

Officer Update Note
Selby and Ainsty Area Constituency Planning Committee – 10 May 2023

Item 4

APPLICATION NUMBER:	2022/1483/OUTM	PARISH:	Gateforth Parish Council
APPLICANT:	Sherwood Brothers Ltd	VALID DATE: EXPIRY DATE:	19 th December 2022 26 th May 2023
PROPOSAL:	Outline planning application including access, with all other matters reserved for erection of up to 110 residential dwellings		
LOCATION:	Land At Field Lane Thorpe Willoughby Selby North Yorkshire		
RECOMMENDATION:	Planning Permission be REFUSED		

Since the report was drafted, four further letters of objection have been received. They raise the same issues found in the report and do not change the recommendation.

Item 5

APPLICATION NUMBER:	2022/1410/OUTM	PARISH:	Brayton Parish Council
APPLICANT:	Middlebrook Family, Stanley Middlebrook Trust & Gladman Dev	VALID DATE: EXPIRY DATE:	1 st December 2022 17 th May 2023
PROPOSAL:	Outline application for the erection of up to 95 dwellings, including affordable housing, public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access point from Barff Lane including access (all other matters reserved)		
LOCATION:	Land Adjacent St Wilfrids Drive Barff Lane Brayton Selby North Yorkshire		
RECOMMENDATION:	Planning Permission be REFUSED		

Additional Representation:

1 additional representation has been received objecting to the proposal, no new grounds are raised.

Further information submitted:

Archaeology

A Geophysical Survey has been submitted and assessed by NYCs Archaeologist. The survey is acceptable and there is no objection to the proposal and a condition to secure archaeological recording should be applied to any planning consent.

As there is no longer an objection to the proposal on heritage grounds, Reason iii (on page 75) is deleted.

Highways

The applicant has submitted a Highways Technical Note, updated Travel Plan and revised site access plan in response to comments raised by the Highway Officer dated 27th April 2023. The Highway Officer has considered submitted documents and advises that there is no longer a highway objection to the proposal and lists conditions (including provision of engineering drawings, access/road/footway construction, visibility splay provision and Construction Management Plan) to be attached to any planning permission. A Section 106 agreement is also required to secure the following:

- upgrade of cycle routes across Selby
- upgrading the PROW to the south of the site
- provision of bus shelter to east of site on Barff Lane

As there is no longer an objection to the proposal on highways grounds, Reason iv (on page 25) is deleted.

The remaining reasons are re-numbered i-iv.

Item 6

APPLICATION NUMBER:	2023/0095/HPA	PARISH:	Brayton Parish Council
APPLICANT:	Mr Mark Oliver	VALID DATE: EXPIRY DATE:	127 th January 2023 24 th March 2023
PROPOSAL:	Raise height of existing roof to create additional accommodation, single dormer window to rear and roof lights to front, and single dormer window to the front.		
LOCATION:	26 Merlin Way Brayton Selby North Yorkshire YO8 9SB		
RECOMMENDATION:	Planning Permission be Granted		

Since the report was drafted there has been an additional application ZG2023/0387/CPD for a Lawful development certificate for a proposed dormer to rear.

There has also been a further representation that has been sent directly to Councillors with additional info to support a previous objection. This raises similar issues found in the report and mentions the additional application subsequently submitted but does not change the recommendation.