

SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE

MINUTES OF PLANNING COMMITTEE MEETING HELD ON MONDAY 20 JULY 2015 AT 6.30PM IN THE PARISH OFFICE

Present: Councillors P Doherty (Chairman), R Packham, A Streatfield, S Haskell, M Hunt and D Hann (Indigo Developments).

- 1. Apologies for absence** - Councillors C Lake and J Prescott.
- 2. Declarations of interest** - None
- 3. Plans for discussion**
 - **2015/0544/OUT** - Outline application for up to 270 residential dwellings including details of vehicular access to land East of Hodgson's Lane.
 - The Parish Council is of the view that no further planning permissions for housing will be required in Sherburn prior to 2027 on the basis that the Core Strategy figure has already been met by the granting of consent for 718 houses. The Council opposes discounting of all planning permissions by 10%. In Sherburn, where three large sites have detailed planning permission, it is very unlikely that there will be a 10% shortfall – the whole of each site is likely to be developed with the specified number of houses within the plan period. Additional consents will mean that these developments take place at a slower rate with increased disruption to the lives of residents and local infrastructure.
 - Even if the 10% "discount" were to be accepted this would generate a requirement for a further allocation of 60 dwellings. This is likely to come forward on smaller sites and granting permission for a further 270 houses is therefore not justified in the plan period.
 - The District Council must now recognise that simply building houses and providing employment without appropriate infrastructure (including roads as well as services and facilities) is NOT sustainable development. We already face a 30% increase in population. In addition, whilst our schools can accommodate the current increase in pupil numbers from existing permissions (with the planned growth of Athelstan and Hungate CP Schools) any larger increase in population in the plan period will result in insufficient capacity at Sherburn and South Milford for primary school children.
 - The Parish Council share the concern of local residents regarding the flood risk and site conditions and note that pumps have had to be installed and water drained at a substantial rate from the nearby site off Fairfield Link.
 - Additional information has been requested from the developer's transport consultants and until that information has been received we are not in a position to comment on the transport implications of this application.

- **2015/0710/HPA** - Proposed single storey side & rear extension at 50 Elmet Avenue.
- **No objections subject to neighbours.**
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- **2015/0731/HPA** - Erection of a single storey extension to the rear of 47 Moorland Way.
- **No objections subject to neighbours.**
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- **2015/0700/FUL** - Proposed detached dwelling on land adjacent to 11 Milford Road
- **The Parish Council object on the grounds that this is overdevelopment of the site and will have a negative impact on the amenity of neighbouring properties.**
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- **2015/0674/FUL**-Installation of a bio-fuelled (STOR) power generation plant
- at Gascoigne Wood Mine, Lennerton Lane.
- **The Parish Council have concerns regarding the lack of information with this planning application, but assuming that the traffic movements quoted are accurate then we do not have any objections.**

4. Decisions from Selby District/North Yorkshire

2015/0470/FUL - Addition of second floor to existing offices and new Fire Escape at Tornado House, Moxon Way - **GRANTED**

2015/0478/HPA - Proposed .loft conversion, porch to front and single storey rear single storey extension at Orchard House, 25 Croftway.- **GRANTED**

5. Date of next meeting – 17th August 2015 (unless an earlier meeting is required)

Margaret Gibson, Clerk to Sherburn in Elmet Parish Council.