

SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE

MINUTES OF THE SHERBURN IN ELMET PLANNING COMMITTEE MEETING HELD ON MONDAY 20TH FEBRUARY 2017 AT 6.15PM IN THE PARISH COUNCIL OFFICE

Present: Councillors – P Doherty (Chair), C Lake, D. Buckle, K. Devers, M. Hobson, L. Wake, R Packham and J Prescott.

1. **Apologies for absence - None**
2. **Declarations of interest – Cllrs Doherty & Devers in respect of the Community Trust**
3. **Plans for discussion**

Business

- **2017/0097/FUL** Section 73 application for the variation of conditions 01 (vehicle access), 02 (landscaping) and 06 (drawings) of approval 2013/0286/FUL (8/58/825G/PA) for retrospective application for the erection of a 4 bedroom dormer dwelling with separate parking, 27A Church Hill Sherburn In Elmet

The Parish Council object to this application as it does not provide a safe and suitable means of access for both vehicles and pedestrians.
- **2016/1482/COU** Proposed change of use to fish and chip shop (A5). 3 Low Street, Sherburn In Elmet

The Parish Council object to this application on the grounds that it will have a negative impact on the viability of the village centre. Sherburn has 31 retail units, 8 of which offer hot food take-aways and if this application is passed we will have a far higher percentage of hot food take-aways than either Selby or Tadcaster.
- **2017/0079/DOC** Discharge of condition 04 (noise, vibration, dust and dirt mitigation), 20 (site works) and 21 (construction management plan) of approval 2012/0400/EIA Outline planning application (accompanied by an Environmental Statement) for the construction of 498 dwellings to include access on Phase 2 land on land between Moor Lane and Low Street, Sherburn In Elmet

The Parish Council endorse the comments made by Environmental Health that as well as noting dust incidents the site log should also record complaints/incidents involving vibration, noise and light.
- **2017/0050/HPA** Proposed single storey side and rear extension to form additional living accommodation and integral single garage. 51 Eversley Court, Sherburn in Elmet

No objections, subject to neighbours.
- **2016/1429/ADV** - Retrospective advertising consent for the erection of free standing signs, fascia signs and 9 flag signs at Low Street.

No comment
- **2017/0119/COU** – Application for a hot food takeaway at HSBC, Low Street open 10am to 11pm. Including installation of extractor fans and ventilation equipment.
- The Parish Council object to this application on the grounds that it will have a negative impact on the viability of the village centre. Sherburn has 31 retail units, 8 of which offer hot food take-aways and if this application is passed we will have a far higher percentage of hot food take-

always than either Selby or Tadcaster. In addition we feel that the parking spaces which are proposed will create a hazard for both vehicles and pedestrians, particularly when vehicles are reversing out of them. The Parish Council are also concerned that the long opening hours will result in anti-social behaviour and aggravated problems with litter.

- **YVNA/2017/0046/REMM** - Reserved matters application relating to appearance, landscaping, layout and scale of 17 dwellings of approval 2012/0400/EIA. For 498 dwellings including phase 2 land on land between Moor Lane and Low Street. Low Street, Sherburn-in-Elmet.

No comment

Construction Sites

Strata

Redrow

Persimmon

Persimmon

BP advised that a site meeting has been arranged for 22nd February to discuss the 278 agreement and footpath provision on Low Street.

4. Decisions from Selby District Council

- **2016/1454/ADV.** Advertising Consent for a high level wall mounted flush fascia sign advertising "Sweet Finkle" in 'Old English' font in gold on a Burgundy Red background. 9 Finkle Hill Sherburn In Elmet **Granted**
- **2016/1453/COU.** Proposed change of use including internal alterations of ground floor living room to form retail sweet shop and the installation of 2 No small staircase windows to north facing elevation. 9 Finkle Hill Sherburn In Elmet **Granted**
- **2016/1030/FUL** Retrospective application for proposed installation of two wood burning boilers with associated flues and two external extraction filter banks and external cyclone unit. Ultima Furniture Systems Ltd Enterprise House Enterprise Way Sherburn In Elmet **Granted**
- **2016/1418/COU** Retrospective change of use of waste land to gardens and erection of paling fence 180cm high to edge of footpath at 19, 23 and 25. 25 Copperfield Close Sherburn In Elmet **Granted**
- **2016/1369/HPA** Proposed first floor extension to existing side garage and single storey rear extension following demolition of existing conservatory. 2 Elmete Avenue Sherburn In Elmet **Granted**
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- **2016/1131/COU** Change of use of salvage showroom to domestic dwelling with minor internal layout changes and partial demolition. Gothards Architectural The Willows Bishopdyke Road Sherburn In Elmet. **Granted**

2016/1008/HPA Proposed extension and alterations to an outbuilding to form a domestic garage and outbuilding for incidental use to The Loft, 26a Low Street - **Granted**.

2016/1495/FUL- Section 73 application to vary condition 11 (landscaping) at 47 Low Street. **Granted**

5. Date of next meeting – 20th March 2017