

SHERBURN-IN-ELMET PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Sherburn in Elmet Planning Committee meeting held on Monday 15th January 2018 at 6.00pm in the Parish Council Office.

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

1. Apologies for absence – J Prescott.
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

- **2017/1280/FULM** Proposed use of site for open storage together with access and new boundary treatment. Land At, Bishopdyke Road, Sherburn in Elmet, North Yorkshire. ***The Parish Council objects to this application on the grounds of:***
 1. ***Loss of amenity for nearby residents. 24 hour HGV access is proposed, but we would point out that overnight HGV movements from the nearby Gascoigne Wood site (accessed via New Lennerton Lane) are not permitted.***
 2. ***Road safety. Lennerton Lane is a single track road and no management plan is detailed for traffic entering/exiting the site; the lack of passing places means there will be issues with HGVs queuing on the B1222, which is relatively narrow at this point. It would clearly be safer if access was taken via the new purpose built dedicated S2 site access (which has a dedicated right turn lane).***
 3. ***We would query the strength/structural integrity of the road bridge to sustain increased HGV traffic.***
- **2017/1317/FULM** Proposed erection of extension to existing industrial unit. Ejot UK, Unregistered Unit, Hurricane Close, Sherburn in Elmet, North Yorkshire. ***No objections.***
- **2017/1332/FUL** Section 73 application for variation of conditions 02 (number of engines), 03 (exhaust stack), 04 (fuel type) and 08 (plans) of approval 2015/0674/FUL for installation of bio-fuelled (STOR) power generation plant. The Sidings, Sherburn Rail Freight Terminal, Lennerton Lane, Sherburn in Elmet, North Yorkshire. ***The Parish Council note the Environmental Health planning comments regarding air quality impact but we are aware that there have been multiple similar applications for this area (2017/1105/FUL – Permitted, 2014/0017/FUL***

– Permitted, 2015/0674/FUL – Permitted and 2015/1034/FUL – Withdrawn) and wish this application to be fully assessed regarding the cumulative impact. Sherburn in Elmet Parish Council feel that it is important that the cumulative effect on air quality is considered and would like to re-iterate previous suggestions from Environmental Health. “In the interests of amenity and the environment”, “that conditions be attached to subsequent applications”, namely the provision of an “amalgamated air quality assessment to assess the likely cumulative air quality impacts.”

- **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. **No objections.**
- **2017/1260/FUL** Proposed closing of existing access, creation of new site access and use of site for open storage use together with new boundary treatment. Land to North Of, Bishopdyke Road, Sherburn in Elmet, North Yorkshire. **No objections and endorse the comments of Yorkshire Wildlife Trust.**
- **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. **No objections.**
- **2017/1287/OUT** Outline application with all matters reserved for the erection of 1 dwelling on garden land. 4 Sir Johns Lane, Sherburn in Elmet, North Yorkshire. **No objections.**
- **2017/1379/HPA** Proposed removal of existing conservatory and porch and erection of a rear ground floor extension, front porch, first floor side extension and rendering of single storey side part of building. Manor Garth, Bishopdyke Road, Sherburn in Elmet, North Yorkshire. **No objections.**
- **2017/0621/OUTM** Outline application for residential development for up to 69 dwellings. Land West Of Garden Lane, Sherburn in Elmet, North Yorkshire. **No new documents/further comments at this stage.**
- **2017/1353/HPA** Proposed single storey extension to the rear. 30 Moor Lane, Sherburn in Elmet, North Yorkshire. **No objections.**
- **2017/1368/DOC** Discharge of condition 03 (Noise) of approval 2017/0505/FUL Proposed erection of new industrial unit (B1 use class) to house storage, workshop and office and erect 2.4m high security fence. Land Off Lincoln Way, Sherburn in Elmet, North Yorkshire. **No objections.**

- **2018/0026/HEN** House extension notification for a single storey rear extension extending 4.50 metres to rear, 4.0 metres to ridge and 2.8 metres to eaves. 4 Saxon Way, Sherburn in Elmet, North Yorkshire. **No objections.**

Construction Sites

Strata

Redrow – A complaint has been submitted regarding 7.30am starts – works are audible from nearby properties at this time and they should not be – Planning Enforcement have been advised of this.

Persimmon

4. Decisions from Selby District

- * **2017/1105/FUL** Construction and operation of a 12MW Peaking Power Generation Plant and ancillary equipment, access and security fencing. Land At Former Airfield, Lennerton Lane, Sherburn in Elmet, North Yorkshire. **Granted**
- * **2017/1205/HPA** Proposed single storey rear extension to the rear following demolition of existing porch/out house. 39 Pinfold Avenue, Sherburn in Elmet, North Yorkshire. **Granted**
- * **2017/1222/FUL** Proposed widening of part of existing internal access road. Fields Garden Centre, Tadcaster Road, Sherburn in Elmet, North Yorkshire. **Granted**

5. Electronic Communications

Selby District Council will cease issuing paper copies of planning documentation to Parish Councils during 2018 and introduce electronic communications. In preparation of this it was agreed that with effect from 19th February 2018 Sherburn in Elmet Parish Council will accept both paper and electronic copies of planning documentation with a view to transferring to electronic communications only, with effect from 19th March 2018.

6. Extensions to timeframes within which to submit planning comments.

The Planning Committee of the Parish Council typically meet once a month, which does mean that for some planning applications our meeting date falls after the expiry of the standard consultation date. In those cases, to avoid calling a meeting to review just one application, we request an extension to the timeframe. Responses are variable – ranging from an extension granted within a day, to no response at all to a request and comments and finding that planning permission for the particular application had been granted via the monthly list issued by SDC (2017/1105/FUL).

For a recent case (2017/1280/FULM) the papers arrived with a consultation expiry date of 9th January. Our Planning meeting was scheduled for 15th January so we requested an extension until 17th January, however the advertisement expiry date was 1st February 2018, so our request for an extension was unnecessary.

7. **Any other business** None.
8. **Date of next meeting** 19th February 2018.