

## PLANNING RESPONSES DEALT WITH UNDER DELEGATED AUTHORITY SINCE THE LAST MEETING OF COUNCIL

29 June 2015

Application No	Description	Response
2015/0325/FUL	Minor shop front alterations to units 1A and 1B and change of use to Unit 1B from retail (A1) to Café (A3), CJs Café Bar, 1A Market Cross, Selby	Selby Town Council regrets any loss of retail provision in the Town Centre, as Selby needs to maintain a varied retail element in order to retain its identity as an attractive market town, however the Town Council would rather see a change of use and an occupied shop rather than an empty one.
2015/0342/LBC	Listed building consent for conversion of agricultural buildings to form 2 dwellings together with ancillary works including the creation of curtilages and areas of driveways/hardstanding (including external areas relating to the existing farmhouse) at Hempbridge Farm and land at Street Record, Flaxley Road, Selby	Selby Town Council has no objections to this application subject to any external alterations be in keeping with the listed building and surrounding area. Any internal modifications should be reversible.
2015/0416/COU	Change of use from class 1A (shop) to betting shop (Sui Generis), 31-33 Micklegate, Selby	Selby Town Council regrets any loss of retail provision in the Town Centre, as Selby needs to maintain a varied retail element in order to retain its identity as an attractive market town, and does not really need another betting office.  However the Town Council would rather see a change of use and an occupied shop rather than an empty one.
2015/0449/FUL	Installation of new gas turbine and gas compressor, Sedacol UK Ltd, Denison Road, Selby	No objections
2015/0051/ADV	Advertising consent to display 2 free standing signs, Selby Leisure Centre, Selby	No objections

Application No	Description	Response
2015/0403/HPA	Proposed extension to form additional accommodation at ground floor level and at first floor in roof space, 34 Sandhill Lane, Selby	No objections subject to consultation with occupants of neighbouring properties.
2015/0452/REM	Reserved Matters application for the erection of 201 dwellings following outline approval for the erection of 1200 dwellings – Phase 4 -Staynor Hall, Selby	<p>The town council strongly object to the reserved matters application as:</p> <ul style="list-style-type: none"> <li>• The additional 44 dwellings on the site would be positioned on an already allocated site for a football field, the town council support the retention of the football field in its original location;</li> <li>• The access to the dwellings would create a cumulative effect on traffic accessing the site as there is already traffic calming along Abbots Road due to the speed in which vehicles travel along the residential area;</li> <li>• The access to the proposed new site would have a detrimental effect on access to Selby College.</li> </ul> <p>The town council ask that should there be a site meeting we are invited to attend.</p>
2015/0441/HPA	Proposed two storey rear extension, 110 Leeds Road, Selby	No objections subject to consultation with occupants of neighbouring properties
2015/0579/REM	Reserved matters application for the erection of 150 dwellings following outline approval, Staynor Hall, Selby	No objections

Application No	Description	Response
2015/0341/OUT	Hybrid application comprising outline proposals for the erection of circa 200 new dwellings including the construction of a new junction onto Flaxley Road, the laying out of open space and children's play area, pumping station, electricity substation and detailed proposals for the conversion of agricultural buildings to form 2 dwellings together with associated works including the creation of curtilages and areas of driveway / hardstanding – Street Record, Flaxley Road, Selby	<p>The Town Council object to the outline planning application for this site as follows:</p> <ul style="list-style-type: none"> <li>• The road layout would have a detrimental effect on the area which is already congested with traffic along Flaxley Road;</li> <li>• There is a lack of street lighting along the proposed area;</li> <li>• Inappropriate and overdevelopment of the proposed site;</li> <li>• The junction on Flaxley Road difficult to manage and would be a safety issue (ghost island);</li> <li>• The development is outside the curtilage of Selby Town</li> </ul> <p>The town council feel that the District Council having no 5 year housing plan are considering inappropriate sites in Selby Town Area. It was felt that the District Council need to identify a 5 year housing plan in the near future.</p>
2015/0557/FUL	Section 73 application for the variation of condition 22 of approval for substitution of house types on Plot 5 13 Cedar Crescent Selby	No objections

Application No	Description	Response
2015/0572/LBC 2015/0570/ADV	Listed building consent and removal of existing illuminated fascia and replace with new non illuminated fascia sign due to company re-branding, Superdrug, Unit C 12 Gowthorpe	No objections
2015/0463/FUL	Retrospective application for a temporary external furniture store for use in conjunction with a street café (Delilahs) 67 Micklegate Selby	The town council object to the retrospective application above for the following reasons: <ul style="list-style-type: none"> <li>• It is within a conservation area</li> <li>• Complaints from local residents had been received after this had been installed</li> <li>• The building is inappropriate for the local area</li> <li>• There may be potential anti-social behaviour around the store which would have a detrimental impact on the area</li> </ul>
2015/0580/FUL	Reserved matters application for the erection of 44 dwellings community facilities and retail units, Staynor Hall Development, Selby	No objections
2015/0499/HPA	Proposed single storey front extension, 22 Westbourne Gardens, Selby YO8 9TY	No objections subject to consultation with occupants of neighbouring properties.