reversing alarms. The site design, construction plan and method statement should be designed in accordance with best practice to separate, where possible, operatives and other persons on site from reversing machinery to prevent the requirement for alarms. Where this is not possible, work plans should be designed to minimise the requirement to reverse vehicles. Tracked vehicles should not be operated over any distance other than that necessary in reverse.
4. Any piles of materials (soil or otherwise) should be situated at the furthest point on site from existing properties and should, under no circumstances be allowed to be deposited immediately adjacent to any existing property. Proper control of stockpiles in dry weather should be exercised to eliminate dust clouds. Ideally this should be to ensure that any piles are covered. Arrangements should be put in place to make provision for window cleaning or any other necessary cleaning to be carried out to neighbouring properties at the developers' expense which are subject to dust from the site.
5. Any cutting operations must be used with the appropriate water suppression methods and at distance from existing properties.
6. Roadways and pathways in the vicinity of the site shall be kept free from mud and other materials which have been deposited as a result of operations on, deliveries to or removals from the site.
7. The quietest methods of work should be used in all circumstances. Where construction noise will exceed normal background noise by 10 dba, then a formal noise impact assessment should be undertaken and the methods reviewed and substituted wherever possible – again the primary outcome should be to minimise the effect on existing residents and not cost or expediency
8. Access shall be constructed in accordance with approved details for a minimum distance of 30 metres into the site. Once created no vehicles shall access the site, except via the approved construction access.
9. The normal other requirements for construction sites should be included as a matter of course and Selby should adopt an approach of best practice in developing its approach.

