

**SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE**

**MINUTES OF THE SHERBURN IN ELMET PLANNING COMMITTEE MEETING HELD ON MONDAY 18th  
APRIL 2016 AT 6.30PM IN THE PARISH COUNCIL OFFICE**

**Present: Councillors T Streatfield (Chairman), Mrs. J Prescott, M Jordan, R Packham, C Lake, L Wake and D Palmer (CDO).**

**Minutes by D Palmer (CDO)**

1. **Apologies for absence - None**
2. **Declarations of interest – None reported**
3. **Plans for discussion**

**Business**

- **2016/0332/FUL** – Section 73 application for variation of conditions of 7 (access), 9 (b) (footway/cycleway and crossing points), 11 (a) (footway/cycleway and crossing points) and 38 (drawings) of approval 2014/1235/FUL Land at former airfield, Lennerton Lane, Sherburn in Elmet.  
[This council has no objections, subject to neighbours.](#)
- **2016/0324/TPO** – Application for consent to fell 1no. Elm Tree with TPO region 27/1986, at 9 High Tree Court, Sherburn in Elmet, North Yorkshire.  
[This council requests further investigation be carried out. The application suggests there is damage to the footpath and wall and is a danger to pedestrians. Our own investigations reveal there is no damage to the pavement and the wall could be repaired.](#)
- **2016/0290/HPA** – Section 73 application to vary condition 04 (plans) of planning permission 2015/1252/HPA Proposed demolition of existing conservatory and erection of a two storey extension on existing footprint with the addition of a single storey extension adjacent on 32 Low Street, Sherburn in Elmet, North Yorkshire  
[This council has no objections, subject to neighbours.](#)
- **2016/0187/FUL** – Section 73 application for variation of condition 02 (materials) and condition 07 (drawings) of approval 2014/1120/FUL (8/58/1026/PA) for erection of 3 bed detached house with shared drive in the grounds of 51 Moor Lane, Sherburn in Elmet, North Yorkshire.  
[This council objects to the change of materials from red brick to rendering on the grounds the neighbouring houses are red brick.](#)
- **2016/0327/FUL** – Proposed erection of new buildings and plant and to make external alterations and to carry out external works at 1 Hurricane Way South, Sherburn in Elmet, North Yorkshire.  
[This is an existing unit and the Parish Council has no objections regarding the proposed additional buildings. However, we are concerned that the significant traffic generated by this site has not been taken into account in the planning applications for the housing in the Hodgsons Lane area. \(2015/0848,0895 and 0544/OUT\)](#)

- **2016/0319/REM** – Section 73 application to vary condition 05 (plans) of planning permission 2014/0261REM Reserved matters application for the erection of 150no. dwellings at Phase 2 following outline approval 2012/0400/EIA (8/58/675Y//PA on Phase 2, Redrow, Low Street, Sherburn in Elmet, North Yorkshire.  
This council has no objection to the proposed substitute house types but requests further consideration is given to the impact of construction traffic on the condition of the local road network.
- **APP/N2739/W/16/3144900 2015/0544/OUT** – Appeal by Hodgson’s Gate Developments at the site Hodgson’s Gate, Land East of Hodgson’s Lane, Sherburn in Elmet, North Yorkshire.  
This council wishes to restate its objections to this application but feels there is a need for further discussions by the Planning Committee.

### Sustainability

The Council’s current position is that there is a five-year supply. The question the Parish Council ask is if there is a five-year supply, why grant consent for development that clearly is not sustainable.

We reiterate the comments of the Core Strategy Inspector from June 2013, endorsing Policy SP5 which indicated that new allocations to accommodate 700 houses by 2027 would be required in Sherburn. In reaching this conclusion he further concluded that:

“the absence of many key services in the town and the limited opportunities for expanding its small town centre militate against greater housing development unless part of a comprehensive planned expansion.”

In reaching this conclusion it is clear that the Inspector was not convinced that development over and above the 700 figure would be sustainable unless the “absence of key services” was addressed. We agree with this conclusion.

This is a part of the very large amount of Safeguarded land referred to in the Selby District Local Plan. In the absence of: a proper review of all of this land; the need to release any of it in the plan period; and of the means to address the Inspector’s concerns regarding key services, there is no basis to arbitrarily release the first piece of safeguarded land that happens to be the subject of a speculative planning application.

The Parish Council is of the view that these issues, particularly the lack of key services, should be properly considered through the proposed Site Allocations Plan (Plan Selby) and sites should not be released on an ad hoc basis in the absence of such consideration.

### Highways - Unoccupied Units

When the planning application (2013/0467/OUT) for the major expansion of Sherburn Industrial Park was considered in 2014 the developers argued that the traffic implications of existing vacant units should not be considered. This was contrary to both government and NYCC guidelines. They described the former Supercook building and the Sherburn 550 building as "obsolete" and "compromised design". Despite protests from the Parish Council no account was taken of these vacant units.

The former Supercook building has been taken over by Ultimo Kitchens and is being fitted out prior to full occupation and a planning application (2016/0113/COU) has been submitted for a

change of use to facilitate occupation of the Sherburn 550 building by a manufacturer of modular homes.

It is very clear that the description of these units as "obsolete" and "compromised design" was incorrect and the traffic implications of these vacant units should have been considered.

These vacant units are now being brought into use, but this planning application does not follow the guidelines and take account of them. It is irrefutable that the past decision to exclude these buildings was flawed and until the traffic implications of their use are included then the Transport Assessment submitted in support of this application will be incomplete and inaccurate.

[Extract from Transport Issues and Developments: A Guide, Appendix D, Checklist for a Transport Assessment \(NYCC\)](#)

*Does the report consider other committed developments (or vacant buildings etc.) which might have a noticeable impact on the base traffic assumptions?*

- **2015/1034/FUL** Peak Power Generation Plant, Gascoigne Wood site. Request for Environmental Impact Assessment.  
This council is awaiting results from Environmental Impact Assessment.

## Construction Sites

Strata  
Redrow  
Persimmon

### 4. Decisions from Selby District –

- **2016/0113/COU** – Change of use of Vacant Sherburn 550 site to flexible B2/B8 use with associated B1 (2,000 metres square) office space at 1 Hurricane South Sherburn in Elmet – **GRANTED**
- **2015/1396/COU** – Retrospective change of use from storage to storage and fencing manufacturing at Gateway House Storage Land, Milford Road, Sherburn in Elmet - **GRANTED**

### 5. Any other business

### 6. Date of next meeting -