



MINUTES OF THE PLANNING COMMITTEE SHERBURN IN ELMET PARISH COUNCIL

Date: 18th February 2019

Time: 6.20pm

Location: The Harry Mountain Room Eversley Park Centre, Low Street, Sherburn in Elmet LS25 6BA

Present: Cllrs Doherty (Chair), Boyd, Buckle, Hunt and Prescott

Apologies: Cllr Wake

Members of the Public: None

1. Apologies for absence

Cllr Wake

2. Declarations of interest

Cllr Doherty Community Trust

Cllr Buckle Sherburn Festival

Cllr Boyd Sherburn Festival

Cllr Prescott Hungate School

3. Minutes of the last meeting

The minutes of the previous meeting dated 17th December 2018 were approved as a correct record and signed by the chair of the committee. Unanimous

4. Public Speaking Session

No members of the public were present

5. Planning Applications: -

2019/0121/FUL	3A Lincoln Way	No objection
2018/1408/FULM	New Climax Works, Lancaster Close	No objection
2019/0073/ADV	17 Moor Lane Trading Estate	No objection
2019/0087/FUL	Ambulance Station North Drive	No objection
2019/0089/COU	Land at Former Airfield, Lennerton Lane	The Parish Council object to this application as per the comments below.
2019/0092/FUL	Ejot UK, Unregistered Unit, Hurricane	No objection

Following the Local Government Audit and Accountability Act 2014 the right to record, film and to broadcast meetings of the council, committees and sub committees is established, but anyone wishing to do so should advise the clerk and the chair of the council to ensure compliance with the adopted policy to effectively and lawfully manage this activity.

	Close	
2018/1194/OUT	37 Low Street	The Parish Council object to this application on the following grounds:- 1. It represents overdevelopment of the existing site. 2. It is likely to lead to overflow parking in a potentially dangerous manner on Low Street. 3. We are concerned that the site has insufficient turning room for a refuse lorry or fire engine. 4. We would request clarification of the position regarding the nearby main sewer. 5. If planning permission is granted it should be subject to a condition that the adjacent footpath (Footpath 13) should be tarmaced and suitable lighting installed.
NY/2018/0252/FUL	Sherburn Hungate Community Primary School, North Crescent	No objection

RESOLVED: - SPC voted on the comments above Unanimous

ITEM 6. To consider the following:-

- i) Town and Country Planning Act 1990 (as amended) – Planning Appeal against refusal of a Householder Application Address of site to which the appeal relates: 1 High Trees Court Sherburn In Elmet North Yorkshire LS25 6AE Appellant’s name: Mrs Hazel Stockdale Appeal reference number: APP/N2739/D/18/3219697 Appeal starting date: 21 January 2019. (original planning application 2018/1106/HPA)
No comment.

- ii) to consider the impact of existing and committed developments on the major junctions in our area.
See the comments below.

7. Decisions from Selby District Council –

RESOLVED: - SPC receive and note the Planning Decisions from Selby District Council.

Signed by the Chair of the Committee

Date

2019/0089/COU

The Parish Council object to this application on the following grounds:-

1. No indication is given of the anticipated level of vehicle movements so it is impossible to comment on the likely impact on the local road network.
2. The application document states that the opening hours will be 24 hours per day, 7 days per week. This would have an unacceptable impact on the amenity of nearby residents.
3. The traffic plan for this application shows vehicles using the existing access, which is about 250 metres east of the new access to Sherburn 2. It was a planning condition for Sherburn 2 (application no. 2013/0467/OUTM) that "No part of the development shall be brought into use until the existing access onto Bishopdyke Road has been permanently closed off to vehicles other than Emergency Vehicles". The new access was completed last year and construction work is underway on a new unit which will use this access. Completion of this new unit is scheduled for spring 2019 and it has been built to order with a tenant ready to move in, so at that stage any use of the existing access (other than by emergency vehicles) will be a breach of the planning condition.
4. The traffic plan shows traffic entering the site from the east which we assume would not be the case as it would involve access via Cawood or Scalm Park Lane, neither of which is suitable for HGV traffic.

The impact of existing and committed developments on the major junctions in our area

The Parish Council have concerns about the impact of existing and committed developments on the major junctions in our area.

We note the 25th January 2019 letter from NYCC Highways (copy attached) regarding planning application 2018/1446/S73. This letter is concerned with the cumulative impact of developments on the local highway network and we would specifically ask whether any timetable has been agreed for the proposed improvements to the A162/A63 roundabout (drawings for which were included as part of 2013/0467/OUTM and again under 2015/0544/EIA).

We are also concerned about the signal controlled junction in the centre of Sherburn in Elmet. As part of the Section 106 agreement for the Redrow/Persimmon development there were conditions regarding an upgrade to the traffic signals and the provision of a link road. It is our belief that both of these should now be implemented. We would point out that completion of the link road will allow that to be used for construction traffic which would avoid the need for them to route via the village centre crossroads. Indeed we believe that all the various occupancy levels detailed under the s106 agreement have now been reached, so all the highway works should now be progressed as a matter of urgency. We note from the s106 agreement that the developers are required to provide a six monthly report on the occupancy of new buildings and would request a copy of the latest report. The Notice of Decision for this application (2013/0400/EIA) states that the developers are required by condition 13(8) to submit "A programme for completing the (highway) works". Can you please supply a copy of that programme. The attached copy of a letter dated 24th August 2012 from NYCC Highways provides further detail on the Section 106 improvements required.