
MEETING	PLANNING AND TRANSPORT (WEST AREA) SUB-COMMITTEE
DATE	18 MAY 2006
PRESENT	COUNCILLORS *HOPTON (in the Chair), *BARTLETT, LIVESLEY, †MACDONALD, *REID, SIMPSON-LAING and *SUNDERLAND.
APOLOGIES	COUNCILLORS S GALLOWAY and †HORTON

* Attended all site visits

† Attended all site visits *except* 10 Wattlers Close

77. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Reason for Visit
Tockwith Training Services, Shirbutt Lane, Hessay	To assess impact on neighbouring property (visit requested by Chair).
3 Fox Garth, Nether Poppleton	For Members to familiarise themselves with the site (visit requested by Chair)
32 Skiddaw	For Members to familiarise themselves with the site.
10 Wattlers Close, Copmanthorpe	To assess impact on neighbours and the street scene (visit requested by Chair).

78. VOTE OF THANKS TO CHAIR

Members noted that this would be the last meeting of the Sub-Committee to be chaired by Cllr Hopton. They joined in thanking Cllr Hopton for the fair, honest and considerate way in which she had conducted the meetings over the past two years.

79. DECLARATIONS OF INTEREST

The Chair invited Members to declare at this point any personal or prejudicial interests they might have in any of the business on the agenda. No interests were declared.

80. MINUTES

RESOLVED: That the minutes of the meeting held on 20 April 2006 be approved and signed by the Chair as a correct record.

81. PUBLIC PARTICIPATION

It was reported that nobody had registered to speak, under the Council's Public Participation Scheme, on general issues within the remit of the Sub-Committee.

82. PLANS LIST

Members considered a schedule of reports of the Assistant Director (Planning and Sustainable Development), relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views and advice of consultees and officers.

82a. TOCKWITH TRAINING SERVICES, SHIRBUTT LANE, HESSAY, YORK, YO26 8JT

Members considered a full application, submitted by Tockwith Training Services, for the demolition of an existing storage building and erection of a new storage building at an HGV driver training depot, Shirbutt Lane, Hessay (05/02072/FUL).

There was no update from Officers on this item.

Representations were made in objection to the application by a nearby resident, who expressed concern about the height and proximity of the proposed building and its potential adverse effects on the drainage of surface water. The applicant's representative was present at the meeting and answered questions from Members.

Members discussed the location of the proposed building, suggesting that if it were moved forward from the boundary wall this would address the issue of loss of amenity of the neighbouring property whilst maintaining the vehicle turning space required by the applicant.

RESOLVED: That the application be refused.

REASON: The proposed building would have an over-dominating impact when viewed from the rear of the adjacent property at Rose Lodge, by reason of height, size and proximity to the boundary. The application therefore fails to accord with Policy GP1 of the City of York Council Draft Deposit Local Plan which states, inter alia, development proposals will be expected to: ensure that residents living nearby are not unduly affected by noise,

disturbance, overlooking, overshadowing or dominated by overbearing structures.

82b. 32 SKIDDAW, YORK, YO24 2SZ

Members considered an application submitted by Mr R Unwin to fell a mature oak tree, protected by Tree Preservation Order no. 29, located in the rear garden of 32 Skiddaw, Acomb (06/00571/TPO).

Officers provided an update, reporting that additional information had been submitted on behalf of the applicant. This comprised a schedule of previous works on the house and a soil moisture content table. Copies of these documents were circulated to Members.

Representations were made in objection to the application by a local resident, who expressed concern about its effect on wildlife. Representations were made in support by the applicant's agent.

Members discussed the subsidence problems affecting the applicant's property. They questioned whether these were attributable, wholly or in part, to the oak tree and, if so, whether installing a root barrier might be an alternative solution to felling the tree.

RESOLVED: That the application be refused.

REASON:

82c. 10 WATTLERS CLOSE, COPMANTHORPE, YORK, YO23 3XR

Members considered a full application, submitted by P and H Scurry, for a one and two storey pitched roof side extension to 10 Wattlers Close, Copmanthorpe, a detached dwelling (06/00671164/FUL).

Officers provided an update, reporting the receipt of two letters from a resident of a neighbouring property who objected to the height of the proposed extension.

The applicant (Mrs Scurry) was present at the meeting and answered questions from Members.

Members discussed the issues raised by the objector and the potential for the applicant to address these by modifying the roof design of the proposed extension.

RESOLVED: That authority be delegated to Officers to approve the application, subject to the conditions set out in the report and subject to modification of the design to provide a hipped roof.

REASON: The proposal, subject to these conditions and to the modification of the roof design, would not cause undue harm to interests of acknowledged importance, with particular reference to the

residential amenity of the neighbours, the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005), national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development", and supplementary design guidance contained in City of York's "A Guide to Extensions and Alterations to Private Dwelling Houses" and Copmanthorpe Village Design Statement, 2003.

82d. 3 FOX GARTH, NETHER POPPLETON, YORK, YO26 6LP

Members considered a full application, submitted by Mr and Mrs Aubrey, for a single storey pitched roof side extension to 3 Fox Garth, Nether Poppleton (06/00505/FUL).

There was no update from Officers on this item and no representations were made at the meeting.

RESOLVED: That the application be approved subject to the conditions set out in the report.

REASON: The proposal, subject to these conditions, would not cause undue harm to interests of acknowledged importance, with particular reference to the residential amenity of the neighbours, the visual amenity of the dwelling and the conservation area. As such, the proposal complies with Policies GP1, H7 HE2 and HE3 of the City of York Development Control Local Plan (2005) and supplementary design guidance contained in the City of York's "A Guide to Extensions and Alterations to Private Dwelling Houses" and Poppleton Village Design Statement (2003).

82e. NATIONAL RAILWAY MUSEUM, LEEMAN ROAD, YORK, YO26 4XD

Members considered a full application, submitted by the National Railway Museum, for the erection of a 50 metre diameter observation wheel (until 20 January 2009) without compliance with condition 7 of planning permission ref: 05/02203/FUL (provision of aircraft warning lights) (06/00599/FUL).

Officers provided an update, reporting that Arc Light had now been consulted on the application and had responded, saying they had no comments to make.

The applicant's representative was present at the meeting and answered questions from Members.

RESOLVED: That the application be approved, subject to the conditions set out in the report.

REASON: The proposal would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on aircraft safety and to the advice set out in the Department of the Environment Circular 11/95 "The Use of Conditions in Planning Permissions".

82f. SPRINGBANK WORKSHOP, YORK ROAD, HESSAY, YORK, YO26 8HZ

Members considered an application submitted by C Cook Esq, for the re-cladding of existing buildings and conversion into 5 storage / distribution and workshop units and alterations to access, at Springbank Workshop, York Road, Hessay (06/00320/FUL).

Officers provided an update, reporting that they wished to vary the recommendations in the report so as to amend condition 18 (retention of the landscaping scheme) and to add a further condition (no external storage).

The applicant's representative was present at the meeting and answered questions from Members.

Members discussed and queried issues of access to and egress from the site, seeking advice from the Highways Officer on the objections raised by the Police. They also questioned the advice from the Environmental Protection Unit regarding the site's proximity to an old sand pit and agreed that the conditions recommended to address problems of ground contamination (nos. 9 to 16 in the report) should not be imposed and that this issue should instead be addressed by way of an informative. In respect of condition 17, they suggested that the colour of the approved exterior materials should be appropriate for the rural location of the building.

RESOLVED: That the application be approved, subject to conditions 1-8, 17 and 19-20 as set out in the report, and subject to the following amended condition and additional Informative:

1. No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs to be planted. This scheme shall be commenced within 12 months of the commencement of the development and implemented within a period of 6 months of the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

INFORMATIVE:

The Environmental Protection Unit have confirmed that the site is in close proximity to an old sand pit that may have been used as a landfill site. This may produce migratory gases which may be detrimental to the health of occupants if the gas were to become concentrated in a confined space.

REASON:

82g. SHIRBUTTS, YORK ROAD, HESSAY, YORK, YO26 8JX

Members considered a full application, submitted by Richard Dixon, for a change of use of land, enabling the storage of vehicles, at Shirbutts, York Road, Hessay (06/00533/FUL).

Officers provided an update, reporting that they wished to amend the third sub-paragraph of the recommendation at paragraph 6 of the report.

No representations were made at the meeting.

RESOLVED: That the application be refused.

REASONS:

1. The existing access, by which vehicles associated with this proposal would leave and rejoin the public highway, is unsatisfactory since the required visibility of 2.4m x 215m cannot be achieved at the junction with the public highway in an easterly direction and therefore the intensification of use which would result from the proposed development is considered unacceptable in terms of highway safety.

2. It is considered that the proposed development would give rise to additional vehicles waiting in the carriageway and leaving and rejoining the traffic stream on an open stretch of road where vehicle speeds are high and would thus cause interference with the free flow of traffic and would consequently be dangerous to highway users.

3. The proposed "change of use" and the parking of motor vehicles is considered to be an inappropriate use in the Green Belt and, by virtue of the site's open and isolated location, would represent a considerable threat to the open character of the designated Green Belt, contrary to the policy GB1 of the City of York Draft Local Plan.

Cllr J Hopton, Chair

The meeting started at 3.00 pm and finished at 5:10 pm.