

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

Core Strategy policy SP9 is clear that for sites of 10 dwellings or more *“commuted sums [to satisfy the need for affordable housing] will not normally be accepted unless there are clear benefits to the community or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.”*

An independent review of the applicant’s viability appraisal in this case indicates that the development could afford a contribution of £46K towards affordable housing which could probably translate into a single 2-bedroom intermediate / shared ownership unit being provided within the scheme. The applicants have not contested that conclusion, but still wish to deal with the obligation via a commuted sum. They argue that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management/maintenance. This is not an argument that would satisfy the exceptions in the policy.

Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

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The Council's Rural Housing Enabler shares that view and more recently the Council's Housing and Regeneration Manager has explored the issue further with Selby and District Housing Trust, in order to obtain a view directly from an active registered provider. And, as a consequence of those discussions, he has concluded that:

*"Whilst there is a need to provide affordable housing in Thorpe Willoughby it is not sustainable for the Trust to manage a single unit but a commuted sum would make a valuable contribution to the provision of affordable housing on other sites."*

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It is important that the thrust of Policy SP9 towards the on-site provision of affordable housing on larger sites is not compromised; it is an important component of the Council's drive to deliver affordable housing across the District. However, there will be occasions where, as in this case, material considerations indicate that, exceptionally, the policy objective would be best served by pursuing a different approach.

### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

#### Changes to the Drawings

- New plans are materially the same as the old ones
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**Process**

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Church Fenton Parish Council comments:

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**4.18** Confirmation received in the Amended **site layout plan REV P** shows the distance from plot 5 to the red edge boundary to be 2.5m.

**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

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CFA/447/01/006 Rev A	Proposed House Type E
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CFA/447/01/009 Rev B	Proposed Barns

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LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

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LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

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Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

To reflect this change in proposed drawings, recommended Condition 2 would be amended to read:

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

CFA/447/01/002 Rev H	Application Site Plan
CFA/447/01/003 Rev C	Proposed House Type B
CFA/447/01/004C Rev C	Proposed House Type C
CFA/447/01/005C Rev C	Proposed garages and cart sheds
CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

Core Strategy policy SP9 is clear that for sites of 10 dwellings or more *“commuted sums [to satisfy the need for affordable housing] will not normally be accepted unless there are clear benefits to the community or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.”*

An independent review of the applicant’s viability appraisal in this case indicates that the development could afford a contribution of £46K towards affordable housing which could probably translate into a single 2-bedroom intermediate / shared ownership unit being provided within the scheme. The applicants have not contested that conclusion, but still wish to deal with the obligation via a commuted sum. They argue that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management/maintenance. This is not an argument that would satisfy the exceptions in the policy.

Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

The Government’s Planning Practice Guidance defines a material planning consideration as *“one which is relevant to making the planning decision in question.”* It also states that *“The scope of what can constitute a material consideration is very wide ...”*

The potential impracticality of meeting the policy requirements is clearly a material consideration; it is directly relevant to the decision Members have to make. The larger schemes identified by Policy SP9 (10 or more units) would, subject to viability, deliver a minimum of four units of affordable housing, which brings economies of scale to both construction and future management/maintenance. Where, as in this case, that minimum is justifiably reduced for viability reasons those economies of scale diminish.

The Council's Rural Housing Enabler shares that view and more recently the Council's Housing and Regeneration Manager has explored the issue further with Selby and District Housing Trust, in order to obtain a view directly from an active registered provider. And, as a consequence of those discussions, he has concluded that:

*"Whilst there is a need to provide affordable housing in Thorpe Willoughby it is not sustainable for the Trust to manage a single unit but a commuted sum would make a valuable contribution to the provision of affordable housing on other sites."*

During the Core Strategy plan period to the present day (01/04/2011-05/12/2017) Thorpe Willoughby has seen significant provision of affordable dwellings with 69 built and another 102 with permission. A commuted sum in this case will provide opportunities to further strengthen and balance the local housing market.

It is important that the thrust of Policy SP9 towards the on-site provision of affordable housing on larger sites is not compromised; it is an important component of the Council's drive to deliver affordable housing across the District. However, there will be occasions where, as in this case, material considerations indicate that, exceptionally, the policy objective would be best served by pursuing a different approach.

### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

#### Changes to the Drawings

- New plans are materially the same as the old ones
- Only move building 40cm from 7 Fieldside Court
- Boundary on the amended drawings are incorrect and it needs moving (15 Fieldside Court)
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**Process**

- No published comments of the Committee from the meeting on the 8<sup>th</sup> November and therefore residents not advised of the concerns of committee which inform the latest revision
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- Not all my correspondence with the Officer available to view on the Public Access

Church Fenton Parish Council comments:

“The revised plans for this application were considered by Church Fenton Parish Council on 23rd November 2017. The Parish Council consider that these minor revisions completely fail to address the inadequacies of this proposal, notably over-development, poor provision for car parking, and impact on the residential amenity of neighbouring properties. The Council is concerned that an application that is so contrary to the approved Village Design Statement is being subject to consultations on minor amendments when a major rethink is required, particularly as the principles of the Design Statement have been supported through consultations for the emerging Neighbourhood Plan. Perhaps a clear refusal would encourage the submission of a more suitable proposal”.

**4.18** Confirmation received in the Amended **site layout plan REV P** shows the distance from plot 5 to the red edge boundary to be 2.5m.

**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

To reflect this change in proposed drawings, recommended Condition 2 would be amended to read:

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

CFA/447/01/002 Rev H	Application Site Plan
CFA/447/01/003 Rev C	Proposed House Type B
CFA/447/01/004C Rev C	Proposed House Type C
CFA/447/01/005C Rev C	Proposed garages and cart sheds
CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

Core Strategy policy SP9 is clear that for sites of 10 dwellings or more *“commuted sums [to satisfy the need for affordable housing] will not normally be accepted unless there are clear benefits to the community or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.”*

An independent review of the applicant’s viability appraisal in this case indicates that the development could afford a contribution of £46K towards affordable housing which could probably translate into a single 2-bedroom intermediate / shared ownership unit being provided within the scheme. The applicants have not contested that conclusion, but still wish to deal with the obligation via a commuted sum. They argue that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management/maintenance. This is not an argument that would satisfy the exceptions in the policy.

Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

The Government’s Planning Practice Guidance defines a material planning consideration as *“one which is relevant to making the planning decision in question.”* It also states that *“The scope of what can constitute a material consideration is very wide ...”*

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The Council's Rural Housing Enabler shares that view and more recently the Council's Housing and Regeneration Manager has explored the issue further with Selby and District Housing Trust, in order to obtain a view directly from an active registered provider. And, as a consequence of those discussions, he has concluded that:

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It is important that the thrust of Policy SP9 towards the on-site provision of affordable housing on larger sites is not compromised; it is an important component of the Council's drive to deliver affordable housing across the District. However, there will be occasions where, as in this case, material considerations indicate that, exceptionally, the policy objective would be best served by pursuing a different approach.

### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

#### Changes to the Drawings

- New plans are materially the same as the old ones
- Only move building 40cm from 7 Fieldside Court
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**Process**

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Church Fenton Parish Council comments:

“The revised plans for this application were considered by Church Fenton Parish Council on 23rd November 2017. The Parish Council consider that these minor revisions completely fail to address the inadequacies of this proposal, notably over-development, poor provision for car parking, and impact on the residential amenity of neighbouring properties. The Council is concerned that an application that is so contrary to the approved Village Design Statement is being subject to consultations on minor amendments when a major rethink is required, particularly as the principles of the Design Statement have been supported through consultations for the emerging Neighbourhood Plan. Perhaps a clear refusal would encourage the submission of a more suitable proposal”.

**4.18** Confirmation received in the Amended **site layout plan REV P** shows the distance from plot 5 to the red edge boundary to be 2.5m.

**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

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CFA/447/01/004C Rev C	Proposed House Type C
CFA/447/01/005C Rev C	Proposed garages and cart sheds
CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

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APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
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PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

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#### Changes to the Drawings

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PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

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Reason: For the avoidance of doubt.

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## Officer Update Note

### Planning Committee 6 December 2017

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APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

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### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

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- Do not change the fact that 17 Fieldside Court will be grossly overshadowed
- Made little improvements on the approach to the development of the site.

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**Process**

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**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

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CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

Core Strategy policy SP9 is clear that for sites of 10 dwellings or more *“commuted sums [to satisfy the need for affordable housing] will not normally be accepted unless there are clear benefits to the community or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.”*

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Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

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The Council's Rural Housing Enabler shares that view and more recently the Council's Housing and Regeneration Manager has explored the issue further with Selby and District Housing Trust, in order to obtain a view directly from an active registered provider. And, as a consequence of those discussions, he has concluded that:

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### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

#### Changes to the Drawings

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**7.0 Recommendation**

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**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

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CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

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### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

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**Item 6.4**

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APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

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APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

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CFA/447/01/009 Rev B	Proposed Barns

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## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

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LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

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LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

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LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

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### Planning Committee 6 December 2017

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### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

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- Only move building 40cm from 7 Fieldside Court
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**Process**

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**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

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CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

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An independent review of the applicant’s viability appraisal in this case indicates that the development could afford a contribution of £46K towards affordable housing which could probably translate into a single 2-bedroom intermediate / shared ownership unit being provided within the scheme. The applicants have not contested that conclusion, but still wish to deal with the obligation via a commuted sum. They argue that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management/maintenance. This is not an argument that would satisfy the exceptions in the policy.

Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

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### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

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**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

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CFA/447/01/006 Rev A	Proposed House Type E
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CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

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APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

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LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

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PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

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## Officer Update Note

### Planning Committee 6 December 2017

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LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

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### Planning Committee 6 December 2017

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APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

Core Strategy policy SP9 is clear that for sites of 10 dwellings or more *“commuted sums [to satisfy the need for affordable housing] will not normally be accepted unless there are clear benefits to the community or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.”*

An independent review of the applicant’s viability appraisal in this case indicates that the development could afford a contribution of £46K towards affordable housing which could probably translate into a single 2-bedroom intermediate / shared ownership unit being provided within the scheme. The applicants have not contested that conclusion, but still wish to deal with the obligation via a commuted sum. They argue that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management/maintenance. This is not an argument that would satisfy the exceptions in the policy.

Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

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### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

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**Process**

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**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

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CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

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#### Site constraints and policy context

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### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

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Condition 1 (plans list) to include the amended site layout plan REV P.

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APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
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PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

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APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

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CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

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### Planning Committee 6 December 2017

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Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

To reflect this change in proposed drawings, recommended Condition 2 would be amended to read:

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

CFA/447/01/002 Rev H	Application Site Plan
CFA/447/01/003 Rev C	Proposed House Type B
CFA/447/01/004C Rev C	Proposed House Type C
CFA/447/01/005C Rev C	Proposed garages and cart sheds
CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

Core Strategy policy SP9 is clear that for sites of 10 dwellings or more *“commuted sums [to satisfy the need for affordable housing] will not normally be accepted unless there are clear benefits to the community or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.”*

An independent review of the applicant’s viability appraisal in this case indicates that the development could afford a contribution of £46K towards affordable housing which could probably translate into a single 2-bedroom intermediate / shared ownership unit being provided within the scheme. The applicants have not contested that conclusion, but still wish to deal with the obligation via a commuted sum. They argue that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management/maintenance. This is not an argument that would satisfy the exceptions in the policy.

Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

The Government’s Planning Practice Guidance defines a material planning consideration as *“one which is relevant to making the planning decision in question.”* It also states that *“The scope of what can constitute a material consideration is very wide ...”*

The potential impracticality of meeting the policy requirements is clearly a material consideration; it is directly relevant to the decision Members have to make. The larger schemes identified by Policy SP9 (10 or more units) would, subject to viability, deliver a minimum of four units of affordable housing, which brings economies of scale to both construction and future management/maintenance. Where, as in this case, that minimum is justifiably reduced for viability reasons those economies of scale diminish.

The Council's Rural Housing Enabler shares that view and more recently the Council's Housing and Regeneration Manager has explored the issue further with Selby and District Housing Trust, in order to obtain a view directly from an active registered provider. And, as a consequence of those discussions, he has concluded that:

*"Whilst there is a need to provide affordable housing in Thorpe Willoughby it is not sustainable for the Trust to manage a single unit but a commuted sum would make a valuable contribution to the provision of affordable housing on other sites."*

During the Core Strategy plan period to the present day (01/04/2011-05/12/2017) Thorpe Willoughby has seen significant provision of affordable dwellings with 69 built and another 102 with permission. A commuted sum in this case will provide opportunities to further strengthen and balance the local housing market.

It is important that the thrust of Policy SP9 towards the on-site provision of affordable housing on larger sites is not compromised; it is an important component of the Council's drive to deliver affordable housing across the District. However, there will be occasions where, as in this case, material considerations indicate that, exceptionally, the policy objective would be best served by pursuing a different approach.

### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

#### Changes to the Drawings

- New plans are materially the same as the old ones
- Only move building 40cm from 7 Fieldside Court
- Boundary on the amended drawings are incorrect and it needs moving (15 Fieldside Court)
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- Do not change the fact that 17 Fieldside Court will be grossly overshadowed
- Made little improvements on the approach to the development of the site.

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**Process**

- No published comments of the Committee from the meeting on the 8<sup>th</sup> November and therefore residents not advised of the concerns of committee which inform the latest revision
- Suspicious that the Architect changed the plans so quickly after the committee meeting
- Not all my correspondence with the Officer available to view on the Public Access

Church Fenton Parish Council comments:

“The revised plans for this application were considered by Church Fenton Parish Council on 23rd November 2017. The Parish Council consider that these minor revisions completely fail to address the inadequacies of this proposal, notably over-development, poor provision for car parking, and impact on the residential amenity of neighbouring properties. The Council is concerned that an application that is so contrary to the approved Village Design Statement is being subject to consultations on minor amendments when a major rethink is required, particularly as the principles of the Design Statement have been supported through consultations for the emerging Neighbourhood Plan. Perhaps a clear refusal would encourage the submission of a more suitable proposal”.

**4.18** Confirmation received in the Amended **site layout plan REV P** shows the distance from plot 5 to the red edge boundary to be 2.5m.

**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

To reflect this change in proposed drawings, recommended Condition 2 would be amended to read:

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

CFA/447/01/002 Rev H	Application Site Plan
CFA/447/01/003 Rev C	Proposed House Type B
CFA/447/01/004C Rev C	Proposed House Type C
CFA/447/01/005C Rev C	Proposed garages and cart sheds
CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

Core Strategy policy SP9 is clear that for sites of 10 dwellings or more *“commuted sums [to satisfy the need for affordable housing] will not normally be accepted unless there are clear benefits to the community or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.”*

An independent review of the applicant’s viability appraisal in this case indicates that the development could afford a contribution of £46K towards affordable housing which could probably translate into a single 2-bedroom intermediate / shared ownership unit being provided within the scheme. The applicants have not contested that conclusion, but still wish to deal with the obligation via a commuted sum. They argue that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management/maintenance. This is not an argument that would satisfy the exceptions in the policy.

Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

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The Council's Rural Housing Enabler shares that view and more recently the Council's Housing and Regeneration Manager has explored the issue further with Selby and District Housing Trust, in order to obtain a view directly from an active registered provider. And, as a consequence of those discussions, he has concluded that:

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It is important that the thrust of Policy SP9 towards the on-site provision of affordable housing on larger sites is not compromised; it is an important component of the Council's drive to deliver affordable housing across the District. However, there will be occasions where, as in this case, material considerations indicate that, exceptionally, the policy objective would be best served by pursuing a different approach.

### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

#### Changes to the Drawings

- New plans are materially the same as the old ones
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**Process**

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Church Fenton Parish Council comments:

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**4.18** Confirmation received in the Amended **site layout plan REV P** shows the distance from plot 5 to the red edge boundary to be 2.5m.

**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

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CFA/447/01/004C Rev C	Proposed House Type C
CFA/447/01/005C Rev C	Proposed garages and cart sheds
CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

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APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
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PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

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PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

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Reason: For the avoidance of doubt.

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## Officer Update Note

### Planning Committee 6 December 2017

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APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

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### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
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PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

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- Failed to take account of the concerns raised by residents

**Process**

- No published comments of the Committee from the meeting on the 8<sup>th</sup> November and therefore residents not advised of the concerns of committee which inform the latest revision
- Suspicious that the Architect changed the plans so quickly after the committee meeting
- Not all my correspondence with the Officer available to view on the Public Access

Church Fenton Parish Council comments:

“The revised plans for this application were considered by Church Fenton Parish Council on 23rd November 2017. The Parish Council consider that these minor revisions completely fail to address the inadequacies of this proposal, notably over-development, poor provision for car parking, and impact on the residential amenity of neighbouring properties. The Council is concerned that an application that is so contrary to the approved Village Design Statement is being subject to consultations on minor amendments when a major rethink is required, particularly as the principles of the Design Statement have been supported through consultations for the emerging Neighbourhood Plan. Perhaps a clear refusal would encourage the submission of a more suitable proposal”.

**4.18** Confirmation received in the Amended **site layout plan REV P** shows the distance from plot 5 to the red edge boundary to be 2.5m.

**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

To reflect this change in proposed drawings, recommended Condition 2 would be amended to read:

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

CFA/447/01/002 Rev H	Application Site Plan
CFA/447/01/003 Rev C	Proposed House Type B
CFA/447/01/004C Rev C	Proposed House Type C
CFA/447/01/005C Rev C	Proposed garages and cart sheds
CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

#### Item 6.2

APPLICATION NUMBER:	2017/0820/FULM	PARISH:	Thorpe Willoughby Parish Council
APPLICANT:	North Yorkshire Development Ltd	VALID DATE: EXPIRY DATE:	24th August 2017 23rd November 2017
PROPOSAL:	Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access		
LOCATION:	Hollygarth 17 Holly Grove Thorpe Willoughby Selby North Yorkshire YO8 9LY		

#### Site constraints and policy context

The reference to Local Plan policy ENV18 in section 3.6 is incorrect; it is not a saved policy. And none of the trees within or immediately surrounding the site is subject to a TPO.

#### Affordable housing

The section in the report dealing with affordable housing (paragraphs 4.6 – 4.9) needs some clarification.

Core Strategy policy SP9 is clear that for sites of 10 dwellings or more *“commuted sums [to satisfy the need for affordable housing] will not normally be accepted unless there are clear benefits to the community or delivering a balanced housing market by re-locating all or part of the affordable housing contribution.”*

An independent review of the applicant’s viability appraisal in this case indicates that the development could afford a contribution of £46K towards affordable housing which could probably translate into a single 2-bedroom intermediate / shared ownership unit being provided within the scheme. The applicants have not contested that conclusion, but still wish to deal with the obligation via a commuted sum. They argue that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management/maintenance. This is not an argument that would satisfy the exceptions in the policy.

Members are reminded that Section 38(6) of the Planning and Compulsory Purchase Act 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.

The Government’s Planning Practice Guidance defines a material planning consideration as *“one which is relevant to making the planning decision in question.”* It also states that *“The scope of what can constitute a material consideration is very wide ...”*

The potential impracticality of meeting the policy requirements is clearly a material consideration; it is directly relevant to the decision Members have to make. The larger schemes identified by Policy SP9 (10 or more units) would, subject to viability, deliver a minimum of four units of affordable housing, which brings economies of scale to both construction and future management/maintenance. Where, as in this case, that minimum is justifiably reduced for viability reasons those economies of scale diminish.

The Council's Rural Housing Enabler shares that view and more recently the Council's Housing and Regeneration Manager has explored the issue further with Selby and District Housing Trust, in order to obtain a view directly from an active registered provider. And, as a consequence of those discussions, he has concluded that:

*"Whilst there is a need to provide affordable housing in Thorpe Willoughby it is not sustainable for the Trust to manage a single unit but a commuted sum would make a valuable contribution to the provision of affordable housing on other sites."*

During the Core Strategy plan period to the present day (01/04/2011-05/12/2017) Thorpe Willoughby has seen significant provision of affordable dwellings with 69 built and another 102 with permission. A commuted sum in this case will provide opportunities to further strengthen and balance the local housing market.

It is important that the thrust of Policy SP9 towards the on-site provision of affordable housing on larger sites is not compromised; it is an important component of the Council's drive to deliver affordable housing across the District. However, there will be occasions where, as in this case, material considerations indicate that, exceptionally, the policy objective would be best served by pursuing a different approach.

### Item 6.3

APPLICATION NUMBER:	2017/0443/REM 8/62/282A/PA	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE:	17th May 2017
		EXPIRY DATE:	12th July 2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

### 2.0 Publicity

Neighbours and the Parish Council have been re-consulted on an amended site layout plan (drawing number 002 Rev P).

12 neighbour objections have been received citing the following:

#### Changes to the Drawings

- New plans are materially the same as the old ones
- Only move building 40cm from 7 Fieldside Court
- Boundary on the amended drawings are incorrect and it needs moving (15 Fieldside Court)
- Changes are minimal and disappointing
- Do not change the fact that 17 Fieldside Court will be grossly overshadowed
- Made little improvements on the approach to the development of the site.

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**Process**

- No published comments of the Committee from the meeting on the 8<sup>th</sup> November and therefore residents not advised of the concerns of committee which inform the latest revision
- Suspicious that the Architect changed the plans so quickly after the committee meeting
- Not all my correspondence with the Officer available to view on the Public Access

Church Fenton Parish Council comments:

“The revised plans for this application were considered by Church Fenton Parish Council on 23rd November 2017. The Parish Council consider that these minor revisions completely fail to address the inadequacies of this proposal, notably over-development, poor provision for car parking, and impact on the residential amenity of neighbouring properties. The Council is concerned that an application that is so contrary to the approved Village Design Statement is being subject to consultations on minor amendments when a major rethink is required, particularly as the principles of the Design Statement have been supported through consultations for the emerging Neighbourhood Plan. Perhaps a clear refusal would encourage the submission of a more suitable proposal”.

**4.18** Confirmation received in the Amended **site layout plan REV P** shows the distance from plot 5 to the red edge boundary to be 2.5m.

**7.0 Recommendation**

Condition 1 (plans list) to include the amended site layout plan REV P.

**Item 6.4**

APPLICATION NUMBER:	2017/0706/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr & Mrs Richardson	VALID DATE:	13th July 2017
		EXPIRY DATE:	7th September 2017
PROPOSAL:	Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging		
LOCATION:	Oakwood Main Street Healaugh Tadcaster Leeds LS24 8DB		

**Amendment to condition 11**

No buildings on land to the north and east of the application site as shown on Plan Reference R075.01.04 Rev A dated 21<sup>st</sup> November 2017 are to be used for animals, or livestock or agricultural purposes which would give rise to noise and odour nuisance.

Reason: In accordance with policy ENV1 and in the interest of the amenity of occupants of the scheme hereby approved.

## Item 6.5

APPLICATION NUMBER:	2016/1170/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Mrs R C Forbes Adam	VALID DATE: EXPIRY DATE:	3 <sup>rd</sup> October 2016 8 <sup>th</sup> December 2017
PROPOSAL:	Proposed erection of 9 dwellings and garages following demolition of existing farm buildings (revised description)		
LOCATION:	North House Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	Approve		

The views of the Highway Authority have been received which had sought additional demonstration through the use of swept paths that service vehicles can manoeuvre in the area within the access road shown as a turning head.

Revised Dwgs have been received from the agent which demonstrates this and which also show the deletion of a small stretch of walling, similarly to allow vehicles to manoeuvre safely and with ease.

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CFA/447/01/005C Rev C	Proposed garages and cart sheds
CFA/447/01/006 Rev A	Proposed House Type E
CFA/447/01/008B Rev B	Proposed House Type K
CFA/447/01/009 Rev B	Proposed Barns

Reason: For the avoidance of doubt.

In addition recommended Conditions 5, 11 and 12 that refer to approved Dwg Nos similarly need to be amended to reflect the revised Site Plan Dwg No. - Rev H.

## Officer Update Note

### Planning Committee 6 December 2017

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RECOMMENDATION:	Approve		

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CFA/447/01/006 Rev A	Proposed House Type E
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