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Officer Update Note

Selby and Ainsty Area Planning Committee – 13th May 2026

For information

The Town and Country Planning (Consultation) (England) Direction 2026 (made 31 March 2026)

Members are asked to note that the above Ministerial Direction came into force on 11 May 2026.

The Direction requires that where a local planning authority is minded to refuse planning permission for any development for 150 dwellings or more, the authority must consult the Secretary of State before issuing the decision notice.

The consultation gives the Secretary of State the opportunity to decide whether to call in the application under section 77 of The Town and Country Planning Act.

This applies to planning applications not determined before 11th May 2026.

Amendments to committee items

Item 4 – 2023/0030/FULM - Residential development of 204 residential dwellings at Land Off Mill Lane, Brayton, Selby

Condition 10

Re-word to condition 10 (point 1) to align with the recommended condition from Highways, to read as follows (amended wording in bold):

10. The following schemes of off-site highway mitigation measures must be completed as indicated below:

- New footway at Mill Lane between the main site entrance and the existing footway at 2 Mill Lane **prior to occupation of the first dwelling.**

Item 5 – ZG2025/0070/OUT – Demolition of units 1 to 5 of Selby Business Centre to facilitate the future redevelopment in connection with the Selby Station Gateway Scheme at Unit 3, Selby Business Park, Station Road, Selby

Historic England Consultation

It has come to the attention of officers that this application relates to the demolition of an unlisted building within the Selby Town Conservation Area and therefore constitutes “relevant demolition” for the purposes of Regulation 4A of the Town and

Country Planning General Regulations 1992, as amended by Regulation 2 of the Town and Country Planning General (Amendment) (England) Regulations 2015.

The regulations require that, where an application relates solely to relevant demolition, the Local Planning Authority must notify Historic England of the application, providing details of the site, the nature of the proposed works, and allowing a minimum 21-day period for representations to be made.

Historic England was formally notified of the application on 6 May 2026. The statutory consultation period therefore expires on 28 May 2026, taking account of the bank holiday on 25 May 2026.

It is noted for members' information that Historic England raised no objections to the previously approved Selby Station gateway redevelopment scheme approved under application reference 2022/0031/EIA, which included the demolition of this building. That permission has since lapsed, and a replacement full planning application is currently pending under application reference ZG2026/0253/FUL.

Recommendation Update

To ensure full compliance with statutory consultation requirements, officers recommended that the Committee resolution be amended such that:

If members are minded to grant the application, planning permission be delegated to the Head of Development Management for approval, subject to:

- The expiry of the 21-day Historic England consultation period on 28 May 2026 without objection or adverse comments being received; and
- The conditions set out in the officer report.

Should Historic England submit comments within the consultation period, these will be reviewed by officers and, where necessary, referred back to Members.