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MEETING	PLANNING COMMITTEE
DATE	22 MARCH 2012
PRESENT	COUNCILLORS CUNNINGHAM-CROSS (CHAIR), AYRE, BOYCE, D'AGORNE, DOUGHTY, FIRTH, FUNNELL, KING, MCILVEEN, MERRETT, REID, SIMPSON-LAING, WATSON, WATT, WILLIAMS AND WISEMAN (SUBSTITUTE)
APOLOGIES	COUNCILLORS GALVIN

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**41. DECLARATIONS OF INTEREST**

At this point in the meeting, Members were asked to declare any personal or prejudicial interests they may have in the business on the agenda.

Councillor Merrett declared a personal non prejudicial interest in respect of the potential educational contribution as a Governor of Nunthorpe School.

**42. MINUTES**

RESOLVED: That the minutes of the last meeting of the Committee held on 16 February 2012 be approved and signed by the Chair as a correct record.

**43. PUBLIC PARTICIPATION**

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

**44. PLANS LIST**

Members considered the report of the Assistant Director (Planning and Sustainable Development) relating to the following planning application, which outlined the proposal and relevant planning considerations and set out the views of the consultees and officers.

**44a Tarmac Limited, Ouse Acres, York (11/02943/REMM)**

Members considered a major reserved matters application submitted by Mr. Andy Cramer for the erection of 57 dwellings following demolition of existing buildings following previous approval of outline application 07/00056/OUTM.

Outline planning permission for residential development had been granted in August 2009. At the committee meeting of 19 January 2012, the committee deferred the reserved matters application pending clarification by Officers of the status of a possible sustainable transport route along the north-east(railway) boundary.

Updated information was circulated at the meeting relating to the following points, full details of which were outlined by Officers and have been attached to the online agenda for the meeting:

- Revised plans showing the latest site layout for approval
- Public Open Space – since January, the applicant had agreed to offer the play space for adoption.
- The applicant is willing to transfer to the council at no charge, the freehold of his adjoining land to the north, in particular part of the un-adopted road between the application site and British Sugar site. This is to assist the Council in providing pedestrian and cycle links between the city centre and British Sugar site.
- A financial contribution towards off-site provision would be spent locally, but has not been allocated to a specific project. Officers provided details of some suitable options.
- Legal Officers are in the process of agreeing a new Section 106 agreement with the applicant.

Members commented and questioned a number of points including:

- The possibility of specifying a point in time by which the land subject to the Section 106 agreement has to be transferred to the Council.
- The distance of the site from Network Rails boundary.
- Some Members felt that some of the locations suggested in the Officer update to receive the off-site provision money were not suitable.

- Confirmation that the new site layout was acceptable to all parties.
- An informative to advise that potential purchasers of homes on the site should be made aware that there is a cycle link.

#### REASON FOR APPROVAL:

The proposal subject to the conditions listed in the report and the additional condition detailed above, would not cause undue harm to interests of acknowledged importance, with particular reference to design and streetscene, transport and access, sustainability, affordable housing, education, open space, drainage, environmental protection, occupier and neighbour amenity and landscaping. As such the proposal complies with policies GP1, GP4a, GP6, GP9, GP15A, H2A, H5A, L1C and ED4 of the City of York Local Plan Deposit Draft.

CLLR L CUNNINGHAM-CROSS, Chair

[The meeting started at 4.30 pm and finished at 4.50 pm].