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MEETING	PLANNING COMMITTEE
DATE	21 MARCH 2013
PRESENT	COUNCILLORS HORTON (CHAIR), CUNNINGHAM-CROSS, GALVIN (VICE- CHAIR), BOYCE, BURTON, CUTHBERTSON (SUBSTITUTE), D'AGORNE, DOUGHTY, FIRTH, KING, MCILVEEN, REID, RICHES, SIMPSON- LAING, WILLIAMS AND WISEMAN
APOLOGIES	COUNCILLORS AYRE

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#### 41. INSPECTION OF SITES

Site	Reason for Visit	Members Attended
The Tannery, Strensall, York (12/03149/FULM)	To enable Members familiarise themselves with the site	Cllrs Boyce, Doughty, Galvin, Horton and Reid.

#### 42. DECLARATIONS OF INTEREST

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

Councillor Williams declared a personal non prejudicial interest as an employee of Yorkshire Water as they had requested a condition in relation to item 4a The Tannery.

Councillor Wiseman declared a personal non-prejudicial interest in respect of item 4a The Tannery, as Ward Councillor.

Councillor Doughty declared a personal non-prejudicial interest in respect of item 4a The Tannery, as Ward Councillor.

#### **43. MINUTES**

RESOLVED: That the minutes of the last Planning Committee held on 21<sup>st</sup> February 2013 be approved and signed by the Chair as a correct record.

#### **44. PUBLIC PARTICIPATION**

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

#### **45. PLANS LIST**

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

#### **45a The Tannery, Sheriff Hutton Road, Strensall, York (12/03149/FULM).**

Members considered a major full application by Mr Paul Butler for a residential development of 53 dwellings with associated public open space, access, infrastructure and pedestrian and cycle bridge over the River Foss.

Officers circulated an update to the Committee report, full details of which are attached to the online agenda for this meeting. The update covered the following points:

- Details of affordable housing.
- Comments from the Councils Communities and Culture and Conservation Officers.
- Comments from various organisations including English Heritage and Ramblers Association.
- Comments from Strensall Parish Council.
- Revisions to Conditions 6, 7 and 37
- Additional conditions for consideration.

Members queried with Officers the funding through the Section 106 agreement relating to the bus real time BLISS display and whether this could be a flexible condition, in particular regarding location. Officers confirmed they had taken advice from Highways regarding what the funding could be spent on but further discussion could take place if required.

The Applicant, Paul Butler, had registered to speak in support of the application. He advised that he will be delivering a scheme at a site that is considered to be an eyesore and if approval is given, workers can be onsite within weeks with a view to delivering some new homes by the end of 2013. Strensall Parish Council are in support of the scheme and welcome a derelict site being brought into use. 50 direct jobs would be created with a further 100 indirect jobs. The development would support the Primary School in the village and generate income for business in the locality.

Mr. Chapman spoke on behalf of Strensall Parish Council. He advised that the Parish Council supports the development and had been in discussions with the developer since 2012. There had been concerns regarding play provision which had yet to be resolved but this did not stop them supporting the application. He asked if further consideration could be given to the location of the 30mph sign as the Parish Council feel it should be located further out to before the cemetery.

Members questioned a number of points including:

- Members asked Mr. Chapman if the Parish Council had any suggestions for the provision of play space. He advised that the Parish Council would like all children in the village to benefit from any facility and they would not like to see any provision limited to just the application site.
- Queried the materials to be used as some Members felt the shade of red brick in the drawings was too bright.

Following further discussion it was:

**RESOLVED:** Delegated Authority to Approve subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act and subject to the following conditions and any additional conditions required following the submission of further information.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to: the principle of residential development, design and visual appearance, impact to the conservation area and the listed bridge, boundary treatment, retention of the existing trees and hedges, residential amenity of occupants of the proposed houses, neighbouring amenity, highways, drainage, sustainability, open space and education provision, and landscaping. As such the proposal complies with Policies GP1, GP3, GP4a, GP9, GP15a, NE2, NE8, HE2, HE3, HE4, HE11, T2a, T4, T5, T7c, T13a, T18, H2a, H4a, E3b, ED4, and L1c of the City of York Development Control Local Plan and guidance within the National Planning Policy Framework.

**46. LAND BETWEEN PARK AND RIDE AND MALTON ROAD, HUNTINGTON, YORK (13/00017/FULM).**

Members considered a major full application by Oakgate (Monks Cross) Ltd for re-profiling works to create grassed soil mounds to an area of agricultural land to the north of Malton Rpoad and west of Martello Way in Huntington.

Officers reported that they had no further updates to the committee report.

A member queried if the work was in order to remove soil from the approved Monks Cross South retail site. Officers confirmed that the application was in order to move soil but to keep it as close to the Monks Cross South site as possible.

Following further discussion it was:

RESOLVED: That the application be approved.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the

conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to:

- Visual Impact including on the openness of the Green Belt
- Recreational opportunities
- Drainage
- Ecology

As such the proposal complies with Policy YH9 and Y1C of The Yorkshire and Humber Plan, policies GB1, GP1, GP9, NE1, L1d, and GP15a of the City of York Development Control Local Plan and Government policy contained within paragraphs 79 - 92 of the National Planning Policy Framework.

Cllr D Horton, Chair

[The meeting started at 4.30 pm and finished at 5.20 pm].