

**Officer Update Note
Planning Committee 7th April 2021**

Item 5.1

APPLICATION NUMBER:	2020/0061/FUL	PARISH:	Colton Parish Council
APPLICANT:	Mr Grant Henderson	VALID DATE: EXPIRY DATE:	22nd June 2020 17 th August 2020
PROPOSAL:	Proposed erection of new Dwelling house with associated landscaping including new access to highway (amended plans)		
LOCATION:	Land adjacent to St Pauls Church Main Street Colton		
RECOMMENDATION:	Refuse		

Reference to SP4a) included in error as overridden by Green Belt policy SP3.

Item 5.2

APPLICATION NUMBER:	2020/0467/FUL	PARISH:	Selby Town Council
APPLICANT:	Mr Richard Dykes	VALID DATE: EXPIRY DATE:	3 rd June 2020 1 st December 2020
PROPOSAL:	Demolition of existing bungalow and construction of 5no. two-bedroomed and 2no. one-bedroom dwelling for retirement housing for the elderly, one unit will be a dwelling for a warden		
LOCATION:	The Haven White Street Selby YO8 4BP		
RECOMMENDATION:	Grant		

Correction

Error at paragraph 5.25 which should read: *reduction from nine to eight spaces*

Amended/Additional Conditions

Condition 3. Amended to include points 4 and 5 and additional conditions as follows which relate to bin storage arrangements; lighting, high speed broadband provision and a landscape management plan:

03.No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved details. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. Wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
2. The parking of contractors' site operatives and visitor's vehicles;
3. Areas for storage of plant and materials used in constructing the development clear of the highway;
4. Details of the measures to be taken for the protection of trees; and
5. Construction Environmental Management Plan (CEMP). The Plan shall include details of how noise, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated. The construction of the Development shall be completed in accordance with the approved details.
6. Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity.

16. Notwithstanding the submitted details, prior to the occupation of development details of bin storage shall be submitted to and agreed in writing by the Local Planning Authority. The bin storage shall be constructed in accordance with the approved details prior to the development being brought into beneficial use and thereafter shall be maintained as such.

Reason: To safeguard the rights of control by the Local Planning Authority in the interests of amenity and in order to comply with Policy ENV1 of the Selby District Local Plan.

17. Prior to the commencement of works above foundation level a scheme of proposed lighting within the site shall be submitted to and approved by the Local Planning Authority. Details should include the location and level of illumination. The development shall be constructed in accordance with the approved scheme of lighting.

Reason: In the interests of the resident's safety.

18. No development shall take place until details of measures to facilitate the provision of high-speed broadband for the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to occupation of each dwelling.

Reason: In the interests of providing a sustainable form of development and in order to ensure compliance with paragraph 112 of the National Planning Policy Framework and Core Strategy Policy SP12.

19. Before the development is first occupied or brought into use a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure appropriate management and maintenance of all landscaped areas in the interests of visual amenity and in order to comply with Policy SP19 of the CS and Policy ENV1 of Selby District Local Plan.

Item 5.3

APPLICATION NUMBER:	2020/1263/FUL	PARISH:	Selby Town Council
APPLICANT:	Mr Timothy Baldwin	VALID DATE: EXPIRY DATE:	25th November 2020 20th January 2021
PROPOSAL:	Continued use of ground and first floor cafe (being a variation to the opening hours)		
LOCATION:	The New Little Coffee Shop 8 Brook Street Selby YO8 4AR		
RECOMMENDATION:	Grant		

Additional Information

Extraction:

The applicant supplied details of the extraction system i.e. Jetline -100 and the location of the ducting and outlet position. This was difficult to assess given we do not have layout plans of the premises.

Env Health officer revised response:

When considering the potential for noise impact, we need to consider whether or not the outlet with a sound power level of 55dB(A) will exceed existing background sound levels at the adjacent residential façade, say 2 metres for arguments sake.

There is uncertainty regarding existing background levels in the evening, but my best guess would be somewhere between 40 and 50dB $L_{A90,1hr}$ based on data within application 2017/0777/FUL (Residential Noise Survey, Appendix E) and [Defra predicted noise mapping](#).

A sound power level of 55dB(A) will generate around 41dB(A) at 2 metres taking into account reflection; therefore, I do not envisage significant noise impact from the outlet. However, in view of the uncertainty regarding existing background levels, it would be reasonable to recommend the following condition should permission be granted, which will also provide a safety net if the ventilation scheme needs to change in the future:

1. The cumulative level of sound associated with the proposed development, when determined externally under free-field conditions, shall not exceed the representative background sound level at nearby sensitive receptors. All noise measurement/predictions and assessments made to determine compliance shall be made in accordance with British Standard 4142: 2014: Methods for rating and assessing industrial and commercial sound, and/or its subsequent amendments.

Report correction:

The premises are surrounded by 5 residential properties not 3 i.e.:

No.6 x2 First floor flats.

No 8a, first floor flat above the shop

No 8b – flat to rear.

No 10 - Residential dwelling.

Item 5.5.

APPLICATION NUMBER:	2020/1325/FUL	PARISH:	Cliffe Parish Council
APPLICANT:	Condor Projects Ltd	VALID DATE: EXPIRY DATE:	9 th December 2020 9 th April 2021
PROPOSAL:	Erection of new hangar		
LOCATION:	Birchwood Lodge Market Weighton Road Barlby Selby North Yorkshire YO8 5LE		
RECOMMENDATION:	APPROVE		

Since the Officers Report was written one additional letter of representation has been received. This raises concerns for the following:

- The height of the proposed hangar building
- Views of the hangar from neighbouring properties
- The storage of a huge troop carrier aircraft will attract people causing more noise, traffic, pollution, congestion, loss of privacy, loss of amenities, loss of ambiance and invasion of human rights.
- Previous permissions have turned the site into a heavy industrial area
- Breaches of previous planning permissions
- Objections from the IDB

It is noted that since the officer report was written the IDB had re objected to the proposals. However, following discussions with the IDB and the agent it is confirmed that the building will be a sufficient 3 metre distance away from the water course to the north. A further plan has also been provided to demonstrate this. Therefore, the IDB have provided updated comments raising no objections subject to a condition relating to the submission and agreement of surface water drainage works. Please note that this condition is already included within the officer report at condition 6. Furthermore, condition 2 which relates to the plans and drawings will be updated to incorporate and condition this plan, as follows:

07. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below:

- Location Plan – 20-126 S-002 01
- Proposed Site Plan - 20-126 P-002 03
- Proposed Plans and Elevations – 20-1126 P-001 02

Reason: For the avoidance of doubt.

Overall, the above additional information does not change the assessment made.

