

SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Sherburn in Elmet Planning Committee meeting held on Monday 18th September 2017 at 6.00pm in the Parish Council Office.

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

- 1. Apologies for absence – none**
- 2. Declarations of interest – Cllrs Doherty and Devers in respect of the Community Trust, David Buckle in respect of Teasel Trust**
- 3. Plans for discussion**

Business

- **2017/0771/HPA** Proposed conversion of loft space into residential area. 8 Beech Close, Sherburn in Elmet. **No objections**
- **2017/0621/OUTM** additional archaeology, education and transport documents submitted for application for 69 dwellings on land off Garden Lane, Sherburn In Elmet. **See detailed comments below.**
- **2017/0841/ADV** Advertising consent for 1 no. halo illuminated sign on grey aluminium backing panel and 2 no. halo illuminated logos. 10 Low Street, Sherburn in Elmet. **No objections**
- **A board outside former HSBC building (Cllr Devers).** Board now moved.
- **Proposal to switch to electronic review of planning applications.** PC feel this is not appropriate now, but may be possible in the future.

Construction Sites

Strata
Redrow
Persimmon

- 4. Decisions from Selby District**
 - * **2017/0724/HPA** Proposed two storey side extension. 29 Tomlinson Way Sherburn in Elmet **Granted**
 - * **2017/0723/HPA** Proposed erection of front and rear single storey extensions to provide additional living accommodation. 6 Foster Walk, Sherburn in Elmet. **Granted**

- * **2017/0641/TPO** Application for consent to carry out minor pruning to trees covered by TPO 6/1989. Rudstone House 26A Kirkgate Sherburn in Elmet. **Granted**
- * **2017/0554/FUL** Section 73 application to vary conditions 9 (transport operations) and 10 (transport operations) of approval 2010/0157/FUL Section 73A application to vary conditions 40 and 41 (landscaping) of approval 8/58/86J/PA (2005/1098/FUL) for an extension to production building. British Gypsum, Fenton Lane, Sherburn in Elmet. **Granted**

5. Any other business – none.

6. Date of next meeting – 16th October

Garden Lane, Sherburn in Elmet. 2017/0621OUTM

The Parish Council note that additional documents have been received and wish to make the following comments:-

1. Education

Despite the comments dated 17th August 2017 from NY Education we are concerned that secondary school capacity may be an issue. In April 2015 NY Education produced figures showing that the number of pupils at the High School is expected to rise to 1060 (against a capacity of 1180). However we are concerned that those calculations do not include a number of subsequent planning applications as per the attached table. These show an additional 110 places required and must be regarded as a minimum figure as it will not include all smaller developments. In September 2016 as part of their response to planning applications for Hodgson's Lane, NY Education noted that " *we have dealt with the School Admissions round for September 2016 entry and the number of applications has been higher than anticipated*".

That being the case we query whether secondary school capacity is adequate.

2. Traffic and Transport

The Transport Assessment (TA) which has been received considers capacity issues at nearby junctions, but does not take any account of traffic generated by the 718 homes being built on the southeast side of Sherburn. A significant amount of traffic from there will commute to Leeds via the Eversley Park estate and the Garden Lane/Tomlinson Way and Garden Lane/B1222 junctions and this has not been taken into account.

The TA does not address the impact which the additional traffic will have on Garden Lane with regard to the fact that at places it is not wide enough to allow a HGV and car to pass, without one of them having to mount the pavement.

The TA does not address the impact which the additional traffic will have on pedestrian safety. As previously noted this is one of the two main access routes to the High School and as such it is used by hundreds of pupils and we note that the High School have made a formal objection to this planning application.

Nevertheless the important point of safety for High School pupils walking to school via Garden Lane is not considered in the TA.

Finally we have previously pointed out the error in the original TA which referred to 60 homes even though the planning application is for 69 homes. Despite that the second TA persists in referring to 60 homes, which by a happy coincidence reduces the figures for traffic generated by this development by 15%.

3. Archaeology

Given the proximity of this development to historic sites where significant finds have been made the Parish Council feel it is essential that if planning permission is granted there should be a condition ensuring comprehensive archaeological examination of the site in advance of work commencing.

Education & Developments 2017

High School recruitment is based on a figure of 13%.

Updated: 18th Sept 2017

Village	Planning No. & date	No. of homes	High School Places
Church Fenton	0615 June 2015	100	
	0760 July 2015	25	
	0835 July 2015	9	
	0869 Aug 2015	4	
	0505 May 2016	5	
	0457 April 2016	9	
	0061 Jan 2016	6	
Hillam	1033 Oct 2015	52	
Monk Fryston	0461 May 2015	9	
South Milford	0914 Aug 2015	62	
Sherburn in Elmet	0544 May 2015	270	
	0895 Aug 2015	150	
	0848 Aug 2015	60	
	0359 Mar 2016	20	
	0621 June 2017	69	
		850	110