



The countryside charity
North Yorkshire

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Branch President
The Lord Crathorne KCVO
Branch Chair
Mr S White

Authority: Selby District Council

Type of consultation: Planning Application

Full details of application/consultation:

2020/0155/S73 – Section 73 application to vary condition 01 (plans) and 02 (employment use) of planning permission reference 2016/1343/OUTM for outline application including means of access (all other matters reserved) for the construction of an employment park up to 1.45 million sqft (135,500sqm) gross floor space (GIA) comprising of B2, B8 and ancillary B1 uses, ancillary non-residential institution (D1) and retail uses (A1-A5) and related ancillary infrastructure) granted on 06 February 2019

At land at: Former Kellingley Colliery, Turvers Lane, Kellingley

Type of response: Comment

Date of Submission: 18th March 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
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Comment

CPRE North Yorkshire welcomes the opportunity to comment on the Section 73 application vary conditions 01 and 02 of planning permission reference 2016/1343/OUTM.

Whilst the principle of the application has already been approved via the previous planning permission, these amendments would effectively relocate the proposed B2 and B8 uses to areas closer to existing residential properties than was previously approved. Whilst the applicant has produced plans identifying this, no supporting assessments of environmental impacts have been submitted justifying the requirement to move these uses. The Council should, therefore, require assessments and modelling scenarios of noise including vibration, emissions to air and lighting to be submitted prior to determining the application to vary the planning permission and bring these uses closer of existing residents. Without this information it will be impossible for the Council to rule out an unsatisfactory impact on the residential amenity of existing occupiers in line with guidance in the NPPF.

CPRE North Yorkshire reserve the right to comment on any further information that might be submitted in support of these proposals.