

SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Sherburn in Elmet Planning Committee meeting held on Monday 19th February 2018 at 6.00pm in the Parish Council Office.

Present: Councillors – P Doherty (Chair), C Lake, D Buckle, J Prescott, M Hunt and J Boyd.

- 1. Apologies for absence – None.**
- 2. Declarations of interest – Cllr P Doherty in respect of the Community Trust, Cllrs D Buckle and J Boyd in respect of the Teasel Trust.**
- 3. Plans for discussion**

Business

- **2018/0045/REMM** Reserved matters application relating to appearance, landscaping, layout and scale of approval 2015/0544/OUT outline application for up to 270 residential dwellings including details of vehicular access (all other matters reserved). Land at Hodgsons Gate, Hodgsons Lane, Sherburn in Elmet, North Yorkshire.
[Detailed comments are attached.](#)
- **2018/0039/HPA** Proposed erection of single storey rear extension. 4 Saxon Mews, Sherburn in Elmet, North Yorkshire. [No objections.](#)
- **2018/0063/HPA** Proposed erection of single storey front extension. 3 Pinfold Garth, Sherburn in Elmet, North Yorkshire. [No objections.](#)
- **2018/0096/FUL** Proposed erection of a detached dwelling in the garden. 11 Milford Road, South Milford, Leeds. [No objections.](#)
- **2018/0053/FUL** Proposed installation of new shopfront. 22 Low Street, Sherburn in Elmet, North Yorkshire. [No objections.](#)
- **2018/0087/TPO** Application for consent to draw back to give 4m clearance, remove 2 lower limbs to maintain a 5m crown lift and crown thin by 20% to 1no Sycamore tree (T1) covered by TPO 10/1986. 43 Low Street, Sherburn in Elmet, North Yorkshire. [The Parish Council feel that the plan is unclear and are unsure which tree this application refers to as documentation refers to T1 and T3. The Parish Council request clarification via an up to date plan detailing the current site layout and location of trees cited within TPO 10/1986.](#)
- **2018/0146/HPA** Proposed formation of means of access. The White Cottage, Tadcaster Road, Sherburn in Elmet, North Yorkshire. [No objections.](#)

Construction Sites

Strata
Redrow
Persimmon

4. Decisions from Selby District

- * **2017/0725/HPA** Proposed conversion of garage and existing extension into annex. 15 Pasture Way, Sherburn in Elmet, North Yorkshire. **Granted.**
- * **2017/1116/FULM** Proposed erection of a hangar and formation of hardstanding. Sherburn Aero Club, Lennerton Lane, Sherburn in Elmet. **Granted.**
- * **2017/0972/FUL** Proposed erection of a building to house four gas generators to provide 6 MW of power and back up battery storage. The Hawthorns, Fenton Lane, Sherburn in Elmet. **Granted.**
- * **2017/1282/HPA** Proposed two storey extension to rear and first floor extension to the side of existing property and conversion of existing garage to kitchen. 1 Briardene Court, Moor Lane, Sherburn in Elmet, North Yorkshire. **Granted.**
- * **2017/1353/HPA** Proposed single storey extension to the rear. 30 Moor Lane, Sherburn in Elmet, North Yorkshire. **Granted.**
- * **2017/1317/FULM** Extension to existing industrial building, creation of a new access from Hurricane Close, provision of additional car parking and new paving area. Ejot UK, Unregistered Unit, Hurricane Close, Sherburn in Elmet, North Yorkshire. **Granted**
- * **2017/1306/OUT** Outline application for the erection of one dwelling to include access (all other matters reserved). 25 Finkle Hill, Sherburn in Elmet, North Yorkshire. **Granted.**

5. Any other business With effect from 19th March 2018 the Planning Committee will be receiving and reviewing all planning applications in electronic format. Planning Committee members agreed to view all Planning Application documents on-line prior to and in readiness for each meeting. A projector will be trialled at the next meeting and CDM is to contact SDC re: possible provision/funding of a projector to support the implementation of electronic communications.

6. Date of next meeting Monday 19th March 2018.

2018/0045/REMM

The Parish Council objects to this application on the following grounds:

Flood Risk

The Parish Council have continuing concerns about the flood risk here. Until recently this site was classified as Flood Zone 3 (no explanation has ever been forthcoming for its reclassification as Zone 1). Despite being in Flood Zone 1, parts of Sherburn in Elmet have experienced flooding recently (e.g. August 2014).

Single Storey Dwellings

The comments by the Parish Council on this development at the outline planning application stage included the following:-

"The site plan shows an area of single storey dwellings in the southwest section of the site. This is welcome as there is a shortage of bungalows in our area (see the Core Strategy Oct 2013). We hope this is a firm commitment on the part of the developer and as such we feel it should be the subject of a planning condition if planning permission is granted".

It is extremely disappointing to see the latest Design Statement note that :-

"it was concluded that a lower number of bungalows would maintain a stronger viability across the project, based on this information the decision was taken to reduce the single storey zone to 8no dwellings along the southern edge of the Hodgsons Lane footpath".

The impression being given is that, at the outline planning stage, the developer has cynically presented a design which addresses the concerns of existing residents about being overlooked. However once outline planning permission has been granted we have seen the late substitution of most of the bungalows for two storey dwellings. The reduction in the number of bungalows is shown on a low resolution plan in the Design Statement, but not on the other (larger scale) plans. This is not acceptable as it will lead to residents viewing the plans and not realising that significant alterations are mentioned (some might say hidden) elsewhere. Additional plans should be provided and the consultation period extended to give residents time to view them.

Affordable Housing

At the outline planning application stage it was stated that the affordable housing would be spread across the site, rather than concentrated in one or two areas. In their original Planning Statement the applicant also noted that:-

" The proposal also includes provision of up to 40% affordable housing, albeit the precise amount and proposed tenure mix will need to be agreed during the course of the application".

The plans do not identify the affordable housing, so it is impossible to assess the amount and tenure mix. The Parish Council request that additional plans are provided and the consultation period extended accordingly.