



SELBY TOWN COUNCIL

PLANNING CONSULTATION POLICY

Selby Town Council has granted delegated powers to the Town Clerk to respond to planning application consultation received from North Yorkshire Council within the given deadline on behalf of the Town Council.

Areas the local planning authority can normally consider:

- Overshadowing
- Overlooking and loss of privacy
- Adequate parking and servicing
- Overbearing nature of proposal
- Loss of trees
- Loss of ecological habitats
- Design and appearance
- Layout and density of buildings
- Effect on listed building(s) and conservation areas
- Access and highways safety
- Traffic generation
- Noise and disturbance from the scheme
- Disturbance from smells
- Public visual amenity (not loss of private individual's view)
- Flood risk

All planning applications submitted will be considered on its own merit. Areas where conditions are attached are:

- No objection subject to consultation with occupants of neighbouring properties
- No objection subject to consultation with the Environment Agency/Environmental Health department at North Yorkshire Council/Highways Agency or Authority/Internal Drainage Board

Selby Town Council agreed the following guidelines for objecting to planning applications:

- Internally illuminated signs, and particularly to internally illuminated projecting signs due to there being a detrimental impact on the character of the surrounding area by virtue of the design and location of the sign and its associated lighting which applies especially to the centre of the town and residential area
- Advertising signage which is not in keeping with the nature of the building/architecture and appearance on the surrounding area
- Overdevelopment of sites due to it being (visually) detrimental to the (appearance of) surrounding area which would have an adverse effect on the residential amenity of the neighbouring properties
- Potential for flooding – run off and drainage on a development with significant increase in hard areas without appropriate water attenuation measures in place
- Back garden development in principle (*reasons may include off street parking and overdevelopment of the area*)
- Signs and Hoardings that are unsightly due to their positioning (*potentially cause a traffic distraction, may detract from residential visual amenity*)
- External or solid internal security shutters/roller shutters detracts from visual amenity of the town and could create a hostile atmosphere which is likely to deter people from walking around the town, which actually increases the probability of trouble therefore being counter productive
- Lack of sufficient off street parking facilities provided for developments / change of use to properties (*minimum 1 parking space per residence, preferably two*)
- Traffic generation in excess of capacity of local road network
- Retrospective applications – applicants should have submitted a planning application prior to work commencing
- The town council object to trees being felled but if it is absolutely necessary then the tree removal must be carried out by a qualified tree surgeon as long as there is no Tree Preservation Order on the proposed tree. The tree should be replaced with a mature native species planted in its place.
- Conservation Area – the design, materials and colour should be in keeping within the conservation area

- No vinyl will cover more than 25% of the window of a retail premises
- The Town Council regret the loss of retail to financial/professional services.
- The Town Council will object to shop frontages that are not in keeping with the character of the surrounding area

Listed Buildings

- No alterations to the external appearance of a listed building should be made unless it is in keeping with the surrounding area.
- Any internal alterations/modifications should be reversible, ie stud walls separating rooms not brick walls.

All New Buildings and any significant extensions

To incorporate:

1. Photo-voltaic electricity generation
2. Grey water-capture and management
3. Electric Vehicle Charging Points (New builds only)
4. Adequate Storage areas for wheelie bins
5. Developers must deliver a Biodiversity Net Gain of 10%

All Large Developments

To incorporate:

1. Physically separated cycleways along all core routes
2. Speed limits throughout of 20mph or lower
3. Electric Vehicle Charging Points (New builds only)
4. Adequate Storage areas for wheelie bins
5. Developers must deliver a Biodiversity Net Gain of 10%
6. Photo-voltaic electricity generation
7. Grey water-capture and management

Exceptions

Delegated powers are not delegated to the Town Clerk for:

- Applications which may affect considerable areas of the town;
- Applications which are of a significant size (eg five dwelling units or more, or similar size if non-residential developments);
- Applications which directly affect Town Council property or any property, land, residence or business in which any Town Councillor or member of Town Council Staff has a known interest.

Such applications shall be considered by Full Council.

Reporting and Feedback

The Town Clerk will submit a list of all planning responses made on behalf of the Town Council to the next available Town Council meeting. This enables Council to check that this Policy is achieving the desired responses and enables Council to amend this Policy if necessary.

Date of Approval	June 2024
Latest date of next Review	June 2027
Cross Reference Documents	Planning Procedure