

SHERBURN IN ELMET PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Sherburn in Elmet Planning Committee meeting held on Monday 21st May 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 – K Devers.**
- 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

- **2018/0542/HEN** House extension notification for a conservatory extending 4.0 metres to rear, 3.3 metres to ridge and 2.4 metres to eaves. 17 Moorland Way Sherburn In Elmet. [No objections.](#)
- **2018/0518/TPO** Application for consent to cut back by 3-4 metres back to suitable side branches to 1no Ash Tree (T1) covered by TPO 10/1986. 20 Showfield Close Sherburn In Elmet. [No comments](#)
- **2018/0471/HPA** Proposed two storey rear extension. 34 Moorland Road Sherburn In Elmet. [No objections.](#)
- **2018/0446/ADV** Advertising consent for 2no illuminated logo signs and 2no illuminated fascia signs. Land to The East Of Milford Road Sherburn In Elmet. [The Parish Council object to this application on the grounds that it would be obtrusive and out of character with nearby properties.](#)
- **2018/0448/HPA** Raise the existing roof and form two rooms in roof space. 3 Foster Walk Sherburn In Elmet. [The Parish Council object to this application on the grounds that it would be out of character with neighbouring properties and would add to the shortage of bungalows in Sherburn in Elmet.](#)
- **2018/0445/FUL** Change of use of existing general purpose building from agriculture to Class B2 General Industry (tyre fitting & sales). Land to The East Of Milford Road Sherburn In Elmet. [The Parish Council object to this application on the grounds that it would not be an appropriate use of safeguarded land and is outside the development limits.](#)

- **2018/0442/TPO** Application for consent to remove extended limb from 1no Sycamore (T1) covered by TPO 10/1986. 43 Low Street Sherburn In Elmet. [No comments](#)
- **2018/0434/HAZ** Application for consent under the Planning (Hazardous Substances) Act 1990 for the storage and use of substances. Gower Chemicals Plc Lansdowne Chemicals Plc Moor Lane Trading Estate Sherburn In Elmet LS25 6ES. [No objections subject to neighbours and providing statutory consultees including Environmental Health are satisfied and subject to any requirements and conditions from the HSE being complied with.](#)
- **2018/0419/COD** Request for written confirmation of compliance of Section 106 Agreement of approval 2012/0399/EIA - Outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Sherburn In Elmet [See detailed comments at the end of these minutes.](#)
- **2018/0420/COD** Request for written confirmation of compliance of Section 106 Agreement 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. [See detailed comments at the end of these minutes.](#)
- **2018/0399/DOC** Discharge of condition 24 (energy) of approval 2012/0399/EIA Outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Sherburn In Elmet [See detailed comments at the end of these minutes.](#)
- **2018/0385/REMM** Reserved matters application including landscaping, scale, layout and appearance for the development of 60 dwellings, associated infrastructure and open space and discharge of conditions 4 (Energy Supply), 12 (Ecological Management Plan), 13 (Scheme of Archaeological Investigation), 20 (wheel washing facilities), 22-26 (Traffic Management Plan, HGV routes, Control of HGV traffic, mud/dirt on highway and parking/storage areas), 28 (Construction Environmental Management Plan) and 31-33 (Contamination) of approval 2016/1256/OUTM on land off Pinfold Garth Sherburn in Elmet. [See detailed comments at the end of these minutes.](#)
- **2018/0377/DOC** Discharge of conditions 1 (timescale), 2 (Reserved Matters), 3 (Materials), 4 (Construction Management Plan), 6 (Flood Risk), 7 (flooding), 18 (garages), 20 (Reserved Matters), 21 (contaminated), 22 (Design&Access Statement), 23 (Noise), 25 (Reserved Matters) & 26 (plans) of approval 2012/0399/EIA Outline planning application

(accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Sherburn In Elmet [See detailed comments at the end of these minutes.](#)

- **2018/0299/DOC** Discharge of conditions 05 (flood risk assessment), 08 (flood compensatory storage), 09 (surface water), 10 (foul and surface water), 11 (outfall), 12 (foul water drainage) and 13 (occupation) of approval 2012/0399/EIA outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Sherburn In Elmet [See detailed comments at the end of these minutes.](#)
- **2018/0286/DOC** Discharge of conditions 3 (materials), 4, (Construction Management Plan), 8 (Flood), 11 (Surface Water), 12 (Foul Water Drainage), 14 (Archaeology), 15 (Highways) and 24 (Energy) of approval 2012/0399/EIA Outline planning application (accompanied by an environmental statement) to include access for the construction of 100 no. dwellings on phase 2 land between Low Street and Moor Lane, Sherburn In Elmet [See detailed comments at the end of these minutes.](#)
- **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 [No comments.](#)

Construction Sites Strata Redrow Persimmon

A meeting was held on 21st May with Selby DC, Cllrs Doherty and Packham, plus two local residents to discuss issues with the Redrow site (primarily noise, working hours and dust). SDC are to contact Redrow and then advise cllrs and residents regarding any progress made.

4. Decisions from Selby District

- * **2017/1067/HAZ** Application for consent under the Planning (Hazardous Substances) Act 1990 for the storage and use of substances. Kingspan Insulation Ltd, Enterprise Way, Sherburn In Elmet. **Granted**
- * **2018/0265/FUL** Proposed extension to existing rugby club to provide additional facilities Sherburn Rugby Club, Low Street, Sherburn In Elmet. **Granted.**
- * **2018/0300/ADV** Advertisement consent for 1no non-illuminated free standing V-stack sign comprising of four signs. Low Street, Sherburn In Elmet. **Granted.**

5. Construction Management Plan – Residential Developments – Sherburn in Elmet. See Construction Sites item above

6. Any other business

7. Date of next meeting: 18th June 2018

2018/0286/DOC, 2018/299/DOC, 2018/377/DOC, 2018/399/DOC, 2018/419/COD and 2018/420/COD

The Parish Council's wish to restate the comments made previously:-

1. No work should take place outside the hours of Monday to Friday 8am to 6pm nor on Bank holidays or Sundays under any circumstances. Work on Saturdays should be restricted to the hours of 9am to 12.00pm.
2. There shall be no hammer driven or percussive piling allowed on the site under any circumstances. In the event of piling being required, hammer driven or percussive piling will not be permitted and any other means should only be permitted where the primary reason for selection is to minimise noise and disturbance to existing properties – normally helical or auger piles
3. No vehicles shall be allowed to operate on the site under any circumstances unless fitted with white noise reversing alarms. The site design, construction plan and method statement should be designed in accordance with best practice to separate, where possible, operatives and other persons on site from reversing machinery to prevent the requirement for alarms. Where this is not possible, work plans should be designed to minimise the requirement to reverse vehicles. Tracked vehicles should not be operated over any distance other than that necessary in reverse.
4. Any piles of materials (soil or otherwise) should be situated at the furthest point on site from existing properties and should, under no circumstances be allowed to be deposited immediately adjacent to any existing property. Proper control of stockpiles in dry weather should be exercised to eliminate dust clouds. Ideally this should be to ensure that any piles are covered. Arrangements should be put in place to make provision for window cleaning or any other necessary cleaning to be carried out to neighbouring properties at the developers' expense which are subject to dust from the site.
5. Any cutting operations must be used with the appropriate water suppression methods and at distance from existing properties.
6. Roadways and pathways in the vicinity of the site shall be kept free from mud and other materials which have been deposited as a result of operations on, deliveries to or removals from the site.
7. The quietest methods of work should be used in all circumstances. Where construction noise will exceed normal background noise by 10 dba, then a formal noise impact assessment should be undertaken and the methods reviewed and substituted wherever possible – again the primary outcome should be to minimise the effect on existing residents and not cost or expediency
8. The normal other requirements for construction sites should be included as a matter of course and Selby should adopt an approach of best practice in developing its approach.

9. The link/access road currently under construction is intended to service the wider sites under development by Redrow and Persimmon. It should be a condition of the discharge of conditions that this is made up to at least base course tarmac before being allowed to be used to deliver to the sites. This is a lengthy piece of road and without this in place, multiple HGV deliveries to sites daily will result in unacceptable levels of dust and noise if it is allowed to be used as a hardcore track.

2018/0385/REMM

The Parish Council understand that the principle of developing this land was agreed under planning application 2016/1256/OUTM but we have repeat our belief that Pinfold Garth is not suitable for use as an access road. It is a narrow road with a lot of on-street parking, which will present particular difficulties for access by HGVs during the construction phase.

We have previously expressed concerns about the flood risk here and note that Yorkshire Water have requested additional drawings. We request that Selby DC ensure that appropriate drainage systems will be in place.

Japanese Knotweed is a known problem on this site and we request that removal and/or treatment is carried out by a qualified and competent contractor who will be able to certify that the site has been cleared of Japanese Knotweed.

The Parish Council also fully support the Police who have asked that there should be a planning condition which requires, prior to the commencement of any works, that the applicant provides full written details of how the issues raised by the Police Designing Out Crime Officer are to be addressed. These measures should be agreed in writing by Selby DC in consultation with North Yorkshire Police.

Essential conditions for site working include:-

1. No work should take place outside the hours of Monday to Friday 8am to 6pm nor on Bank holidays or Sundays under any circumstances. Work on Saturdays should be restricted to the hours of 9am to 12.00pm.
2. There shall be no hammer driven or percussive piling allowed on the site under any circumstances. In the event of piling being required, hammer driven or percussive piling will not be permitted and any other means should only be permitted where the primary reason for selection is to minimise noise and disturbance to existing properties – normally helical or auger piles
3. No vehicles shall be allowed to operate on the site under any circumstances unless fitted with white noise reversing alarms. The site design, construction plan and method statement should be designed in accordance with best practice to separate, where possible, operatives and other persons on site from reversing machinery to prevent the requirement for alarms. Where this is not possible, work plans should be designed to minimise the requirement to reverse vehicles. Tracked vehicles should not be operated over any distance other than that necessary in reverse.

4. Any piles of materials (soil or otherwise) should be situated at the furthest point on site from existing properties and should, under no circumstances be allowed to be deposited immediately adjacent to any existing property. Proper control of stockpiles in dry weather should be exercised to eliminate dust clouds. Ideally this should be to ensure that any piles are covered. Arrangements should be put in place to make provision for window cleaning or any other necessary cleaning to be carried out to neighbouring properties at the developers' expense which are subject to dust from the site.
5. Any cutting operations must be used with the appropriate water suppression methods and at distance from existing properties.
6. Roadways and pathways in the vicinity of the site shall be kept free from mud and other materials which have been deposited as a result of operations on, deliveries to or removals from the site.
7. The quietest methods of work should be used in all circumstances. Where construction noise will exceed normal background noise by 10 dba, then a formal noise impact assessment should be undertaken and the methods reviewed and substituted wherever possible – again the primary outcome should be to minimise the effect on existing residents and not cost or expediency
8. Access shall be constructed in accordance with approved details for a minimum distance of 30 metres into the site. Once created no vehicles shall access the site, except via the approved construction access.
9. The normal other requirements for construction sites should be included as a matter of course and Selby should adopt an approach of best practice in developing its approach.