

# North Yorkshire Council

## Selby and Ainsty Area Constituency Committee

19 January 2024

### Tadcaster Central Area Car Park Petition

#### Report of the Corporate Director for Community Development

#### 1.0 PURPOSE OF REPORT

- 1.1 To provide the Committee background in relation to the Petition submitted to the Council by Mr P Tunney in relation to the Central Area Car Park, Tadcaster.

#### 2.0 BACKGROUND

- 2.1 Selby District Council received a petition submitted by Mr Patrick Tunney on 27 September 2022. The petition was passed to Officers to deal with as part of the Local Plan process. The petition was re-submitted to North Yorkshire Council on 8 September 2023 and in accordance with the Council's petition procedure must be debated by this Committee.
- 2.2 The covering note submitted by Mr Tunney explains that, "the purpose of the petition is to remind Selby Council and the elected representatives of Tadcaster's residents of the strength of public feeling on this matter and urge the Council to remove the proposal to build an underground car park as an alternative to replacing the Central Car Park with housing from the Local Plan".
- 2.3 The petition includes 3100 names of people who have signed stating that they "disagree with the plan to build houses on the Centre Car Park in Tadcaster and urge Selby District Council to remove this proposal as a preferred option from the Selby District Plan". Although there are no dates on the hard copy of the petition it is understood that it was carried out in late 2021 at the same time as the electronic version. This means that the petition was undertaken prior to the public consultation on the Selby District Council Publication Local Plan.
- 2.4 Consultation on the Selby District Council Publication Local Plan took place between August and October 2022. The continued progression of the Local Plan was approved by North Yorkshire Council at a meeting of the Council in February 2023
- 2.5 The Selby District Council Publication Local Plan proposes the heritage-led regeneration of Tadcaster focusing on sites within the built-up area to provide approximately 372 dwellings up to 2040. There are a number of vacant and derelict properties in the town centre and the approach set out in the emerging Local Plan seeks act as a catalyst to bring them back into use to improve the town centre environment and provide housing stock for about another 30 dwellings.
- 2.6 A key element of the proposals is the re-development of the North Yorkshire Council owned Central Area Car Park, to return it to town centre residential use, based on its historical footprint. The Local Plan is very clear that the Council will not dispose of this asset unless a like-for-like alternative car parking is provided elsewhere in the town. It is proposed that the replacement parking is to be provided through the creation of a new underground car park beneath a new town green which is directly adjacent to the existing Central Area Car Park.

- 2.7 The predominant landowner in the town is Samuel Smith Old Brewery (Tadcaster) (SSOBT), and they own the remainder of the proposed housing allocations and the vacant properties as well as other land and property. SSOBT have submitted their proposed housing sites as part of the public call-for-sites and submitted strongly supportive comments at Publication stage for the allocated sites and wider regeneration ambitions in the emerging Local Plan.
- 2.8 Although there is clearly a high number of signatories on the petition it is not clear whether they were presented with all the details about the development proposals as set out in the Publication Local Plan which clarifies that there will be no loss of the Central Area Car Park without the requirement for like for like replacement car parking provision.

### **3.0 CONSULTATION UNDERTAKEN AND RESPONSES**

- 3.1 A total of five responses were received in relation to the site allocation policy for the Central Area site, one of which was support from SSOBT. Two comments were raised by alternative land promoters that the site was not suitable or deliverable. Historic England requested additional wording in the policy to avoid or mitigate harm to heritage assets. The Town Council were supportive in principle but had concerns about its feasibility and delivery.
- 3.2 As part of the consultation a consultation drop in session was held at the Barn, Tadcaster on 20 September 2022 between 3pm and 7pm. A total of 23 people attended the event, with the majority of people supporting the proposals in principle but sceptical about the delivery.
- 3.3 A report on the progression of the Selby Local Plan is also included on the agenda for this meeting. The Revised Publication Local Plan proposed for consultation in the Spring seeks to address issues raised through the consultation on the Publication Local Plan 2022. Once the Local Plan is submitted to the Secretary of State it will be subject to Examination in Public, where any outstanding issues relating to the deliverability and viability of sites will be scrutinised.

#### **21.0 RECOMMENDATION**

A decision on how to respond to the petition to be agreed at the meeting. Councillors may decide:

- to take the action the petition requests
- not to take the action requested for reasons put forward in the debate
- to commission further investigation into the matter, for example by a relevant committee
- where the issue is one on which the council executive are required to make the final decision, the committee will decide whether to make recommendations to inform that decision

#### **APPENDICES:**

Appendix A – Extract from Selby District Local Plan Publication Version (2022) – Site Allocation TADC- H, Chapel Street, Central Area Car Park

#### **BACKGROUND DOCUMENTS:**

Nic Harne  
Corporate Director – Community Development  
County Hall  
Northallerton  
19 January 2024

Report Author – Caroline Skelly Planning Policy Manager (Selby)  
Presenter of Report – Caroline Skelly, Planning Policy Manager (Selby)

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.

***PLEASE ALSO NOTE THAT IF ANY REPORTS / APPENDICES INCLUDE SIGNATURES THESE MUST BE REMOVED / DELETED PRIOR TO SENDING REPORTS / APPENDICES TO DEMOCRATIC SERVICES. Appendices should include an Equality Impact Assessment and a Climate Impact Assessment where appropriate***