

Sarah Chester  
On Behalf Of Village Residents

**Appeal Ref:** APP/N2739/W/20/3258833  
**Our Ref:** 2017/0736/REMM  
**Contact:** Fiona Ellwood  
**Tel:** 01757 705101

**21 December 2020**

Dear Sir/Madam

**RECONSULTATION ON PLANNING APPEAL REF: APP/N2739/W/20/3258833**  
**Land to the south of Main Street, Church Fenton, Tadcaster, LS24 9RF**

**Planning Appeal References**

**(1) APP/N2739/W/20/3258833; (LPA Ref: 2017/0736/REMM)**

**(2) APP/N2739/W/20/3262038; (LPA Ref: 2020/0821/FUL)**

**1. Introduction**

- 1.1 As you may be aware, the above two linked appeals were due to be determined at a planning inquiry scheduled to commence on 9<sup>th</sup> February 2021. As a result of the Covid-19 pandemic, the inquiry will be held virtually.
- 1.2 The appeal relating to the reserved matters (APP/N2739/W/20/325883) is for 50 residential dwellings. Appearance, landscape, layout and scale form the reserved matters under consideration.
- 1.3 The second appeal relates to non-determination of a stand-alone application for an alternative access from Main Street, Church Fenton (APP/N2739/W/20/3262038).

**2. Withdrawal of APP/N2739/W/20/3262038 (alternative access)**

- 2.1 The Appellant does not wish the revised access arrangements to be a distraction. Accordingly, the Appellant has withdrawn APP/N2739/W/20/3262038 in respect of the short access and it will no longer be considered at the inquiry.

**3. APP/N2739/W/20/325883 (50 residential dwellings)**

- 3.1 The Appellant will revert to the original scheme as refused by the Council subject only to the minor modifications which the Inspector decided that she would consider during the Case Management Conference.
- 3.2 For the sake of clarity, APP/N2739/W/20/3258833 will be determined on the basis of the following plans:

Plan Reference	Plan Title	Rev	Date Added to Public Access
SK/01/03	Location Plan		24/07/2017
DWP/SK/01/01	Topographical Survey		24/07/2017
DWP-18-CF-BH-01	Planning Layout	K	06/11/2020
DWP-18-CF-BH-AH-01	Affordable Housing Plan	J	06/11/2020
DWP-18-CF-LD-AR-01	Areas Plan	L	06/11/2020
DWP-18-CF-BH-EM-01	Emergency Access Plan	J	06/11/2020
DWP-18-CF-BH-MA-01	Massing Plan	J	06/11/2020
DWP-18-CF-BH-MAT-01	Materials Plan	J	06/11/2020
DWP-18-CF-BH-SS-01	Street Scenes	F	06/11/2020
DWP/1987/11	Landscape Masterplan	L	06/11/2020
DWP/1987/12	Landscape shrub beds	D	06/11/2020
DWP-18-CF-HT-01	House Type 1	B	06/11/2020
DWP-18-CF-HT-02	House Type 2, 3	B	06/11/2020
DWP-18-CF-HT-03	House Type 4	B	06/11/2020
DWP-18-CF-HT-04	House Type 5	B	06/11/2020
DWP-18-CF-HT-05	House Type 6, 7, 12, 13, 49, 50	B	06/11/2020
DWP-18-CF-HT-06	House Type 8	B	06/11/2020
DWP-18-CF-HT-07	House Type 9	B	06/11/2020
DWP-18-CF-HT-08	House Type 10	B	06/11/2020
DWP-18-CF-HT-09	House Type 11, 42	B	06/11/2020
DWP-18-CF-HT-10	House Type 14, 15	B	06/11/2020
DWP-18-CF-HT-11	House Type 16	B	06/11/2020
DWP-18-CF-HT-12	House Type 17	B	06/11/2020
DWP-18-CF-HT-13	House Type 18, 21, 40	B	06/11/2020
DWP-18-CF-HT-14	House Type 19, 43	B	06/11/2020
DWP-18-CF-HT-15	House Type 20	B	06/11/2020
DWP-18-CF-HT-16	House Type 22	B	06/11/2020
DWP-18-CF-HT-17	House Type 23, 47, 48	B	06/11/2020
DWP-18-CF-HT-18	House Type 24	B	06/11/2020
DWP-18-CF-HT-19	House Type 25	B	06/11/2020
DWP-18-CF-HT-20	House Type 26, 27, 28, 29	B	06/11/2020
DWP-18-CF-HT-21	House Type 30	B	06/11/2020
DWP-18-CF-HT-22	House Type 31	B	06/11/2020
DWP-18-CF-HT-23	House Type 32, 38	B	06/11/2020
DWP-18-CF-HT-24	House Type 33, 39	B	06/11/2020
DWP-18-CF-HT-25	House Type 34, 35, 36	B	06/11/2020
DWP-18-CF-HT-26	House Type 37	B	06/11/2020
DWP-18-CF-HT-27	House Type 41	B	06/11/2020

DWP-18-CF-HT-28	House Type 44, 45, 46	B	06/11/2020
DWP18CFG1	Garage type G1	A	06/11/2020
DWP18CFG2	Garage type G2	A	06/11/2020
DWP18CFG3	Garage type G3	A	06/11/2020
	Post and wire fence details		11/04/2019
SD10.EX.110	Double boarded Fencing		15/02/2019
GTC-E-SS-0012_R1-7	Substation Drawing		20/02/2019

- 3.3 The minor modifications would result in the following changes:
- Landscape buffer facing church increased (Plots 1 & 22-31 moved north)
  - Road serving Plots 1 & 25-31 replaced with private drive and footpath
  - Vehicular access for Plots 26-29 moved to rear parking court
  - 'Old Vicarage' footpath reinstated on historic route
  - Reinforced boundary to south and east with continuous hedge and estate fencing to enclose development
  - Amended design and variety of house types
  - Changes to individual plots in terms of garage position and house detail.
  - Redesign of boundary treatments
  - Associated changes to landscaping.

#### 4. Extended consultation period

- 4.1 It is important that all consultees and other interested persons have the opportunity to make representations on APP/N2739/W/20/3258833 as it will be considered by the Inspector.
- 4.2 The Council has already sought consultation responses but in order to make sure that all parties understand the scheme and that no party is prejudiced in the run up to the inquiry, an extended opportunity for comments is now being made available.

**All representations should be submitted to the Planning Inspectorate using the contact details set out below by no later than 5 p.m. on Monday 11<sup>th</sup> January 2021.**

[holly.dutton@planninginspectorate.gov.uk](mailto:holly.dutton@planninginspectorate.gov.uk)

#### 5. You are also required to copy in the main parties to the appeal below;

##### Contact details

1. Appellants: [claire.richards@aahplanning.com](mailto:claire.richards@aahplanning.com)
2. The Local Planning Authority: [ppu@selby.gov.uk](mailto:ppu@selby.gov.uk)
3. Rule 6 Party- [jmillertechnology@gmail.com](mailto:jmillertechnology@gmail.com)

If your written observations are not received by the above date it will be assumed you do not have any comments to make.

Yours faithfully,

A handwritten signature in blue ink that reads "M. P. Grainger". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Mr M Grainger  
Head Of Planning