

Agenda

Meeting: Planning and Regulatory Functions Committee

**Venue: The Grand Meeting Room,
County Hall, Northallerton**

**Date: Tuesday, 11 September 2018 at
10.00 a.m.**

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Business

1. **Minutes of the Meeting held on 15 May 2018.**
2. **Declarations of Interest.**
3. **Public Questions or Statements.**

(Pages 5 to 9)

Members of the public may ask questions or make statements at this meeting if they have given notice of their question/statement to Steve Loach of Democratic Services (*contact details below*) by midday on Thursday 6 September 2018. Each speaker should limit themselves to 3 minutes on any item. Members of the public who have given notice will be invited to speak:-

Continued overleaf/...

- at this point in the meeting if their questions/statements relate to matters which

are not otherwise on the Agenda (subject to an overall time limit of 30 minutes); or

- when the relevant Agenda item is being considered if they wish to speak on a matter which is on the Agenda for this meeting

If you are exercising your right to speak at this meeting, but do not wish to be recorded, please inform the Chairman, who will instruct anyone who may be taking a recording to cease while you speak.

County Council Developments

4. **C8/2018/0360/CPO – (NY/2018/0076/FUL)** - Removal and replacement of existing hedge and erection of 1.5 metre high green weld mesh fencing at Appleton Roebuck CP School, Main Street, Appleton Roebuck, Selby. **(Pages 10 to 32)**

General

5. **Items dealt with under the Scheme of Delegation** **(Pages 33 to 35)**
6. **Publication by Local Authorities of information about the handling of planning applications** **(Pages 36 to 49)**
7. **Other business which the Chairman agrees should be considered as a matter of urgency because of special circumstances.**

AT THE CONCLUSION OF THE MEETING COULD MEMBERS OF THE PLANNING AND REGULATORY FUNCTIONS SUB-COMMITTEE PLEASE REMAIN BEHIND FOR A BRIEF TRAINING SESSION.

PLEASE NOTE:-

Should it become apparent that the meeting will extend into the afternoon a lunch break will be taken at around 1.00pm

Barry Khan
Assistant Chief Executive (Legal and Democratic Services)
County Hall
Northallerton

September 2018

NOTES: Emergency procedures for Meetings

Fire

The fire evacuation alarm is a continuous Klaxon. On hearing this you should leave the building by the nearest safe fire exit. Once outside the building please proceed to the fire assembly point outside the main entrance. Persons should not re-enter the building until authorised to do so by the Fire and Rescue Service or the Emergency Co-ordinator.

An intermittent alarm indicates an emergency in nearby building. It is not necessary to evacuate the building but you should be ready for instructions from the Fire Warden.

Accident or Illness

First Aid treatment can be obtained by telephoning Extension 7575.

Planning and Regulatory Functions Committee

1. Membership

County Councillors (11)						
	<i>Councillors Names</i>				<i>Political Party</i>	
1	BLADES, David (Vice-Chairman)				Conservative	
2	BROADBENT, Eric				Labour	
3	HESELTINE, Robert				Independent	
4	HUGILL, David				Conservative	
5	JORDAN, Mike				Independent	
6	McCARTNEY, John				NY Independent	
7	METCALFE, Zoe				Conservative	
8	MUSGRAVE, Richard				Conservative	
9	PEARSON, Chris				Conservative	
10	PEARSON, Clive				Conservative	
11	SOWRAY, Peter (Chairman)				Conservative	
Total Membership – (11)				Quorum – (3)		
Con	Lib Dem	NY Ind	Labour	Ind	Total	
8	0	1	1	1	11	

2. Substitute Members

Conservative		Labour	
	<i>Councillors Names</i>		<i>Councillors Names</i>
1	WELCH, Richard	1	RANDERSON, Tony
2	JEFFELS, David	2	
3	SWIERS, Roberta	3	
4	LUNN, Clifford		
5	GOODRICK, Caroline		
NY Independent			
	<i>Councillors Names</i>		
1			
2			
3			
4			
5			

North Yorkshire County Council

Planning and Regulatory Functions Committee

Minutes of the meeting held at County Hall, Northallerton on 15 May 2018 at 10.00 am.

Present:-

County Councillors Peter Sowray (Chairman), David Blades, Eric Broadbent, Robert Heseltine, David Hugill, Mike Jordan, John McCartney, Zoe Metcalfe, Richard Musgrave, Chris Pearson, and Clive Pearson.

There were six members of the public in attendance and one member of the press.

Copies of all documents considered are in the Minute Book

56. Minutes

Resolved -

That the Minutes of the meeting held on 6 February 2018, having been printed and circulated, be taken as read and confirmed and signed by the Chairman as a correct record.

57. Declarations of Interest

County Councillor David Blades declared an interest in respect of pre-determination in relation to application C2/18/00369/CCC (NY/2018/0042/73A) - retention of temporary prefabricated office unit Y135 for a further six years at County Hall Campus, Racecourse Lane, Northallerton, as he had spoken in favour of this issue at a meeting of the County Council's Executive, and, having declared his support for the application in a public forum considered it appropriate to leave the meeting during consideration of this item.

58. Public Questions or Statements

The representative of the Assistant Chief Executive (Legal and Democratic Services) stated that, apart from the person who had registered to speak in respect of an application below, and who would be invited to do so during consideration of that Item, there were no questions or statements from members of the public.

59. C6/18/00092/CMA – NY/2018/2017/0327/FUL - Demolition of two single storey temporary classroom units (135 sq. metres) and installation of one double permanent prefabricated unit (178 sq. metres) 6 No. wall mounted external lights, 2 external steps, footpaths, fan coil units and soft landscaping at Kirkby Malzeard Church of England Primary School, Church Bank, Kirkby Malzeard

Considered -

The report of the Corporate Director - Business and Environmental Services requesting Members to determine a planning application as detailed in the heading, above.

The application was subject to an objection having been raised in respect of the proposal, on the grounds of concern over loss of light and was, therefore, reported to the Committee for determination.

Sarah Haslam of Kirkby Malzeard Pre-School addressed the Committee, outlining the following:-

- ◆ The pre-school did not object to the building work taking place but did object to its location. The objection was based on the potential for overshadowing and loss of visual amenity.
- ◆ The proposal would overshadow three quarters of the length of the pre-school building and would be located just 1.8m from that building.
- ◆ The shadow cast by the new build would increase costs for the pre-school in terms of heating and lighting.
- ◆ The pre-school is required to have access to an outdoor play area, on a daily basis, and the proposal would be detrimental to the environment for the outdoor play area leaving it much colder, slippier and poorer than at present.
- ◆ Children from the pre-school playing in the outdoor area would be detrimental to the proposed classroom in terms of noise impact on that.
- ◆ The proposed outdoor classroom would be only 1.8m away from the pre-school.
- ◆ The proposal would result in limitations for both the pre-school and the school in terms of access to outdoor areas for the children.
- ◆ The enjoyment of wildlife for pre-school children would be lessened by this development.
- ◆ Overall the proposal was detrimental to the long term sustainability of the pre-school.
- ◆ It was suggested that the proposed development should be located elsewhere on the campus.

A representative of the Head of Planning Services presented the Committee report, highlighting the proposal, the site description, the consultations that had taken place, the advertisement and representations, planning guidance and policy, planning considerations and provided a conclusion and recommendation.

Detailed plans, photographs and visual information were presented to complement the report. Issues from the report were highlighted specifically to address the concerns that had been expressed during the public question.

Members undertook a discussion of the application and the following issues and points were raised:-

- ◆ Members observed a slide of the map detailing where the new build was to take place, and the existing facilities, in relation to the pre-school.
- ◆ A Member questioned whether the noise issues raised by the public speaker, in terms of impact on the new development, could have an impact on any future

development plans for the pre-school. In response it was emphasised that each application was taken on its own merit and possible future applications could not be taken into account when determining the current issue.

- ◆ A Member noted that an outside classroom was mentioned by the public speaker and it was asked, in legal terms whether this should be taken into account in terms of loss of light and amenity. In response it was emphasised that this was not the only outdoor community amenity space available around the site and officers had concluded that sufficient amenity space existed, therefore, the proposal did not unacceptably impact on the amenity space. It was also noted that the report indicated that tests had been undertaken to determine the potential loss of light and amenity for the pre-school and these had proved to be within the approved, non-regulatory, standards.
- ◆ Members acknowledged the issues raised by the public speaker, but considered that the application provided additional facilities for the school and the local community which outweighed the issues raised in objection.
- ◆ The test carried out by the applicant in relation to the possible overshadow and loss of light was acknowledged by Members and it was noted that this suggested that there would be no significant loss of light nor amenity to the pre-school. It was noted that the test had been undertaken in compliance with the established guidance.

Resolved -

That the application be approved for the reasons stated within the report and subject to the conditions detailed.

60. C2/18/00369/CCC – (NY/2018/0042/73A) - Retention of temporary prefabricated office unit Y135 (491 sq. metres) for a further 6 years at County Hall Campus, Racecourse Lane, Northallerton

County Councillor David Blades left the room during consideration of this item in line with his declaration of interest made earlier in the meeting.

Considered -

The report of the Corporate Director - Business and Environmental Services requesting Members to determine a planning application for the retention of temporary prefabricated office unit Y135 for a further six years on land at County Hall Campus, Racecourse Lane, Northallerton.

The application was subject to four objections having been raised in respect of the proposal on the grounds of visual impact and the need for the retention of the unit and was, therefore, reported to the Committee for determination.

A representative of the Head of Planning Services presented the Committee report, highlighting the proposal, the site description, the consultations that had taken place, the advertisement and representations, planning guidance and policy, planning considerations and provided a conclusion and recommendation.

Detailed plans, photographs and visual information were presented to complement the report.

Members undertook a discussion of the application and the following issues and points

were raised:-

- ◆ A Member noted that the temporary building had been in place since 2009 in relation to refurbishments taking place within County Hall. He noted that permission for the temporary building had been extended in 2012 and now, in 2018, a further period of six years was being requested. He asked why it was taking such a long time for the refurbishments to be completed. In response it was stated that various refurbishments and re-sittings had been taking place on the County Hall campus and the temporary building had been used to accommodate staff while those were undertaken. A further proposal was in place for the demolition of the East Block, on the campus, to provide additional car parking spaces, and it was expected that the temporary building would be utilised to accommodate staff during that process.

Resolved -

That the application be approved for the reasons stated within the report and subject to the conditions detailed.

61. Items dealt with under the Scheme of Delegation

Considered -

The report of the Corporate Director - Business and Environmental Services, outlining items dealt with under the Scheme of Delegation for the period 8 January 2018 to 4 May 2018, inclusive.

Resolved -

That the report be noted.

62. Publication by Local Authorities of Information about the Handling of Planning Applications

Considered -

The report of the Corporate Director - Business and Environmental Services, which outlined the County Council's performance in the handling of "county matter" and County Council development planning applications for Quarter 4, the period 1 January 2018 to 31 March 2018.

Information on enforcement cases was attached as an Appendix.

The following issues were raised in relation to the report:-

- ◆ Womersley Quarry, off Stubbs Lane, Womersley - NY/2016/0073/ENV - C8/41/107A/PA - clarification was requested in relation to the consideration of the pollution areas on the site used for the tipping of colliery waste from Kellingley Colliery. It was stated that details would be sought for the Member and provided to him.
- ◆ Went Edge Quarry, Went Edge Road, Kirk Smeaton, Selby - NY/2016/0185/ENV - C8/2016/1471/CPO - it was clarified that the terms of the 106 Agreement were in the process of being agreed and the matter was expected to be concluded shortly. In respect of issues along the road in that area it was noted that an e-mail submitted by the Member had been answered by the Head of Planning Services. In terms of

the issues along the road it was noted that problems had occurred during low temperatures as the wheel-wash for the vehicles using the road was inoperable. Members emphasised the need to ensure that an appropriate wheel-wash was in place that could be operated year round.

- ◆ Brotherton Quarry, Byram Park, York Road, Knottingley - NY/2016/0087/73A - C8/50/0220/PA - it was stated that an update requested by a Member in relation to the legal agreement would be sought and provided to him.

Resolved -

That the report, and updates provided, be noted.

The meeting concluded at 10.40 am

SL/JR

North Yorkshire County Council

Business and Environmental Services

Planning and Regulatory Functions Committee

11 September 2018

C8/2018/0360/CPO - Planning application for the purposes of the removal and replacement of existing hedge and erection of 1.5 metre high green weld mesh fencing on land at Appleton Roebuck CP School, Main Street, Appleton Roebuck, Selby, YO23 7DN

**On behalf of Corporate Director, Children and Young People's Services (Selby district)
(Escrick electoral division)**

Report of the Corporate Director – Business and Environmental Services

1.0 Purpose of the report

- 1.1 To determine a planning application for the Removal and replacement of existing hedge and erection of 1.5 metre high green weld mesh fencing on land at Appleton Roebuck CP School, Main Street, Appleton Roebuck, Selby, YO23 7DN on behalf of Corporate Director, Children and Young People's Services.
- 1.2 This application is subject to objections from the Appleton Roebuck and Acaster Selby Parish Council and one local resident having been raised in respect of this proposal on the grounds of the impact on the character of the conservation area and visibility issues caused by the proposal and is, therefore, reported to this Committee for determination.

2.0 Background

- 2.1 A plan showing the application site is attached to this report.

Site Description

- 2.2 Appleton Roebuck Primary School is a small village school which serves the village of Appleton Roebuck and the surrounding rural area to the west of York. The school was built in 1817 and added to in 1841. The school is a predominately single storey, red brick, relatively modern building with a tiled pitched roof. The school is located in the north east of the site, with a pitched roof and has over the years had many extensions, as shown on Appendix A, the committee plan. The school has a large playing field and hardstanding playground to the west of the school building. To the south of the school building is a small grassed school area for play. Appleton Roebuck Primary School is a mixed school of Non-Denominational religion. There are approximately 100 children in school with a capacity of 120, their ages range from 4 to 11 years. The nearest residential properties are those of The Bockets 20 metres to the south and 1 Wheatley Cottage approximately 10 metres to the west of the application site.
- 2.3 The school stands within the Appleton Roebuck Conservation Area which was designated in February 2000 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Conservation Area boundary encompasses the historic village based on Main Street and Chapel Green which mainly comprises 18th and 19th century buildings. The Appleton Roebuck Conservation Area Review report (2003) acknowledges that there is a *“considerable range to the type and form of these buildings which gives an historical and visual depth to the village.”*

- 2.4 The constraints relevant to the determination of this application are that the site is within Appleton Roebuck Conservation Area, it is within an Impact Risk Zone for a SSSI and inside the Appleton Roebuck and Copmanthorpe Internal Drainage Board area.
- 2.5 Furthermore the application site is 29 metres west and within the setting of the Church of All Saints which is a Grade II listed building. The listing describes the building as:
“Church. 1868. By J B and W Atkinson. Sandstone with red brick interior and ashlar dressings, plain tile roof. Gothic Revival style 4-bay nave with south porch, west bellcote, 2-bay chancel and north vestry. Offset buttresses. Plinth. Pointed-arched opening on nook shafts with foliate capitals. Plank door within pointed, hollow-chamfered surround. 2-light windows to north and south side with geometrical tracery under hood-moulds. Continuous impost band. West end has 2 similar, taller windows under hood- moulds. 3-light window with geometrical tracery to head under hood-mould to east end. Roof in 2 levels. Ashlar coping. Crosses to apex at east end of nave and chancel. Twin bellcote to west end. Interior. Hammer beam roof. Pointed chancel arch on black marble piers with foliate capitals and corbels. Chancel has foliate cornice. One window on south of nave by Kempe c1885. Pevsner N, Yorkshire, The West Riding, 1979, p 614.”

Planning History

- 2.6 There is no planning history relating to the proposed development site relevant to the determination of this application.

3.0 The proposal

- 3.1 Planning permission is sought for the Removal and replacement of existing hedge and erection of 1.5 metre high green weld mesh fencing on land at Appleton Roebuck CP School, Main Street, Appleton Roebuck, Selby, YO23 7DN on behalf of the Corporate Director, Children and Young People's Services.
- 3.2 This application is to remove and replace an existing hedgerow 40 metres in length consisting of ivy, holly and privet which is south of the school playing field. The hedge curves along the boundary of the school site at approximately 1.3 metres in height. The current hedge has large gaps where the hedge has died and the applicant states it is a safeguarding issue due to there being no fence behind the hedge at present. The proposal would also include the removal of a gate on the south western corner of the site.
- 3.3 The hedge would be replaced with 40 metres of Beech hedge at three plants per metre in a single row to allow sufficient room for roots to establish but close enough for a tightly knit hedge to grow quickly. Placed behind this there would be a 1.5 metre high green weld mesh security fence, as shown on Appendix B, the proposed planting plan. The agent states *“this would give an acceptable level of security but without an oppressive and intimidating appearance”*. There would be additional planting as compensation for the proposal being a single species Beech hedge. This compensation would be around the wildlife/pond area on the south east of the site with native species including viburnum, opulus, native dogwood and hawthorn.
- 3.4 The agent states the height of the fencing has been agreed upon in consultation with the Children and Young Peoples Service Health and Safety team who recommend a minimum 1.5 metre height for fencing when it adjoins a public boundary to reduce the risk of stranger reaching over the fencing and trespassers entering the premises.

4.0 Consultations

- 4.1 The consultees responses summarised within this section of the report relate to responses to the initial consultation on 23 March 2018 and the subsequent re-consultation (on 10 May 2018) following the receipt of amended information relating to moving the fence inside the hedge and lowering the height of the fence to 1.5 metres.
- 4.2 **Selby District Council (Planning)** – A response was received on 17 April 2018 stating no objections to the proposed development, although state the proposal should consider the Appleton Roebuck Neighbourhood Plan (December 2017).
- 4.3 **Appleton Roebuck and Copmanthorpe IDB** - no response received to date.
- 4.4 **NYCC Heritage - Ecology** – A response was received on 27 March 2018 stating it is disappointing that the existing mixed native hedge row is to be removed for a single species hedge which would result in a short term loss of nesting bird habitat. If the hedgerow cannot be retained there would need to be a condition or informative for this to be removed outside bird breeding season to prevent disturbance. Recommending the hedge should include a mix of native species providing a variety in terms of structure, food and shelter as compensation for the loss of the existing hedge. Further stating future management of the hedge must ensure that nesting birds are not disturbed e.g. by cutting outside of the nesting season, with compensation/enhancement could also be provided by including other areas of planting within the school grounds.
- 4.5 **NYCC Heritage - Principal Landscape Architect** – A response was received on 9 April 2018 stating the weldmesh fencing would not be in-keeping with other boundaries within the village and this is a prominent corner location in the village. The Landscape Architect states their recommendation would be that the existing hedgerow is retained and new fencing is installed to the rear of this to protect the local setting to fully screen the fencing. Further details of this are required before the application should be determined. A re-consultation response was received on 15 May 2018 stating no objections to the revised proposals and that the planting scheme should be undertaken in the first available planting season following completion of the fencing and plants should be protected against damage and failure for five years through condition.
- 4.6 **Selby Area IDB** – no response received to date.
- 4.7 **Natural England** – A response was received on 29 March 2018 stating no comments in regards to the application.
- 4.8 **Conservation Officer - Selby District Council** – No response received to date.
- 4.9 **Highway Authority** – a response was received on 4 April 2018 stating no local highway authority objections to the application.
- 4.10 **Appleton Roebuck and Acaster Selby Parish Council** – A response was received on 17 April 2018 objecting to the application stating the fence would be too tall and the hedge would eventually be cut above this level, it is unnecessary to be this high and would obstruct the view around the bend, contrary to the projects aims. They state a 1 metre hedge is realistic as old photos show this is what was historically at the school. Their second point states the fence should be inside the hedge as the fence is out of the character of the conservation area it is located within. A re-consultation response was received on 15 May 2018 reiterating the objection due to the height of the fence still being above one metre at 1.5 metres.

- 4.10.1 A further response was received on 9 July 2018 regarding the withdrawal of the waiting restrictions proposal on Main Street Opposite the school. The Parish Council has expressed concerns regarding their being no report which considers the problem of road safety, safety/security of the children, footpath, hedge and the effects of the hedge on traffic and signage. The Parish council recommend a consultation to discuss this to find a solution to best safeguard the safety of all and maintain/enhance the appearance of the Conservation Area. The Parish Council state a great 'one off' opportunity is being lost to consider the whole picture including the widening of the footpath, the location of the fence and traffic control.
- 4.11 **Sustrans - Cycling Network** – Were consulted on 29 May 2018 and no response has been received to date.
- 4.12 **Historic England** – Were consulted on 4 June 2018 and responded on the 6 June 2018 stating no comments in regards to the application.

Notifications

- 4.13 **County Cllr. Richard Musgrave** – was notified on 23 March 2018.

5.0 Advertisement and representations

- 5.1 This application has been advertised by means of a 2 Site Notices posted on 4 April 2018 (responses to which expired on 25 April 2018). The Site Notices were posted in the following locations: one at the school entrance north of the application site and another on the southern boundary of the school site. Further site notices were posted on 17 May 2018 (responses to which expired on 7 June 2018). A Press Notice appeared in the Selby Times/Post on 24 May 2018 (responses to which expired on 14 June 2018).
- 5.2 A Neighbour Notification letter was sent on 5 April 2018 and the period in which to make representations expired on 26 April 2018. A Neighbour re-consult letter was sent on 10 May 2018 expiring on 28 May 2018. The following property received a neighbour notification letter:
- 1 Wheatley Cottages, Main Street, Selby, North Yorkshire, YO23 7DQ
- 5.3 Further Neighbour Notification letters were sent on 18 May 2018 and the period in which to make representations expired on 8 June 2018. The following properties received a neighbour notification letter:
- All St Church, Main Street, Appleton Roebuck, York, YO23 7DN.
 - The Brocketts, Main Street, Selby, North Yorkshire, YO23 7DJ.
- 5.4 One letter of representation has been received raising objections on the grounds of:-
- The proposal would not fit within the character of the Appleton Roebuck Conservation Area.
 - The fence should only be one metre to match what has previously been in place, the 1.5 metre fence would not fit within the character of the area.
 - The impact the hedge and fence would have on the visibility of the road around the bend on Main Street in Appleton Roebuck.
- 5.5 The representation also bring up an issue which is not material to the planning application this is:
- There should be yellow lines on the road opposite the school to stop people parking on the bend making it unsafe, with traffic having to move into the middle of the road.

- 5.6 Two letters of representation have been received in support of the application on the grounds of:-
- Improving the safety of the path by putting a new hedge in place;
 - Improving the safety of children at the school;
 - Improving the aesthetics of the area with a new hedge as the current hedge is dead in places.

6.0 Planning policy and guidance

National Planning Policy

- 6.1 The policy relevant to the determination of this particular planning application provided at the national level is contained within the following documents:
- National Planning Policy Framework (NPPF) (published July 2018)

National Planning Policy Framework (NPPF)

- 6.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.
- 6.3 The overriding theme of Government policy in the NPPF is to apply a presumption in favour of sustainable development. For decision-making this means approving development proposals that accord with the development plan without delay (if plans are up-to-date and consistent with the NPPF). The Government defines sustainable development as that which fulfils the following three roles:
- **an economic role** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;;
 - **a social role** – to support strong, vibrant and healthy communities; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **an environmental role** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 6.4 Within the NPPF, paragraph 11 of the Framework advises that when making decisions, development proposals that accord with the development plan should be approved without delay and when the development plan is absent, silent or relevant policies are out of date, permission should be granted unless:
- i.) 'the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed'; or
 - ii.) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.
- 6.5 This national policy seeks to ensure that there are positive improvements in people's quality of life including improving the conditions in which people live, work, travel and take leisure.

- 6.6 Paragraph 83 within Chapter 6 (Building a strong, competitive economy) of the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- 6.7 Paragraph 84 within Chapter 6 (Building a strong, competitive economy) of the NPPF states that *“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*
- 6.8 Paragraph 91 within Chapter 9 (Promoting healthy and Safe Communities) of the NPPF states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
 - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 6.9 Paragraph 92 within Chapter 9 (Promoting healthy and Safe Communities) of the NPPF states to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
 - d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 6.10 Paragraph 94 within Chapter 8 (Promoting healthy and Safe communities) of the NPPF states that *“the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.”* Going on to specify planning authorities must take a *“proactive, positive and collaborative approach”* to meeting this requirement. They should:
- a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*
- 6.11 Paragraph 95 within Chapter 9 (Promoting healthy and Safe Communities) of the NPPF states Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:
- a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate⁴¹. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and
 - b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.
- 6.12 Paragraph 109 and 110 within Chapter 9 (Promoting Sustainable Transport) of the NPPF states *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
- 6.13 Paragraph 110 within Chapter 9 (Promoting Sustainable Transport) of the NPPF states *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context, applications for development should:*
- a) *give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
 - b) *address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
 - c) *create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
 - d) *allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
 - e) *be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*

- 6.14 Paragraph 124-27 within Section 7 (Requiring Good Design) of the NPPF states that local and neighbourhood plans should develop robust and comprehensive policies that set out a clear design vision and expectations of development that will be expected for the area. Such policies should be based on stated objectives and designed with local communities, so they reflect their local aspirations, and are grounded in an understanding and evaluation of each areas defining characteristics. Planning policies and decisions should aim to ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visits*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 6.15 Paragraph 130 within Chapter 7 (Requiring Good Design) of the NPPF states Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
- 6.16 Paragraph 170 within Chapter 15 (Conserving and enhancing the natural environment) of the NPPF sets out a number of principles for determining planning applications which aims to conserve and enhance biodiversity. These include:
- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
 - e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air*

- and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 6.17 Paragraph 175 within Chapter 15 (Conserving and enhancing the natural environment) of the NPPF states When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 6.18 Within paragraph 180 of the Framework it is noted that Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁰;
 - b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 6.19 Paragraph 190 within Chapter 16 (Conserving and enhancing the historic environment) of the NPPF states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 6.20 Paragraph 192 within Chapter 16 (Conserving and enhancing the historic environment) of the NPPF states that when *determining applications, local planning authorities should take account of:*
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 6.21 Paragraph 193 states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 6.22 Paragraph 194 states that *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*⁶³.
- 6.23 Paragraph 195 within Chapter 12 (Conserving and enhancing the historic environment) of the NPPF states *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) *the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 6.24 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.25 Paragraph 201 within Chapter 12 (Conserving and enhancing the historic environment) of the NPPF states *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*
- National Planning Practice Guidance (PPG) (2014)
- 6.26 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (PPG) web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled. The NPPG supports the

national policy contained within the NPPF. The guidance relevant to the determination of this application is contained within the following sections: -

Design:

- 6.27 This states how good design is essential to sustainable development with reference to the importance of it being functional, in that it relates well to its surrounding environment, and is designed so that it delivers its intended purpose whilst maintaining a distinctive character. It though must also “*reflect an areas function, history, culture and its potential need for change*’. Ensuring a development can:
- deliver a wide range of planning objectives.
 - enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.
 - address the need for different uses sympathetically.
- 6.28 It is noted within the guidance that good quality design is considered to be ‘*an integral part of sustainable development*’. To assist in the assessment of the design of a new development, it is noted that the following considerations be taken into account:
- ‘*Layout – the way in which buildings and spaces relate to each other;*
 - *Form – the shape of buildings;*
 - *Scale – the size of buildings;*
 - *Detailing – the important smaller elements of building and spaces*
 - *Materials – what a building is made from*’.

Conserving and Enhancing the Historic Environment:

- 6.29 This states authorities should set out their Local Plan with a positive strategy for the conservation and enjoyment of the historic environment. Heritage assets may be affected by direct physical change or by change in their setting; therefore it is important to assess the significance of a heritage asset and the contribution to its setting. Furthermore all heritage assets settings may have more significance than the extent of their curtilage. The guidance also requires authorities to consider the implications of cumulative change and whether a development materially detracts from the asset.

The Development Plan

- 6.30 Notwithstanding that the abovementioned national planning policy is a significant material consideration, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. In this instance, therefore, the Development Plan consists of policies contained within a number of planning documents. These documents include:
- any extant planning policies contained within Plan(s) adopted by the County and District (or Borough) Councils ‘saved’ under direction of the Secretary of State; and,
 - any planning policies contained within Development Plan Documents adopted under the Local Development Framework regime.
- 6.31 The Development Plan for the determination of this particular application comprises the following:
- The extant policies of the Selby District Core Strategy Local Plan (2013);
 - The ‘saved’ policies of the Selby District Local Plan (2005);
 - The extant policies of the Appleton Roebuck Neighbourhood Plan (2017)

- 6.32 The Selby District Core Strategy is the long-term strategic vision for how the District will be shaped by setting out a number of broad policies to guide development principles for the area.
- 6.33 The Core Strategy (2013) does not contain any policies specific to mineral or waste-related development ('County Matters'), but there are general development management policies which would usually be applicable to District-scale development which, in this instance, are relevant to the determination of this application. The policies considered relevant to the determination of this application are:
- SP1 - Presumption in Favour of Sustainable Development
 - SP18 - Protecting and Enhancing the Environment
 - SP19 - Design Quality
- 6.34 Policy SP1 states *'When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date (as defined by the NPPF (2012)) at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:*
- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
 - *Specific policies in that Framework indicate that development should be restricted'.*
- 6.35 Policy SP18 of the Selby District Core Strategy seeks to sustain the high quality and local distinctiveness of the natural and manmade environment. A number of points within Policy SP18 are of relevance to the proposed development, as follows:
 "The high quality and local distinctiveness of the natural and man-made environment will be sustained by (inter alia):
1. Safeguarding and, where possible, enhancing the historic and natural environment including the landscape character and setting of areas of acknowledged importance
 3. Promoting effective stewardship of the District's wildlife by:
 - a) Safeguarding international, national and locally protected sites for nature conservation, including SINCS, from inappropriate development.
 - b) Ensuring developments retain, protect and enhance features of biological and geological interest and provide appropriate management of these features and that unavoidable impacts are appropriately mitigated and compensated for, on or off-site
 - c) Ensuring development seeks to produce a net gain in biodiversity by designing-in wildlife and retaining the natural interest of a site where appropriate...
 5. *Identifying, protecting and enhancing locally distinctive landscapes, areas of tranquillity, public rights of way and access, open spaces and playing fields through Development Plan Documents.*
 6. *Encouraging incorporation of positive biodiversity actions, as defined in the local Biodiversity Action Plan, at the design stage of new developments or land uses.*

7. Ensuring that new development protects soil, air and water quality from all types of pollution.
 8. Ensuring developments minimise energy and water consumption, the use of non-renewable resources, and the amount of waste material”.
- 6.36 Policy SP19 of the Selby District Core Strategy states *‘Proposals for all new development will be expected to contribute to enhancing community cohesion by achieving high quality design and have regard to the local character, identity and context of its surroundings including historic townscapes, settlement patterns and the open countryside. Where appropriate schemes should take account of design codes and Neighbourhood Plans to inform good design. Both residential and non-residential development should meet the following key requirements:*
- a) *Make the best, most efficient use of land without compromising local distinctiveness, character and form;*
 - b) *Positively contribute to an area’s identity and heritage in terms of scale, density and layout;*
 - c) *Be accessible to all users and easy to get to and move through;*
 - d) *Create rights of way or improve them to make them more attractive to users, and facilitate sustainable access modes, including public transport, cycling and walking which minimise conflicts;*
 - e) *Incorporate new and existing landscaping as an integral part of the design of schemes, including off-site landscaping for large sites and sites on the edge of settlements where appropriate;*
 - f) *Promote access to open spaces and green infrastructure to support community gatherings and active lifestyles which contribute to the health and social well-being of the local community;*
 - g) *Have public and private spaces that are clearly distinguished, safe and secure, attractive and which complement the built form;*
 - h) *Minimise the risk of crime or fear of crime, particularly through active frontages and natural surveillance;*
 - i) *Create mixed use places with variety and choice that complement one another to encourage integrated living, and*
 - j) *Adopt sustainable construction principles in accordance with Policies SP15 and SP16.*
 - k) *Preventing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, light or noise pollution or land instability.*
 - l) *Development schemes should seek to reflect the principles of nationally recognised design benchmarks to ensure that the best quality of design is achieved.’*

Selby District Local Plan

- 6.37 Notwithstanding the adoption of the Selby District Core Strategy Local Plan in 2013, referred to above, some of the policies in the existing Selby District Local Plan (adopted in 2005 and saved in 2008 by Direction of the Secretary of State) remain extant following the adoption of the Core Strategy.
- 6.38 Within the Selby District Local Plan, the ‘saved’ policies relevant to the determination of this application are:
- ENV1 – titled ‘Quality of Development’;
 - ENV21- Landscaping Requirements
 - CS2 – titled ‘Educational Establishments’.
- 6.39 ‘Saved’ Policy ENV1, advises that *‘proposals for development will be permitted provided a good quality of development would be achieved.’* The plan further advises that when considering proposals, considerations will take into account of *‘the effect upon the character of the area or amenity of adjoining occupiers’;* *‘the potential loss,*

or adverse effect upon significant buildings, related species, trees, wildlife habitats, archaeological or other features important to the character of the area’; the ‘relationship of the proposal to the highway network, the proposed means of access and arrangements to be made for car parking’; and the ‘standard of layout, design and materials in relation to the site and its surroundings and associated landscaping’. This policy is consistent with the NPPF’s objectives of presumption in favour of sustainable development, as outlined in paragraph 11 of the Framework, which relates to the importance of achieving a good quality of design to ensure a good quality and standard of amenity for all existing and future occupants and therefore full weight is given to this policy in the determination of this application.

- 6.40 ‘Saved’ Policy ENV21 – Landscaping Requirements states that:
*“A) Where appropriate, proposals for development should incorporate landscaping as an integral element in the layout and design, including the retention of existing trees and hedgerows, and planting of native, locally occurring species.
B) The District Council may make tree preservation orders, impose planting conditions, or seek an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure the protection and future maintenance and/or replacement of existing trees, hedgerows and proposed new planting”.*
- 6.41 This Policy is generally considered to be compliant with Chapter 15 of the NPPF in regards to Conserving and enhancing the natural environment.
- 6.42 Within the Selby District Local Plan, ‘Saved’ Policy CS2, advises that *‘proposals for the development of new schools and other educational establishments, and the extension of existing premises, will be permitted provided the proposal would ‘be situated within or adjacent to defined developments limits’; would not ‘create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity’; and would ‘achieve a standard of design, materials and landscaping appropriate to the locality and which would not have a significant adverse effect on the appearance or character of the surrounding area’.* This policy is also consistent with the NPPF’s objectives of presumption in favour of sustainable development, as outlined in paragraph 11 of the Framework, which relates to the importance of achieving a good quality of design to ensure a good quality and standard of amenity for all existing and future occupants and is therefore full weight is given to this policy in the determination of this application.
- Appleton Roebuck Neighbourhood Plan (2017)
- 6.43 The Appleton Roebuck is the long-term strategic vision for how the Parish will be shaped by setting out a number of broad policies to guide development principles for the area. The document includes general development management policies which, in this instance, are relevant to the determination of this application. The policies considered relevant to the determination of this application are:
- CF2 - titled Appleton Roebuck Primary School;
 - DBE2 – titled Respecting Traditional Building Design and Scale;
 - DBE3 – titled Green Infrastructure;
 - ELH2 - titled Conserving, restoring and enhancing biodiversity;
 - ELH 4 regarding the Historic Rural Environment.
- 6.44 Policy CF2 in regards to Appleton Roebuck Primary School policy states:
*“a) The upgrade and growth of the school, its buildings and grounds, will be supported where proposals provide for the ongoing sustainability of the facility and contribute to the improvement of the school’s learning environment.
b) The school playing fields will be protected from development except for that which is deemed essential for expansion of the school’s capacity.”*

- 6.45 Policy DBE 2 in regards to Respecting Traditional Building Design and Scale states:
“Proposals for new development will:
- a) *Respect the overall palette of traditional designs and the character of the local area.*
 - b) *Respect the height, position, size and massing of existing buildings.*
 - c) *Ensure boundary treatments are in keeping with the tradition of the village and primarily involve hedgerows formed by native species.*
 - d) *Demonstrate how the recommendations set out in the Local Character Assessment will be respected.*

Modern architectural detailing, including environmental systems, can be accommodated in new development but should be carefully sited and designed to blend in with village character, avoiding street front elevations wherever practicable.”

- 6.46 Policy DBE 3 in regards to Green Infrastructure states:
“a) Proposals for new development must seek to integrate good practice in green infrastructure, including green spaces, new tree planting and landscaping.
b) Proposals must provide strong conservation measures in relation to existing landscape features, including mature trees, historic hedgerows, watercourses, rights of way, open spaces and protection of wildlife habitat and lifecycles.
c) Wherever possible, native species should be used for all new planting schemes.”

- 6.47 Policy ELH 2 in regards to Conserving, restoring and enhancing biodiversity states:
“Biodiversity will be conserved, restored and enhanced by ensuring that development:
- a) *Does not result in the fragmentation of habitats.*
 - b) *Maximises opportunities for the restoration and enhancement of habitats and improving connectivity between habitats*
 - c) *Maintains, creates and improves ecological networks and Green Infrastructure routes to assist the resilience of habitats and species in the face of climate change*
 - d) *Aims to conserve or enhance biodiversity through the prevention of loss of habitat or species and the incorporation of beneficial biodiversity features*
 - e) *Results in a net gain in biodiversity to be provided as part of new development schemes.*
 - f) *Uses native and locally characteristic species in landscaping schemes.*

- 6.47.1 *Proposals for development which would result in loss or significant harm to:*
- a) *Habitats or species included in the Selby Biodiversity Action Plan and priority species and habitat in the UK Biodiversity Action Plan*
 - b) *Local Sites of Importance for Nature Conservation*
 - c) *Ancient Woodland and Ancient/Veteran Trees*

6.47.2 *Will only be permitted where it can be demonstrated that there is a need for the development in that location and that the benefit of the development outweighs the loss and harm. Where loss and harm cannot be prevented or adequately mitigated, compensation for the loss/harm will be sought. Applications for planning permission will be refused where significant harm cannot be prevented, adequately mitigated against or compensated for.*

6.47.3 *Loss or harm to other nature conservation features should be avoided or mitigated. Compensation will be sought for the loss or damage to other nature conservation features which would result from the development proposed. Protected sites, including internationally and nationally protected sites and Sites of Importance for Nature Conservation are identified on the Policies Map.”*

- 6.48 Policy ELH 4 regarding the Historic Rural Environment states:
“Proposals for development that has an impact on the historic character of the parish will be supported only where it is modest in scale and reflects the character of its locality. Proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:
- a) *The distribution and form of settlements and buildings in their landscape setting.*
 - b) *The character of individual settlements, including building styles and materials.*
 - c) *The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses).*
 - d) *Visually sensitive skylines, vistas and views.*
- 6.49 *Any proposals for development must be sensitively designed, particularly where it is visible in open landscapes and must utilise appropriate planting and screening in order to minimise visual intrusion. Land management practices that will protect and reinforce landscape character and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.”*

7.0 Planning considerations

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the *Development Plan* unless material considerations indicate otherwise. In light of the abovementioned policies the main considerations in this instance are principle of the development and need, design, local amenity, impact on the character of the area, habitats, nature conservation and protected species the historic environment and highways matters.

Principle of the proposed development and need

- 7.2 The applicant has confirmed that the proposed development is required to enable the school to provide a secure outdoor recreational area to be used by children. The principle of improving educational facilities receives support within the NPPF in both securing sustainable development, whilst supporting the need to alter/enhance schools. The Appleton Roebuck Neighbourhood Plan (2017) Objective 1 concerns supporting and enhancing community facilities which includes Policy CF2 in regards to Appleton Roebuck Primary School which states it should be ensured that proposals provide for the ongoing sustainability of the facility and contribute to the improvement of the schools learning environment. Furthermore stating the schools playing field would be protected from development except for that which is deemed essential for expansion of the schools capacity. This proposal is deemed in compliance with this policy as it would upgrade the school and its grounds, creating a safer environment for learning.

- 7.3 The proposal therefore is in line with the NPPF in terms of Paragraph 94 with the need to alter or expand schools given great weight. It is also consistent with Paragraph 11 of the NPPF and in compliance with extant policy SP1 of the Selby District Core Strategy Local Plan (2013) and ‘saved’ policy CS2 of the Selby District Local Plan (2005) through delivering sufficient community services to meet the local needs and the Appleton Roebuck Neighbourhood Plan (2017).

Design

- 7.4 The southern boundary comprises of a 1.3 metre high hedge, with two to three trees behind the hedge approximately four metres in height which would not be affected by the proposed development. The nearest residential properties are those on Main

Street approximately 20 metres to the south and 10 metres to the west of the application site.

- 7.5 The fencing is considered functional in design with the lightweight mesh design, the green finish meaning it is possible to view through the fencing, limiting its impacts. The enhancement to the school sites general amenity and it being of an appropriate design, scale and height optimising the use of the site make the proposal consistent with Paragraph 124-127 of the NPPF and PPG guidance in terms of design. The fencing and hedge are also in compliance with extant policy SP19 of the Selby District Core Strategy Local Plan (2013) in particular in regards to part H which states proposals should '*Minimise the risk of crime or fear of crime, particularly through active frontages and natural surveillance*', which is relevant due to the safeguarding requirements of the school to protect pupils.
- 7.6 The proposal is also considered in accordance with the Appleton Roebuck Neighbourhood Plan (2017) Policy DBE 2, due to the height, scale and position of the boundary treatment with fencing of this height is currently in use on the eastern boundary of the site albeit on top of a brick wall. It is therefore not out of the character of the area. The revised proposal, includes biodiversity enhancement on the site to mitigate the loss of the hedge by providing extra planting within the school grounds around the existing pond area adjacent to the new hedge with native species including viburnum opulus, native dogwood and hawthorn. This is in compliance with DBE2, DBE3 and ELH2 of the Appleton Roebuck Neighbourhood Plan and also in compliance with the Appleton Roebuck Village Design Statement Supplementary Planning Document (2012) which states appropriate hedgerow planting should conserve or enhance soft landscaped edges and in this instance it is considered replacing the existing hedge with a beech hedge is appropriate, as the proposal would have a positive impact on biodiversity through compensatory planting on the site, while also still mitigating the hard edge of a 1.5 metre fence behind it.

Local Amenity and Character of the Area

- 7.7 The closest residential properties to the application site are on Main Street approximately 15 metres to the south and west. The site is screened from residential properties to the north by the main school building. It is noted that the height of the fencing is 1.5 metres and can be seen from residential properties, the impact of the fencing is limited due to the hedgerow which would in time screen the fencing. This is in compliance with 'saved' policy ENV1 of the Selby District Local Plan (2005) as it is unlikely to impact upon the amenity, visual or otherwise, of the any nearby residential properties. Consequently, it is considered reasonable to conclude that amenity will not be affected in a significantly detrimental way as a result of this proposal being implemented.
- 7.8 The Parish Council in their consultation response have concerns regarding the fencing and its impact, whilst the fencing would be visible from a number of residential properties, the impact is not considered to be adverse and would have little impact on the character of the area to the south. Furthermore, it is considered that due to the design of the proposed fence and hedge it would not appear as an incongruous feature and would not have a harmful impact on the appearance of the school. The new layout would also improve the safety of the footpath as the new hedge would not protrude out onto the public footpath as it does at present. This proposal is considered in accordance with Paragraph 124-27 and 180 of the NPPF and extant policy SP19 of the Selby District Core Strategy Local Plan (2013)
- 7.9 The height of the fencing is higher than the existing hedge and the hedge to be placed on site however this hedge will in time grow to better screen the fencing. Fencing of this height, albeit on top of a wall on the eastern boundary helps to justify this being an appropriate height for fencing on the site. Therefore the proposal is in

compliance with and 'saved' policy ENV1 and ENV25 of the Selby District Local Plan (2005) in terms improving the landscaping of the site by planting a new hedgerow to replace the current which encroaches on the pavement and in places has died. Therefore this is considered acceptable in terms of its effects on the character of the area.

Habitats, nature conservation and protected species

- 7.10 It is acknowledged that the proposed development may have an impact upon the southern boundary treatment vegetation and shrubs. However the NYCC Ecology consultation response has stated it is satisfied the proposed measures including the prevention of harm to nesting birds through the netting of the existing hedgerow and proposed compensatory planting for which details have been stated previously in paragraph 6.6 of this report. The response required the inclusion of informatives on any potential grant of planning permission given, in order to ensure there would be no detrimental harm with regards to nesting birds. Therefore, it is considered that with the inclusion of the above mentioned informatives to ensure the protection of any nesting birds, the proposed development would be acceptable. Therefore, it is considered that the proposed development is in accordance with paragraphs 170 and 175 of the NPPF due to the limited impact the proposed development would have upon the biodiversity, habitats, nature conservation and protected species. Furthermore the proposal is in compliance with the Appleton Roebuck Neighbourhood Plan (2017) Policy ELH4 in regards to conserving, restoring and enhancing biodiversity due to the compensatory planting which would mean the proposal has positive impact on the biodiversity of the area.

The Historic Environment

- 7.11 In acknowledging that Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is engaged in this particular instance, this is a relevant material consideration where heritage issues arise and one which requires that in 'considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses...'. The specific tests for consideration are whether the proposed development would give rise to a circumstance where substantial harm to the interests of either a listed building or structure or their settings or total loss of their significance would arise as a result of the effects of the development. Special regard must also be had the desirability of preserving any identified designated heritage asset. Where a proposed development is deemed to lead to less than substantial harm, the assessment of the development must be weighed against the attendant public benefits of a proposal.
- 7.12 In the context of this planning application the two designated heritage assets are the setting of the All Saints Church which is a Grade II listed building and Appleton Roebuck Conservation Area. It is noted that an objection has been raised in relation to the impacts of the proposal upon the Conservation Area by Appleton Roebuck Parish Council and one local resident. The application was subject to consultation with the Selby Conservation Officer who has not responded to the consultation and Historic England who offered no comments in regards to the application.
- 7.13 The above mentioned objection and concerns are noted. However, it is considered that the proposed design, scale and materials for the replacement hedge and fencing would not significantly detract from the Conservation Area or the listed building. It is acknowledged the proposed fencing would have limited design input however the need for this in terms of the safeguarding of the children and how in the long term the replacement hedge would screen the fencing mean that the proposal would have a limited impact upon the visual amenity of the area. Further to this the proposal would improve the existing historic street frontage though a new hedge of better quality

which is not dyeing in places and has no gaps, which would not spill over onto the public footpath, improving the safety of the path as well as the fence behind it improving the safety of the school site.

- 7.14 The proposal is in compliance with the Appleton Roebuck Neighbourhood Plan (2017) Policy ELH4 in regards to the Historic rural environment due to being modest in scale, respecting the character of the locality and would not have a significant impact on the visually sensitive view through the village. The hedge line is a distinctive landscape feature in the centre of the village and this proposal would keep to this having been designed as so the hedge would in time screen the fencing behind it.
- 7.15 Therefore it is considered that that the proposed development would result in less than substantial harm to the significance of setting of the Grade II listed building and Appleton Roebuck Conservation Area. On balance, the public benefit of the proposal improving the boundary treatment of the school and the safety of the staff and pupils would outweigh the limited impact it would have on the area. Therefore it is considered that the proposed development is consistent with the paragraphs 190, 192-196 and 201 of the NPPF, PPG guidance and in compliance with Selby Local Policy SP18 and SP19 and Saved Selby Policy ENV21 which seek to ensure that developments do not adversely impact upon designated heritage assets and their setting. The proposed development is considered to have minimal impact and on balance are negated by the public benefits of the proposal.

Highways Matters

- 7.16 The impact of the proposed development upon the public highways has been considered and it is acknowledged the development does not propose to alter the existing parking facilities on the school site and there is no proposed increase to the staffing or pupil numbers due to the application. The Highways Authority have raised no objection to the proposals and have not requested any conditions be attached to any decision notice issued in the interests of highway safety or to protect the general amenity of the area. The Parish Council state the withdrawal of the waiting restrictions proposal for Main Street opposite the school as an issue however this is not a material consideration as is a Highways not planning matter.
- 7.17 The Parish Council father state there is potential for the proposed development to impact on the visibility of the road users when driving around the bend however the Highways Authority have not brought visibility up as an issue in their consultation response so it is considered that the proposal in terms of this is acceptable. Furthermore as stated previously in the report the lack of double yellow lines on the opposite side of the road is not a planning issue, this is a highways and school management issue, which should not be dealt through this planning application. Therefore for the reason detailed above, it is considered that the proposed development would not adversely impact upon the local highway network and is compliant with the principles of the highway element of the 'Saved' Policies ENV1 and CS2 of the Selby District Local Plan.

8.0 Conclusion

- 8.1 There are no material planning considerations to warrant the refusal of this application for the Removal and replacement of existing hedge and erection of 1.5 metre high green weld mesh fencing.
- 8.2 For the reasons mentioned above, it is therefore considered that, the proposed development is compliant with the policies which comprise the Development Plan currently in force for the area and all other relevant material considerations.

9.0 Recommendation

9.1 For the following reason(s):

- i.) the proposed development will not result in an adverse impact upon the residential amenity, visual or otherwise, of existing or future occupants of the surrounding area;
- ii.) the proposed development will have a negligible impact upon the character of the school site and the Appleton Roebuck Conservation Area;
- iii.) the proposed development would not have any impact on the highway;
- iv.) the proposed development is in-compliance with the principles of the NPPF, PPG, Policies SP1, SP18 and SP19 of the Selby District Core Strategy, with 'saved' Policies ENV1 and CS2 of the Selby District Local Plan and the Appleton Roebuck Neighbourhood Plan.

That, **PLANNING PERMISSION BE GRANTED** subject to the following conditions:

Conditions:

1. The development to which this permission relates must be implemented no later than the expiration of three years from the date of this Decision Notice.
2. The development hereby permitted shall be carried out in strict accordance with the application details dated 9th May 2018 and the following approved documents and drawings;
 - Location Plan, Ref. E2301/01, dated March 2018;
 - Design and Access Statement including Heritage Statement (Revised), no ref, not dated;
 - Supporting Statement, no ref, not dated;
 - Proposed Site Plan, Ref E2301/06, not dated;
 - Installation - Elevations/Details, Ref. E2301/04 Rev A, dated March 2018;
 - Planting Plan/Details, Ref. E2301/05 Rev A, dated March 2018;
3. No works shall take place except between the following times:

08:00 – 18:00hrs Mondays to Fridays;
08:30 – 13:00hrs Saturdays

And at no times on Sunday and Bank (or Public) Holidays.
4. The planting scheme should be undertaken in the first available planting season following completion of the fencing. Any tree/shrub so planted which dies within five years of the date of planting shall be replaced to the satisfaction of the County Planning Authority.

Reasons:

1. To comply with Section 91 of Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the development is carried out in accordance with the application details.
3. To protect local/residential amenity.

4. To safeguard the character of the site in the interests of visual amenity and to protect the health and condition of existing trees which are to be retained beyond the duration of the proposal.

Informative:

- The hedge should be removed outside bird breeding season to prevent disturbance of any nesting birds.

Statement of Compliance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

In determining this planning application, the County Planning Authority has worked with the applicant adopting a positive and proactive manner. The County Council offers the opportunity for pre-application discussion on applications and the applicant, in this case, chose to take up this service. Proposals are assessed against the National Planning Policy Framework, Replacement Local Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption. During the course of the determination of this application, the applicant has been informed of the existence of all consultation responses and representations made in a timely manner which provided the applicant/agent with the opportunity to respond to any matters raised. The County Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

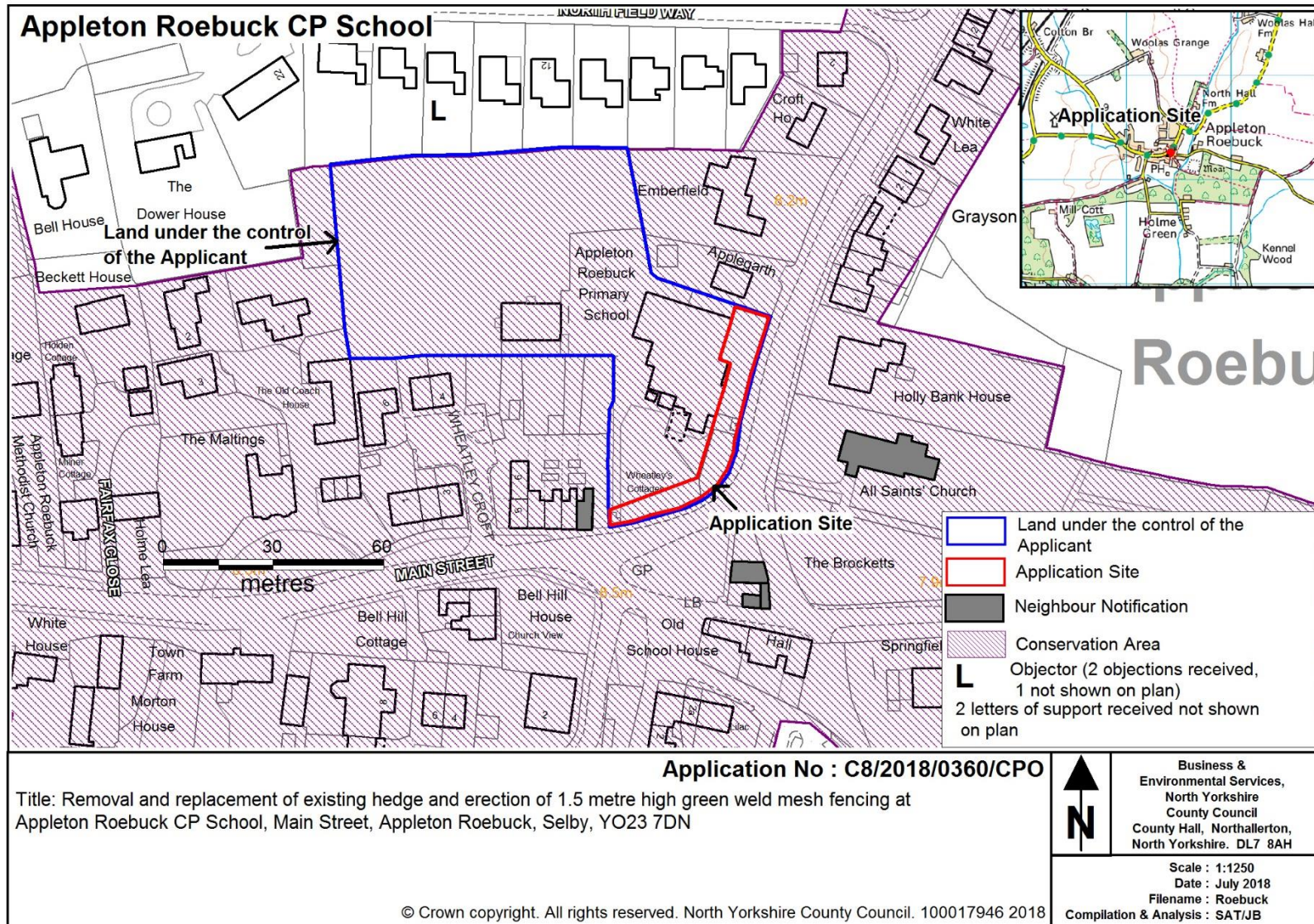
DAVID BOWE
Corporate Director, Business and Environmental Services

Author of report: Sam Till

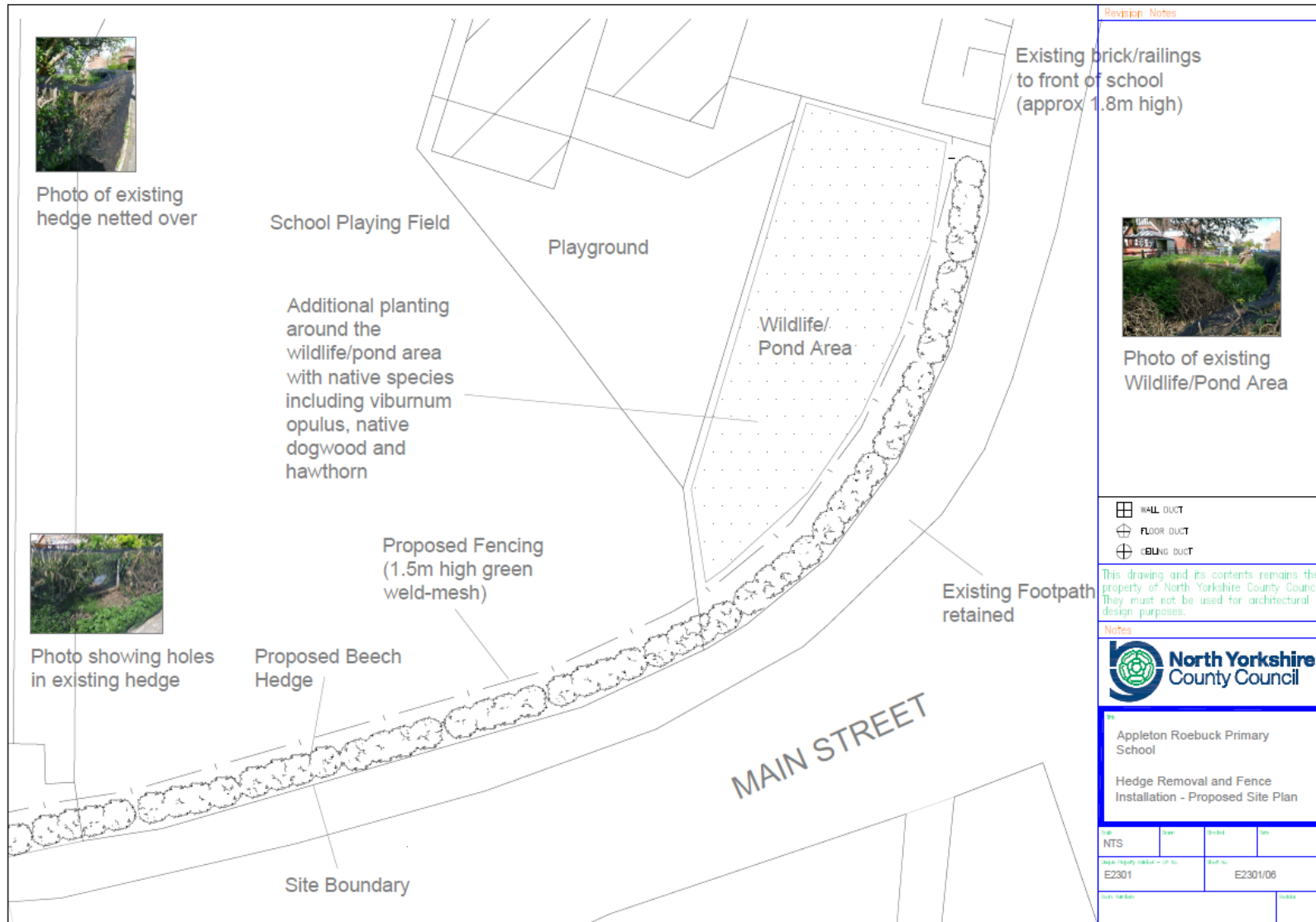
Background Documents to this Report:

1. Planning Application Ref Number: INSERT C Ref. No C8/2018/0360/CPO (NYCC ref NY/2018/0076/FUL) registered as valid on 22 March 2018. Application documents can be found on the County Council's Online Planning Register by using the following web link: <https://onlineplanningregister.northyorks.gov.uk/register/>
2. Consultation responses received.
3. Representations received.

Appendix A - Committee Plan



Appendix B – Proposed Site Plan



North Yorkshire County Council

Planning and Regulatory Functions Committee

11 September 2018

Items Dealt With Under the Scheme of Delegation

Report of the Corporate Director – Business and Environmental Services

**The Items reported below have been determined between:
14 June to 12 August 2018 Inclusive**

A. COUNTY COUNCIL DEVELOPMENT

NY/2018/0161/A27

**Welburn Community Primary School,
Main Street, Welburn, York, Malton,
YO60 7DX**

Decision Letter: 26 July 2018

Application for the approval of details reserved by condition No. 3 of Planning Permission Ref. C3/18/00183/CPO which relates to a survey recording the condition of the existing highway

DETAILS APPROVED

NY/2018/0141/A27

**Filey Junior School, 53 West Road,
Filey, North Yorkshire, YO14 9LU**

Decision Letter: 05 July 2018

Application for the approval of details reserved by condition No. 5 of Planning Permission C4/17/01860/CC which relates to soft landscaping works

DETAILS APPROVED

C2/18/01160/CCC (NY/2018/0125/73A)

**Northallerton School & Sixth Form
College, Grammar School Lane,
Northallerton, DL6 1DD**

Decision Notice: 18 July 2018

Retention of prefabricated classroom unit 3528 (69 sq. metres) for a further 6 years

PLANNING PERMISSION GRANTED subject conditions

C2/18/01152/CCC (NY/2018/0109/FUL)

**Northallerton School & Sixth Form
College, Grammar School Lane,
Northallerton, DL6 1DD**

Decision Notice: 28 June 2018

Erection of two steel storage containers (29.58 sq. metres)

PLANNING PERMISSION GRANTED subject conditions

C3/18/00494/CPO (NY/2018/0096/FUL)

**Luttons Community Primary School,
West Lutton, Malton, North Yorkshire,
YO17 8TF**

Decision Notice: 06 July 2018

Construction of a ramped/stepped access, extension to an existing footpath (26 sq. metres), creation of new access and erection of (1.02 m high) metal gate and hard and soft landscaping works

PLANNING PERMISSION GRANTED subject conditions

C8/2018/0071/CPO (NY/2018/0071/FUL)

**Barwic Parade CP School, Petre
Avenue, Selby, YO8 8DJ**

Decision Notice: 20 June 2018

Erection of single storey extension to form extended hall, reception foyer and toilet (118 sq. metres), roof lights, ramp, creation of a footpath, removal of a tree, (5 No.) at approximately 2.5 m height external lighting-wall fittings, hard and soft landscaping works

PLANNING PERMISSION GRANTED subject conditions

C3/18/00459/CPO (NY/2018/0060/FUL)

**St Hilda's CE VC Primary School,
Station Road, Ampleforth, YO62 4DG**

Decision Notice: 27 June 2018

Erection of a canopy (52.07 sq. metres)

PLANNING PERMISSION GRANTED subject conditions

C3/18/00183/CPO (NY/2018/0032/FUL)

**Welburn Community Primary School,
Main Street, Welburn, York, Malton,
YO60 7DX**

Decision Notice: 13 July 2018

Demolition of an existing temporary classroom unit, (75.06 sq. metres), construction of a single storey extension (248.22 sq. metres), glazed canopy over main entrance, stepped access, relocation of existing bike shelter, timber storage shed, provision of an air source heat pump with fence enclosure, two additional car parking spaces, retaining wall with timber fencing, hardstanding and soft landscaping works

PLANNING PERMISSION GRANTED subject conditions

B. COUNTY MATTER DEVELOPMENT

C1/17/00470/CM (NY/2017/0155/COU)

**Kiplin Hall Quarry, Kiplin Hall, North
Yorkshire, DL10 6AT**

Decision Notice: 07 July 2018

Change of use of former quarry to a waste recycling facility for the treatment of waste wood by use of mobile plant and machinery, importation and temporary stocking of waste wood and finished products prior to removal off site

PLANNING PERMISSION GRANTED subject conditions

Decision Notice: 01 August 2018

Erection of a Green Energy Facility (6,342 sq. metres) (energy from waste via gasification), office reception building (91 sq. metres), substation & switchroom (39 sq. metres), air cooled condensers (377 sq. metres), installation of a weighbridge, earthworks, 20 car parking spaces, extension to internal access road, landscaping and associated infrastructure, including a local connection via underground cable (340 metres) to the 11kV grid via a proposed substation at land south of Knapton Quarry/Landfill as well as an underground connection (Option 1: 5.26 km and Option 2: 8.25km) to the 66kV grid via the primary substation at Yedingham

PLANNING PERMISSION GRANTED subject conditions

To access the planning application details, consultation responses and a copy of the report and decision notice containing any planning conditions relevant to the development please access the County Council's Online Planning Register at the following web address:
<https://onlineplanningregister.northyorks.gov.uk/register/PlanAppSrch.aspx>

(Please enter the planning application reference number (NY/...) into the 'Application Reference' field).

DAVID BOWE
Corporate Director – Business and Environmental Services

Author of Report: Steph Christon

Background Documents: None

North Yorkshire County Council
Business and Environmental Services
Planning and Regulatory Functions Committee

11 September 2018

Publication by Local Authorities of Information about the handling of Planning Applications

Report of the Corporate Director – Business and Environmental Services

This report outlines the County Council's performance in the handling of 'County Matter' and County Council development planning applications for Quarter 1 (the period 1 April 2018 to 30 June 2018).

Information on Enforcement Cases is attached as an Appendix.

Recommendation: That the reported be noted.

DAVID BOWE
Corporate Director, Business and Environmental Services

Authors of Report: Jo Brownless & Amy Taylor

Background Documents to this Report: Application Files

Information on planning applications can be accessed via the County Council's Online Planning Register at the following web address:

<https://onlineplanningregister.northyorks.gov.uk/register/PlanAppSrch.aspx>

(Please enter the planning application reference number (NY/...) into the 'Application Reference' field).

County Matter' Planning Applications (i.e. Minerals and Waste related applications)

Table 1: 'County Matter' planning applications determined during quarter 1 (the period 1 April to 30 June 2018).

Total number of applications determined		3	
Number of delegated/committee decisions		Delegated: 2	Committee: 1
Speed of decisions			
Under 13 weeks	13- 16 weeks (if major, 13 and if EIA 16 weeks)	Over 13/16 weeks within agreed Extension of Time (EoT)*	Over 13/16 weeks without or outside of agreed EoT
0	0	3	0

*Article 34 of the Town and Country Planning (Development Procedure Order) 2015 provides for authorities to agree with the applicant to determine the planning application beyond the statutory 8/13/16 week period. This is referred to as an agreement for the extension of time (EoT) for the determination of the planning application. In instances where the application is determined within the agreed period the application is counted as satisfying the timeliness requirement.

Table 1a: Performance on 'County Matter' planning applications (NYCC Service Plan target - 60%)

2017/18	Quarter 1 (Apr-Jun)	Quarter 2 (Jul-Sept)	Quarter 3 (Oct-Dec)	Quarter 4 (Jan-Mar)
No. of 'County Matter' applications determined within 13/16 weeks or within agreed Extension of Time (EoT)	100% (No. 3/3)			
No. of 'County Matter' applications determined within 13/16 weeks discounting Extension of Time agreements (EoT)	0% (No. 0/3)			

Table 1b: "Special measures" ** performance on 'County Matter' planning applications

2017/18	Quarter 1	Quarter 2	Quarter 3	Quarter 4
"Special Measures" stat. No. of 'County Matter' applications determined within 13/16 weeks or within agreed Extension of Time (EoT) over rolling two year period	01/07/16 – 30/06/18) 88.9% (No. 24/27)			

** Under section 62A of the TCPA 1990 LPAs making 50% or fewer of decisions on time are at risk of designation ("Special Measures")

County Council's own development' Planning Applications

Table 2: County Council's own development planning applications determined during quarter 1 (the period 1 April to 30 June 2018)

Total number of applications determined		17		
Minor¹/Major²/EIA³		Minor: 17	Major: 0	EIA: 0
Number of delegated/committee decisions		Delegated: 15		Committee: 2
Speed of decisions				
Under 8 weeks	8- 13 weeks (if Major)	13- 16 weeks (if EIA)	Over 8/13/16 weeks within agreed Extension of Time (EoT)	Over 8/13/16 weeks without or outside of agreed EoT
5	3	0	9	0

¹A 'minor' development application is one where the floor space to be built is less than 1,000 square metres or where the site area is less than one hectare.

²A 'major' development application is one where the floor space to be built is more than 1,000 square metres or where the site area is more than one hectare. All minerals and waste related applications fall within the definition of major development.

³An EIA development application is one considered likely to have significant environmental effects and is accompanied by an Environmental Statement.

Table 2a: Performance on County Council's own development minor planning applications (NYCC Service Plan target - 65%)

2017/18	Quarter 1 (Apr-Jun)	Quarter 2 (Jul-Sept)	Quarter 3 (Oct-Dec)	Quarter 4 (Jan-Mar)
No. of County Council's own development minor applications determined within 8 weeks or within agreed Extension of Time (EoT)	100% (No.17/17)			
No. of County Council's own development minor applications determined within 8 weeks discounting Extension of Time agreements (EoT)	52.9% (9/17)			

Table 3: List of all ‘County Matter’ planning applications in hand for more than 13 weeks and awaiting decision as at the end of Q1 i.e. 30 June 2018

Site Address NY application ref. no. (LPA ref. no.)	Proposed Development	Date registered as valid	Delegated or Committee item	Reasons why still in hand	Is an agreed Extension of Time (EoT) in place? Yes/No Expiry Date
Blubberhouses Quarry, Kex Gill NY/2011/0465/73	Variation of condition 2 of planning permission reference C6/105/6A/PA to allow extraction of silica sand and erection of processing plant at the site until 2036	6.12.11	Committee	Additional information was received from applicant company in January of last year and, amongst others, the Highway Authority, responding to consultation, stated their comments were to be held in abeyance awaiting discussions with regard to the ‘corridor of interest’ along the A59. It is understood that further progress is being made with proposals for a major re-alignment of the A59 at Kex Gill and further information is awaited.	No
Darrington Quarry, Darrington Leys, Knottingley NY/2012/0020/73 (C8/40/8AH/PA)	Application to vary condition no's 1, 2, 29, 30, 31 and 32 of Planning Permission C8/40/8AF/PA for a new restoration scheme, retain the existing plant and to extend the time period in which to implement the restoration scheme	20.01.12	Committee	Awaiting revised details.	No
Ripon Quarry, North Stainley, Ripon, North Yorkshire, HG3 3HT NY/2015/0306/ENV (C6/500/277/CMA)	Planning Application accompanied by an Environmental Statement for the variation of condition No's 10 (duration of development), 11 (definition of development), 43 (maintenance) & 44 (landscape and restoration) of Planning Permission Ref. No. C6/500/95B & C2/99/045/0011 for the continuation of sand & gravel extraction for a further 4 years after 31 December 2015 and the submission of a revised restoration scheme	11.11.15	Committee	Committee Report in preparation.	No

Site Address NY application ref. no. (LPA ref. no.)	Proposed Development	Date registered as valid	Delegated or Committee item	Reasons why still in hand	Is an agreed Extension of Time (EoT) in place? Yes/No Expiry Date
Forcett Quarry, East Layton, Richmond, North Yorkshire NY/2016/0042/ENV (C1/16/00174/CM)	variation of condition no's 1 & 15 of planning permission ref. C1/29/15P/CM dated 7 September 2011 to allow the continuation of limestone extraction for a further 10 year period until 31 August 2026	03.03.16	Committee	The application was reported to Committee on 25 th October 2016 Members resolved to grant planning permission subject to prior completion of Legal Agreement. Awaiting completion of Legal Agreement before planning permission is issued. Engrossments circulated for signature.	No - Extension of time until 2 June 2017 agreed further extension to be requested once S106 signed
Womersley Quarry, off Stubbs Lane, Womersley, DN6 9BB NY/2016/0073/ENV (C8/41/107A/PA)	variation of condition No's 1, 2, 3, 5, 6, 14, 18 & 20 of Planning Permission ref. C8/2012/0035/CP dated 4 September 2012 for the continuation of tipping of colliery waste from Kellingley Colliery and soil materials from other locations for a further two years until 13th May 2018, revised tipping materials and revisions to the vehicle route, revised restoration scheme and landscaping	12.05.16	Committee	On 19 December 2017 Planning Committee resolved to grant planning permission subject to the prior completion of a Section 106 agreement	No- until 12 January 2018. Further extension to be requested once S106 signed
Brotherton Quarry, Byram Park, York Road, Knottingley, Brotherton NY/2016/0087/73A (C8/50/0220/PA)	variation of condition No. 6 of Planning Permission Ref. C8/2013/1064/CPO to refer to an updated Dust Monitoring Scheme which removes the requirement to actively monitor for fugitive dust	29.06.16	Delegated	Awaiting completion of a legal agreement.	No – further extension to be requested once S106 signed
Land to the South of Knapton Quarry Landfill Site, Knapton NY/2016/0194/ENV (C3/16/01918/CPO)	erection of a Green Energy Facility (6,342 sq. metres) (energy from waste via gasification), office reception building (91 sq. metres), substation & switchroom (39 sq. metres), air cooled condenser (195 sq. metres), installation of a weighbridge, earthworks, 20 car parking spaces, extension to internal access road, landscaping and	14.11.16	Committee	On 19 December 2017 Planning Committee resolved to grant planning permission subject to the prior completion of a Section 106 agreement	<i>[n.b. the formal Decision Notice was issued on 1st August 2018]</i>

Site Address NY application ref. no. (LPA ref. no.)	Proposed Development	Date registered as valid	Delegated or Committee item	Reasons why still in hand	Is an agreed Extension of Time (EoT) in place? Yes/No Expiry Date
	associated infrastructure, including a local connection via underground cable (340 metres) to the 11kV grid via a proposed substation at land south of Knapton Quarry/Landfill as well as an underground connection (Option 1: 5.26 km and Option 2: 8.25km) to the 66kV grid via the primary substation at Yedingham				
Went Edge Quarry, Went Edge Road, Kirk Smeaton, Selby NY/2016/0185/ENV (C8/2016/1471/CPO)	8 hectare extension to the existing limestone quarry into Area 5 & 6 from the current working Area 4 and east in Area 7 to 20 metres AOD to provide 4.4 million tonnes of limestone and restore the site with engineering fill from the existing waste treatment facility to create 1 in 2.5 slopes against the exposed face	28.11.16	Committee	The application was reported to Committee on 29 August 2017 Members resolved to grant planning permission subject to prior completion of Legal Agreement. Legal Agreement signed and awaiting issue of decision notice.	No – further extension to be requested once S106 signed
Middleton Lodge, Kneeton Lane, Middleton Tyas NY/2016/0220/73	variation of condition No's. 1, 6, 7, 10, 12, 14, 20, 24, 26, 27, 29, 30 & 33 of Planning Permission Ref. No. C1/14/00747/CM which relates to phasing and restoration	18.11.16	Committee	Awaiting further information from the applicant prior to re-consultation and assessment of information submitted and further discussions required.	EoT requested until 2.4.18
Former Stillingfleet Mine Site, Escrick Road, Stillingfleet NY/2016/0251/FUL - C8/999/16U/PA -	change of use of part of the former coal mine site to create a waste transfer for construction and demolition wastes, installation of a weighbridge, a skip storage area, portable amenity cabin (30 sq. metres) and the provision of car parking spaces	1.2.17	Committee	On 11 September 2018 committee agenda	No – to be requested upon confirmation of being placed on committee agenda

Site Address NY application ref. no. (LPA ref. no.)	Proposed Development	Date registered as valid	Delegated or Committee item	Reasons why still in hand	Is an agreed Extension of Time (EoT) in place? Yes/No Expiry Date
High Rails Farm, Ripley, Harrogate, HG3 3DL NY/2016/ 0255/73A - (C6/17/00322/CMA)	Application to vary condition No. 1 of Planning Permission Ref. No. C6/6/93/592/A/CMA for the extension of time for the purpose of crushing and screening for recycling purposes of builder's waste/road sweeper waste for a further 6 years until 17 April 2023	13.1.17	Committee	Further information required from applicant.	No – (to be requested upon confirmation of being placed on committee agenda)
NY/2017/0028/FUL (C8/2017/0515/CPO) Former Kellingley Colliery, Turvers Lane, Kellingley, Selby, WF11 8DT	construction of a road to access the Southmoor Energy Centre (engineering operation)	27.3.17	Delegated	Delegated report in preparation.	
NY/2017/0219/FUL - Land off Weeland Road, Kellingley, WF11 8DN	drilling a borehole, testing of borehole including flaring, erect containerised units, associated plant and equipment, extract mine gas, generate electricity and ancillary operations	18/08/2017	Committee	Committee Report in preparation. County Planning Authority notified of change of Applicant company in August.	EoT requested until 29.1.19
NY/2017/0231/FUL C6/17/04649/CMA) Crossgates Quarry, Brimham Moor Road, Fellbeck,	part retrospective planning application for proposed deposit of 66,000 tonnes of inert materials to achieve restoration of a former quarry by 30 November 2018	18/10/2017	Delegated	Awaiting further ecological and landscape information from the Applicant following consultation response requests.	No – (to be requested upon confirmation of being placed on committee agenda)
NY/2017/0267/ENV - C4/17/02418/CC - land to the west of Raincliffe Grange Farm, Main Street, Seamer	extraction and processing of sand and gravel from new quarry (11.9 hectares) including the construction of a site access road, internal haul road, mobile processing plant, site office, soil storage bunds, lagoons, stockpile area and restoration to agriculture and lake	25/10/2017	Committee	Committee Report in preparation.	Yes but only until 27.4.18. Applicant commissioning additional archaeological studies delayed until September to address Historic England concerns. Further ETA to be

Site Address NY application ref. no. (LPA ref. no.)	Proposed Development	Date registered as valid	Delegated or Committee item	Reasons why still in hand	Is an agreed Extension of Time (EoT) in place? Yes/No Expiry Date
					requested when extra information received.
NY/2017/0267/ENV - C8/2017/1232/CPO - Newthorpe Quarry, Newthorpe, Sherburn in Elmet	variation of condition No. 9 of Planning Permission Ref C8/59/11C/IDO to increase production levels up to 250,000 tonnes per annum	31/10/2017	Delegated	Awaiting sign off of Delegated report.	EoT requested until 17.4.18
NY/2017/0268/ENV - C8/2017/1230/CPO - Newthorpe Quarry, Newthorpe, Sherburn in Elmet	4 hectare northern extension to the existing limestone quarry, erection of site offices/amenity block (74.3 sq. metres), weighbridge, weighbridge	02/11/2017	Delegated	Awaiting further information to be provided.	EoT requested until 11.5.18
NY/2017/0290/73A - C1/17/00850/CM - Melsonby Quarry, Barton, North Yorkshire	variation of condition No. 2 of Planning Permission Ref. C1/93/169B/CM to allow the continuation of the extraction of blockstone for a further period of 15 years until 3 December 2032	24/11/2017	Delegated	Awaiting further information from the applicant regarding Landscape	No – To be requested once further information received.
NY/2017/0305/73A - C8/2017/1335/CPO - Mill Balk Quarry, Mill Balk, Great Heck, North Yorkshire	variation of condition No's 1, 3, 4, 5, 8, 15, 22, 23 & 25 of Planning Permission Ref. C8/43/37A/MR to allow for the continuation of mineral extraction operations and to revise the working, the phasing and the restoration schemes	01/12/2017	Committee	Committee report in preparation.	No – (to be requested upon confirmation of being placed on committee agenda)
NY/2017/0326/ENV - C1/18/00013/CM - Pallett Hill Quarry, Catterick Village, Nr Richmond	variation of condition No's 2, 5 & 8 of Planning Permission Ref. C1/15/250/PA/F dated 7th November 1994 to facilitate an extension to the permitted area of extraction, an amendment to the restoration design and to alter the period for completion of all mineral operations from 31st December 2017 to 31st December	20/12/2017	Committee	Further Environmental Statement - ecology information required	No – (to be requested upon confirmation of being placed on committee agenda)

Site Address NY application ref. no. (LPA ref. no.)	Proposed Development	Date registered as valid	Delegated or Committee item	Reasons why still in hand	Is an agreed Extension of Time (EoT) in place? Yes/No Expiry Date
	2022 and the restoration of the site from 31st December 2018 to 31st December 2023				
NY/2017/0324/73A - C2/18/00147/CCC - Alne Materials Recycling Facility, Forest Lane, Alne,	variation of condition No. 9 of Planning Permission Ref. C2/03/006/0187D for the permanent retention of the site access, existing weighbridge, existing building and hardstanding areas and for use of these as an in-vessel composting facility	16/01/2017	Delegated	Landscaping issues currently being discussed.	No – To be requested once issues have been resolved.
NY/2017/0322/73A - C2/18/00146/CCC - Alne Materials Recycling Facility, Forest Lane, Alne	variation of condition No. 2 of Planning Permission Ref. C2/11/02058/CCC for the permanent retention of the existing office building and parking area for use associated with the proposed in-vessel composting facility	16/01/2017	Delegated	Landscaping issues currently being discussed.	No – To be requested once issues have been resolved.
NY/2018/0009/FUL Old London Road Quarry, Stutton, Tadcaster	extraction of 30,000 tonnes of limestone and importation of 600,000 tonnes of construction waste to complete restoration and export of 300,000 tonnes of secondary aggregate	09/02/2018	Committee		
NY/201/0230/FUL (C3/18/00182/CPO) - The Sand Quarry, West Heslerton Carr, West Heslerton	variation of condition No. 1 of Planning Permission Ref. C3/10/00303/CPO for an extension of time to enable the extraction of the remaining reserves of sand and gravel for a further 10 years until 19 February 2030 with restoration by 31 December 2030	13/02/2018	Delegated	Further information from the applicant tout for re-consultation	No – To be requested once further information received.
NY/2017/0310/FUL - (C8/2018/0374/CPO)W ent Edge Quarry, Went Edge Road, Kirk Smeaton	new access off Went Edge Road (B6474) into Went Edge Quarry to plan traffic movements to quarry and industrial estate	22/03/2018	Delegated	Highways issues currently being resolved. Delegated report in preparation.	No – To be requested once report is complete.

Site Address NY application ref. no. (LPA ref. no.)	Proposed Development	Date registered as valid	Delegated or Committee item	Reasons why still in hand	Is an agreed Extension of Time (EoT) in place? Yes/No Expiry Date
NY/2017/0229/FUL - C3/18/00321/CPO -The Sand Quarry, West Heslerton Carr, West Heslerton, Malton,	0.3 hectare extension of the current working area to the west under land occupied by disused bungalow to extract 39,000 tonnes of building sand and gravel and low level restoration	23/03/2018	Delegated	Further information from the applicant out for re-consultation	No – To be requested once further information received.

* The Development Management Procedure Order 2015 (Part 9, Article 40, Paragraph 13) allows for Local Authorities to “*finally dispose*” of applications for which the statutory period for determination has elapsed and the subsequent period for appealing against non-determination has passed.

Monitoring & Compliance Statistics Report – Quarter 1 (the period 1 April 2018 to 30 June 2018) 2018/2019

Table 1 – Complaints/alleged breaches of planning control received this quarter

Site Address	District	No. of Complaints	Subject of Complaints	Date of receipt of complaint	Action	Resolved ?
County Matters						
Percyfields	Harrogate	8	Breach of conditions in regards to hours of operation and dust	25/05/18 – 30/06/18	Operator contacted and site visited on multiple occasions with no breaches of conditions found. Investigation ongoing.	No
Eggborough Sand Pit	Selby	1	Alleged out of hours operations and mud on the road	1/06/18	Reiterated to operator opening hours who has confirmed issue and has since rectified this. Awaiting highways response regarding mud on road query	Partially
County Council Development						
Friarage School	Scarborough	1	Alleged unauthorised play equipment installed on site	13/06/18	Equipment found not to have planning permission, school advised to submit retrospective planning application.	Partially

Table 2 – Updates on ‘live’ complaints/alleged breaches of planning control received prior to this quarter

Site Address	District	No. of Complaints	Subject of Complaints	Date of receipt of complaint	Action	Resolved?
County Matters						
Whitewall Quarry	Ryedale	7 (2 complainants)	Noise, speed of vehicles and dust on highway	Dates between 06/07/17 & 25/08/17	Speed of vehicles on public highway not a planning matter, referred to Police. Operator reminded to keep public highway leading from site access in a clean condition. Investigations ongoing with regard to noise complaints.	Partially
Former Greens Of Skipton Ltd, Ings Lane, Skipton	Craven	1	Alleged unauthorised processing of waste wood	02/08/17	No further action to be taken by NYCC, Craven DC handling complaint.	Yes
Bean Sheaf Garage	Ryedale	1	Breaching Condition 5 & 6 of decision notice C3/14/00663/CPO storing over 20 end of use vehicles and stacking 3 vehicles high	8/1/18	Operator made aware of breach and planning application forthcoming.	Partially
Green Lane	Hambleton	1	Tractor disposing of ice cream waste/by-product. She said there are tractors taking the waste down a rubble/gravel path into a field,	11/3/18	Investigation ongoing	No

Site Address	District	No. of Complaints	Subject of Complaints	Date of receipt of complaint	Action	Resolved?
County Council Development						
None.						

Table 3 – Number of complaints/alleged breaches of planning control received by quarter

2018/19	Quarter 1 (Apr-Jun)	Quarter 2 (Jul-Sept)	Quarter 3 (Oct-Dec)	Quarter 4 (Jan-Mar)
No. of complaints/alleged breaches of planning control received	10	Cumulative total no.	Cumulative total no.	Cumulative total no.

Table 4 – Number of complaints/alleged breaches of planning control resolved by quarter

2018/19	Quarter 1 (Apr-Jun)	Quarter 2 (Jul-Sept)	Quarter 3 (Oct-Dec)	Quarter 4 (Jan-Mar)
Number of complaints of the total number of 'live' complaints resolved	10% (no. 1/10)	% (no. /)	% (no. /)	% (no. /)
		Cumulative total % (no. /)	Cumulative total % (no. /)	Cumulative total % (no. /)

Table 5 – Number of complaints/alleged breaches of planning control resolved by quarter

2018/19	Quarter 1 (Apr-Jun)	Quarter 2 (Jul-Sept)	Quarter 3 (Oct-Dec)	Quarter 4 (Jan-Mar)
Number of resolved complaints resolved within 20 days of receipt	10% (no. 1/10)	% (no. /)	% (no./)	% (no./)

		Cumulative total % (no. /)	Cumulative total % (no /)	Cumulative total % (no. /)
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Existing Enforcement Issues

Formal Enforcement notices served by the County Council

No notices were served during this period.

Table 6- Monitoring and Compliance Visits undertaken in Quarter 2 (Minerals and Waste Sites only)

Site	District	Date Visited
None.	Richmondshire	19/02/18