

Meeting	Planning Committee A
Date	1 August 2024
Present	Councillors Crawshaw (Chair), Fisher (Vice-Chair), J Burton, Cullwick, Melly, Steward, Whitcroft, Moroney, Rose (Substitute for Cllr Clarke) and Fenton (Substitute for Cllr Ayre)
Apologies	Councillors Ayre, Clarke, Wann, and Whitcroft
Officers in attendance	Gareth Arnold – Development Manager Ruhina Choudhury – Senior Lawyer Natalie Ramadhin – Development Management Officer

107. Declarations of Interest (2:09pm)

Members were asked to declare at this point in the meeting any disclosable pecuniary interest or other registerable interest they might have in respect of business on the agenda if they had not already done so in advance on the Register of Interests. None were declared.

108. Public Participation (2:09pm)

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general matters within the remit of the Planning Committee A.

109. Plans List (2:09pm)

Members considered a schedule of reports of the Head of Planning and Development, relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views of consultees and officers.

110. Land Lying to the South Of Hull Road Heslington, York [15/00166/FULM]

Members considered a major full application for the erection of a residential development of 153 dwellings with access, landscaping, highways, open space and associated infrastructure and Outline planning permission for 9 self and custom build plots in Hull Road Ward.

The Development Manager gave a presentation on the application and outlined that the application was not within the green belt. In response to questions from members, the Development Manager confirmed that:

- The development was surrounded on all sides with urban development and as such Officers subscribed to the view following consultation with the Local Plan that this was not within the green belt.
- Page 54, paragraph 24(b) of the report detailed a shared cyclist-pedestrian footpath which had not yet been built.

Members were provided with an update concerning Gypsy and Traveller pitches, in that:

- i) Additional consultation responses had been received from Strategic Planning Policy regarding offsite contributions for Gypsy and Traveller pitches.
- ii) York Traveller Trust had submitted documentation questioning why Gypsy and Traveller provision could not be provided on-site.
- iii) Additional information had been received from Persimmon Homes regarding an off-site search for Gypsy and Traveller pitches.

Members were provided with an update to the Committee Report, and it was confirmed that:

- i) Concerning paragraph 5.18 of the report, the figure of 30% was a minimum amount, and following consultation with the developer this figure could increase up to 50%.
- ii) Concerning paragraph 5.43 of the report, consultation had now taken place with the developer to install a signalised crossing on Field Lane, which would increase the cost of crossing contributions by £150,000, to a total of £450,000.

- iii) The University of York had withdrawn their land available for Woodland Planting, and that the developer had since sourced alternate land for this.

Public Speakers

Geoff Beacon spoke in objection to the application on that in order for City of York Council (CYC) to meet the aims of Net Zero by 2030 developments like these could not go ahead. He stated that this development went against national government policy due to the increase in emissions from more cars encouraged by each dwelling having two parking spaces.

Andrew Mortimer spoke in support of the application and recommended the implementation of a condition to remove developmental rights to convert dwellings to HMOs (Houses in Multiple Occupation) He also recommended the creation of a safe crossing from the development across both Field Lane and Hull Road. Andrew commented on the uncontrolled parking within the development, and stated concerns that this would lead to university visitors using the parking spaces.

Ben Ffrench spoke in objection to the application and stated that the development did not fulfil the local need for affordable houses. He also commented on the need for houses on the development to be energy efficient and for protections against dwellings being converted to HMOs, in response the Chair noted that all dwellings would be built to C3 use and that authorisation would be required for a dwelling to be converted to a HMO.

Abbie North spoke in objection to the application on behalf of York Travellers Trust. She stated that they had no objection to the development of affordable family homes, but objected to the lack of onsite provisions of traveller pitches, she highlighted that this was not in line with policy H5 of CYC's Local Plan.

Karen Madison spoke to the committee on behalf of the University of York and expressed that they would like to withdraw their objection to the application.

Graham Whiteford (the Applicant) spoke in support of the application and noted that the development was to include 9 self/custom build dwellings.

In response to questions from members, Graham confirmed that:

- He was not against the development forming a residents parking scheme if residents saw this as necessary.
- It was possible for parking spaces around the development to be attributed as disabled parking if needed.
- The development was looking to reduce emissions even more than stipulated in the Council Plan.
- Wheelchair accessible houses covered a variety of homes styles.
- Unless it was adopted by CYC, there would be an annual fee to a management company by residents for the upkeep of the development.
- Private shared driveways would not be upkept by the management company as these would only be used for access, and were not through roads for pedestrians.

Officers then answered further questions from Members, and it was confirmed that:

- Policy H5 was in a consultation process during the time of the meeting and therefore it was not possible to implement this policy to its' full effect. This application was compliant with the relevant H5 policy in the Local Plan 2018, which has since been tightened up prior to going out for consultation.
- The three-metre path to Bishop Holgate School was an unsegregated shared use pathway.
- This development complied with providing sufficient space for houses to have room for waste and recycling.
- Parking regulations could be added post development as part of the adoption process by the LA.
- A conditions had been added to require planning permission to convert C3 dwellings to C4.
- The target of a 10% reduction in single occupancy vehicle trips, detailed in paragraph 5.44 of the report, was a reasonable target, and what around what would usually be expected.
- The Self and Custom Build Housing Plots Marketing Strategy dated June 2024 was a standard document which helped to secure, finalise, and finish self-build plots.

The Development Management Officer issues a correction to the report, in that Condition 14, on page 51 of the agenda, should have read:

- "... If within the lifetime of development, any tree, hedge or shrubs are felled, removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants".

Councillor Melly proposed an amendment to the recommendations to amend paragraph 19 of the Committee Report to reflect access issues on adopted and non-adopted highways, and to include an additional informative regarding short-term letting accommodation and the use of c3 accommodation, this was seconded by the Chair and it was resolved:

That delegated authority be given to the Head of Planning and Development Services to APPROVE the application subject to:

- i. The completion of a Section 106 Agreement to secure the following planning obligations:
 - Affordable housing 49no. dwellings (secured through 13no. First Homes and 36no. Social Rent) and the mechanisms and frameworks by which they are delivered and transferred to a registered provider.
 - Self-build housing 9no. Self-Build Plots and the mechanisms for marketing and delivery.
 - Education £1,480,168 – off-site secondary, early years and SEND contributions.
 - Gypsy and Travellers £300,000 for off-site provision of two pitches.
 - Healthcare £165,259 towards offsite provision.
 - Sports £47,747 towards off site provision.
 - Highways/Transport £450,000 – signalised pedestrian crossings. £16,000 - passenger information displays on the existing 'Deramore Drive' bus stop flags on Field Lane £10,000 - bus stop shelters at the existing 'Deramore Drive' bus stops on Field Lane A contribution to be paid after 5 years after first occupation if 5-year travel plan

targets are not met. Cycle tracks/pedestrian footway on Hull Road connecting to western and eastern footways outside of the site. Improvements to an existing footway on Hull Road up to Pinelands Way. New bus stop and layby on Hull Road and improvements to existing bus stops on Field Lane.

- Ecology 700sq.m. of woodland planting
 - Planning obligation monitoring fee to ensure the Planning Obligations are fulfilled.
- ii. The Head of Planning and Development Services be given delegated authority to finalise the terms and details of the Section 106 Agreement.
 - iii. The Head of Planning and Development Services be given delegated authority to determine the final detail of the schedule of planning conditions.

Cllr J Crawshaw, Chair

[The meeting started at 2.06 pm and finished at 4.39 pm].