

SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE

**MINUTES OF THE SHERBURN IN ELMET PLANNING COMMITTEE MEETING HELD ON
MONDAY 15th FEBRUARY 2016 AT 6.30PM IN THE PARISH COUNCIL OFFICE**

Present: Councillors T Streatfield (Chairman), P Doherty, R Packham, D. Palmer (CDO).

Minutes by D. Palmer (CDO)

- 1. Apologies for absence – J Prescott, M Jordan**
- 2. Declarations of interest – None Declared**
- 3. Plans for discussion**

Business

- **2016/0054/FUL** – Proposed demolition of existing Bungalows and outbuildings and erection of a Dormer Bungalow, five detached houses and a detached garage at 20 Milford Road and Cragland, Milford Road, South Milford, North Yorkshire.
[Not in Sherburn in Elmet Parish.](#)
- **2015/1396 /COU** – Retrospective change of use from storage to storage and fencing manufacturing at Gateway House, Storage Land, Milford Road, Sherburn in Elmet, North Yorkshire.
[No objection to this application subject to no retail sales and due to being situated in Green Belt Land would resist any further development on this site](#)
- **2016/0076/FUL** – Application for plot substitution of 21 dwellings to current consent at Low Street Sherburn in Elmet North Yorkshire.
[No objection to this application subject to neighbours](#)
- **2016/0113/COU** – Change of use of vacant 550 site to flexible B2/B8 with associated B1 (2,000 square metres) office space Sherburn in Elmet North Yorkshire.
[No objection to this application subject to neighbours](#)
- **YVNA/2015/0895/OUT** – Outline application for residential development with all matters reserved on land at Hodgsons Lane Sherburn in Elmet North Yorkshire.

[2015/0895/OUT – 135 homes off Hodgson's Lane](#)

[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?

Construction Sites

Strata
Redrow
Persimmon

A number of issues were raised. Concerns around the road sweeper traveling Low Street too regularly then through the estate. Although the road sweeper is being utilised, people have complained the road is not being cleaned correctly and that all is happening as the mud and dirt is being flicked on to the pavement.

Delivery vehicles coming at the same time rather than staggered causing Low Street being partially blocked.

Councillor Packham is meeting with the developers with Enforcement Officers to discuss.

5. **Any other business - None**
6. **Date of next meeting – 21st March 2016**