

Officer Update Note
Selby and Ainsty Area Constituency Planning Committee – 14 June 2023

Item 5

PROPOSAL:	Outline planning application with all matters reserved except for means of access for storage and distribution use including vehicle service workshop.
LOCATION:	Land adjacent to A19 Roundabout, Selby Bypass 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. This does not change the recommendation.

Item 6

PROPOSAL:	Erection of up to 82 dwellings, including associated landscaping, public open space, and the formation of a new vehicle access off Wheatfields Walk
LOCATION:	Land Off Wheatfields Walk Riccall Selby
RECOMMENDATION:	Planning Permission be REFUSED

Representations:

Members will note that the committee report contains representations from a wide geographical area.

Two additional letters of objection have been received from residents noting the proposed woodland is only 6m from an objector's dwelling which would cause problems for getting insurance and may cause damage to the neighbouring property.

Riccall Lands Charity, owner of the adjacent allotments, writes in objection. It considers encircling the allotments with development will reduce pollinators, and clean air which allotment holders have enjoyed for many years. It also owns the field to the south of the application site and has spent its resources changing it into a wood meadow with wildlife ponds. Wildlife may struggle to establish if encircled by development. Many trees have been planted and paths created for residents wellbeing. Building new houses along two sides of this important open space will adversely impact its value to the community. Having housing near to planted trees is not ideal. Other issues are raised which are already found in the report.

Request for deferral:

Furthermore, the planning agent formally requests that the application is deferred to a subsequent meeting to allow the recommended reasons for refusal that are technical in nature, namely reasons 2 to 9 inclusive, to be addressed before bringing the application back with a reason for refusal based on the principle of development. The agent says that if permission is refused, they would immediately re-apply for planning permission which is not an appropriate use of Council resources. They ask for the opportunity to agree an extension of time, submit amended plans in an agreed timescale (could be simply weeks) and enable this application to be reported to committee in a few months' time.

These representations do not change the recommendation before committee.