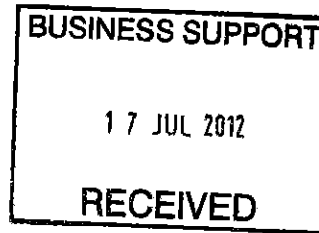


# STILLINGFLEET PARISH COUNCIL

Clerk to the Council: Mr J. D. Birch, Ivy Dene, Main Street, Deighton, YORK YO19 6HD

Policy and Strategy Team  
Selby District Council  
Civic Centre  
Doncaster Road  
Selby  
YO8 9FT



16<sup>th</sup> July 2012

## **Representation on Selby District Submission Core Strategy Consultation on Further Proposed Changes (6<sup>th</sup> Set) June 2012**

Letter No.1

Stillingfleet Parish Council has the following representation:-

### **Policy CP9**

#### **Proposed change PC6.74**

**C. Rural Economy Clause 2** refers to the re-use of buildings and infrastructure on former mine sites.

The Proposed Change is unsound on all four of the four tests.

The original consent on Stillingfleet mine site is by NYCC for mineral purposes with a Condition for it to be restored to a condition capable of agricultural production and all plant, buildings and machinery shall be removed from the site.

The Proposed Change is to add the heading under Rural Economy of, "Developments which bring local employment opportunities or sustainable economic growth or expansion of businesses and enterprise in rural areas."

The Core Strategy states on the page previous to the statement of CP9 that Stillingfleet and Wistow mine sites are more remote and are not suitable for re-use for large scale/intensive economic activities. They therefore do not offer sustainable development as required by NPPF and, after the issuing of NPPF, mine sites without a planning permission by Selby DC are no more suitable than anywhere else in open countryside.

The necessary change to make the Proposed Change to the Submission Draft Core Strategy sound is to delete from Clause 2 "former mine sites and other".

### **Representation Submission Acknowledgement**

I acknowledge that I am making a formal representation. I understand that my name and organisation and representation will be made publicly available (including on the Council's website) in order to ensure that it is a fair and transparent process. I agree with this statement and submit the above representation for consideration.

  
J D Birch  
Parish Clerk

Copies to Cllr E Casling and Cllr I Reynolds

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16<sup>th</sup> July 2012

## **Representation on Selby District Submission Core Strategy Consultation on Further Proposed Changes (6<sup>th</sup> Set) June 2012**

Letter No.2

Stillingfleet Parish Council has the following representation:-

### **Policy CP16 Proposed change PC6.95**

**Paragraph 7.77** The Proposed Change is to delete "VDSs" and replace with "documents" in the 4<sup>th</sup> sentence.

The Proposed Change is unsound on the first, second and fourth of the four tests.

Stillingfleet produced a Village Design Statement after several years of community effort. The VDS was eventually adopted by Selby DC as a Supplementary Planning Document.

This clause should recognise the importance of the community effort and participation that went into the creation of the Village Design Statement. None of the other documents has been written in that way so the distinction should be recognised.

The necessary change to make the Proposed Change to the Submission Draft Core Strategy sound is that the clause should read "VDSs and other documents".

### **Representation Submission Acknowledgement**

I acknowledge that I am making a formal representation. I understand that my name and organisation and representation will be made publicly available (including on the Council's website) in order to ensure that it is a fair and transparent process. I agree with this statement and submit the above representation for consideration.

J D Birch  
Parish Clerk

Copies to Cllr E Casling and Cllr I Reynolds

# STILLINGFLEET PARISH COUNCIL

92

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16<sup>th</sup> July 2012

## Representation on Selby District Submission Core Strategy Consultation on Further Proposed Changes (6<sup>th</sup> Set) June 2012

Letter No.3

Stillingfleet Parish Council has the following representation:-

### Policy CP16 Design Quality Proposed change PC6.99

The Proposed Change is unsound on the first, second and fourth of the four tests.

Stillingfleet has a Village Design Statement that has been adopted by Selby DC as a Supplementary Design Document, but recently Selby DC granted consent for a development and part of their decision specifically contradicted what was contained in the VDS. This suggests that it is necessary to specifically state that Selby DC is to follow its own stated policies and guidance. Furthermore, where a village has both a VDS and a Conservation Area, the definition of the character of the village contained in the VDS will often be the only clear definition of character available, and essential, for those wishing to apply conservation policies in a consistent and more objective manner.

In order to enhance community cohesion and promote good design quality, the necessary change to make the Proposed Change to the Submission Draft Core Strategy sound is to the second paragraph of CP16 after design codes insert “, VDSs” and to add to the end of this paragraph “and, in the exceptional event that approval is granted where this is not so, cogent reasons will be provided as to why such guidance has been disregarded or contradicted”, so that this paragraph reads, “Where appropriate schemes should take account of design codes, VDSs and Neighbourhood Plans to inform good design and, in the exceptional event that approval is granted where this is not so, cogent reasons will be provided as to why such guidance has been disregarded or contradicted.”

### Representation Submission Acknowledgement

I acknowledge that I am making a formal representation. I understand that my name and organisation and representation will be made publicly available (including on the Council's website) in order to ensure that it is a fair and transparent process. I agree with this statement and submit the above representation for consideration.

  
J D Birch  
Parish Clerk

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16<sup>th</sup> July 2012

## Representation on Selby District Submission Core Strategy Consultation on Further Proposed Changes (6<sup>th</sup> Set) June 2012

Letter No.4

Stillingfleet Parish Council has the following representation:-

### Policy CP16 Design Quality Proposed Change PC6.99

The final paragraph of CP16 is unsound on the first, second and fourth of the four tests.

The final paragraph proposed at the end of CP16 expresses a worthy hope in a weak manner, but it does not indicate what will happen if a scheme fails to reflect the principles of **nationally recognised design benchmarks**.

To make the Submission Draft Core Strategy sound (and in view of the proposed addition of "enhancing community cohesion" to the first paragraph) it is necessary to alter the final paragraph that has been added to CP16 as follows:

Delete "should seek to" and substitute "must", so that this final paragraph reads, "Development schemes must reflect the principles of nationally recognised design benchmarks to ensure that the best quality of design is achieved."

### Representation Submission Acknowledgement

I acknowledge that I am making a formal representation. I understand that my name and organisation and representation will be made publicly available (including on the Council's website) in order to ensure that it is a fair and transparent process. I agree with this statement and submit the above representation for consideration.

  
J D Birch  
Parish Clerk

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16<sup>th</sup> July 2012

## **Representation on Selby District Submission Core Strategy Consultation on Further Proposed Changes (6<sup>th</sup> Set) June 2012**

Letter No.5

Stillingfleet Parish Council has the following representation:-

### **Policy CP9**

### **Proposed change PC6.74**

#### **C. Rural Economy**

Stillingfleet Parish Council is particularly supportive of the addition of the final paragraph, "Development should not harm the rural character of the area, be appropriate in scale and type to a rural location and positively contribute to the amenity of the locality."

#### **Representation Submission Acknowledgement**

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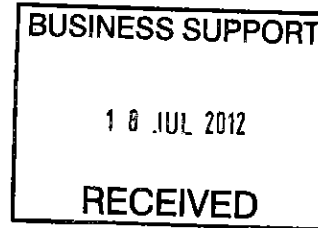
  
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17<sup>th</sup> July 2012

## **Representation on Selby District Submission Core Strategy Consultation on Further Proposed Changes (6<sup>th</sup> Set) June 2012**

Letter No.6

Stillingfleet Parish Council has become aware of a letter from North Yorkshire County Council dated 14<sup>th</sup> February 2012 to the Policy Team at Selby District Council regarding the submission draft core strategy amendments of CP9 and therefore Stillingfleet Parish Council has the following representation:-

### **Policy CP9**

**C. Rural Economy Clause 2** refers to the re-use of buildings and infrastructure on former mine sites.

The Proposed Change is unsound on all four of the four tests.

The letter from North Yorkshire County Council dated 14<sup>th</sup> February 2012, referred to above, asserts that "to include the re-use of buildings and infrastructure on the former mine sites at Wistow and Stillingfleet as acceptable forms of development in the Core Strategy should not be adopted" and the reasons are given in detail.


This submission by North Yorkshire County Council appears to have been ignored or discounted and, if it is not now satisfactorily resolved at this stage, it would appear to be of interest to the Inspector.

The necessary change to make the Proposed Change to the Submission Draft Core Strategy sound is to delete from Clause 2 "former mine sites and other".

The Chairman of Stillingfleet Parish Council, Paul Elmhirst, is prepared to appear in person before the Inspector to press the points raised by Stillingfleet Parish Council.

### **Representation Submission Acknowledgement**

I acknowledge that I am making a formal representation. I understand that my name and organisation and representation will be made publicly available (including on the Council's website) in order to ensure that it is a fair and transparent process. I agree with this statement and submit the above representation for consideration.

  
J D Birch  
Parish Clerk

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