

SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE

MINUTES OF PLANNING COMMITTEE MEETING HELD ON MONDAY 30 MARCH 2015 AT 7.00PM IN THE PARISH OFFICE

Present: Councillors P Doherty (Chairman) R Packham, Mrs J Prescott.

1. **Apologies for absence:** S Haskell, M Gibson, Mrs M Hunt, C Lake.
2. **Declarations of interest:** Cllr. Packham in respect of NY2015/0068/COU
3. **Plans for discussion:**
 - **2015/0053/COU** - Retrospective application for change of use from shop (A1) to cafe and hot food takeaway (A3 & A5) at **58A Low Street, Sherburn in Elmet**. **The Parish Council feel that the odour issue must be addressed and are concerned that there is potential impact on the amenity of nearby residents and would question whether it needs to be open so late.**
 - **2015/0174/HPA** - Proposed single storey side and front extension following demolition of rear previous two storey extension to provide additional living accommodation plus new garage at **Melton Leys, Bishopdyke Road, Sherburn in Elmet**. **A survey for bats should have been carried out here as the unoccupied property met most of the criteria detailed by Natural England for use by bats. A public footpath runs across the grounds of the property and the signs for this have been removed. The footpath must be maintained or a proper diversion created.**
 - **2015/0254/FUL** - Resubmission for proposed erection of a two storey detached dwelling at land adjacent to Hodgsons Lane and Moor Bridge at **Street Record, Moor Lane, Sherburn in Elmet**. **The Parish Council maintain their previous objection on the grounds that the site is not large enough to accommodate a dwelling of this size and provides limited amenity space. The design is overbearing given the prominent position in the village and lacks any of the characteristics of the area and as set out in the Village Design Statement.**
 - **NY2015/0068/COU** - Consultation on planning application for the purposes of the Change of use from Agricultural to Educational (use Class D1) and formation of access road to Milford Road (Re-submission of Application (C8/58/69W/PA)) on land at **Land south of Athelstan CP School, Sherburn in Elmet**. **Having declared an interest Cllr. Packham could not comment on this application so the Planning Committee was not quorate and cannot offer a comment.**
 - **2015/0214/OUT** - Outline application with all matters reserved for the demolition of an existing dwelling and erection of seven new dwellings, conversion of existing building (37 Low Street) into two dwellings and relocation of Bramble Court road at **37 Low Street, Sherburn in Elmet**. **The Parish Council feel this is overdevelopment of the site with no gardens shown for properties 1 and 2 and very small gardens for 5, 6 and 9. Visually the site is dominated by parking spaces but in fact there is inadequate provision and this will lead to neighbour disputes and the visitor parking space being used all the time. We also have concerns regarding the impact on the north-facing garden of existing property number 3.**

4. Decisions from Selby District/North Yorkshire:

None.

5. Date of next meeting:

Monday 21 April at 6.30pm (before the PC meeting and if there are applications to discuss).