
Meeting	Area Planning Sub-Committee
Date	7 November 2019
Present	Councillors Hollyer (Chair), Crawshaw (Vice-Chair) [withdrew from meeting for items 3a and 3b of the Agenda], Cullwick, Fisher, Galvin, Lomas, Melly, Orrell, Webb, Waudby and D Taylor (Substitute)
Apologies	Councillor Craghill

Site Visits

It was noted that there had been no site visits scheduled for this sub-committee meeting.

36. Declarations of Interest

Members were invited to declare, at this point in the meeting, any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests that they might have in the business on the agenda.

Cllr Crawshaw declared a personal and prejudicial interest in agenda items 3a and 3b, 19/01648/FUL and 19/01649/LBC, in that the applicant, Cllr Kilbane, was a colleague and a friend. He declared that he would be leaving the meeting for these items.

37. Public Participation

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme on general issues within the remit of the Sub-Committee.

38. Plans List

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

38a) 9 Bishophill Junior York YO1 6EN 19/01648/FUL

[Note: Cllr Crawshaw withdrew from the meeting at this point].

Members considered a full application for alterations to the existing building through the reconfiguration of the existing kitchen and a new external opening to the rear garden area.

It was moved and seconded that the application be Approved, and it was therefore:

Resolved: That the application be approved subject to the conditions listed in the report.

Reason: It is considered that the proposals will preserve the character and appearance of the conservation area and the listed building and that there will be no adverse impact on the amenity of nearby occupants. As such it is considered that they satisfy national guidance in the NPPF and local policies in the Publication Draft Local Plan and Development Control Local Plan, and are acceptable.

38b) 9 Bishophill Junior York YO1 6EN 19/01649/LBC

Members considered an application for Listed Building Consent for Internal alterations, including removal of internal walls, and new large glazing units to side and rear of existing rear extension at the above address.

It was moved and seconded that the application be approved, and it was therefore:

Resolved: That the application be Approved subject to the conditions listed in the report.

Reason: It is considered that the proposed alterations will preserve the special historic and architectural interest of the building. They comply with national planning guidance, as contained in the National Planning Policy Framework and Publication Draft York Local Plan 2018.

**38c) 25 Bedale Avenue Osbaldwick York YO10 3NG
19/01837/FUL**

Members considered a full application for a single storey side and rear extension with rear dormer to the house in multiple occupation.

Cllr Waters spoke in objection to the application. He considered that the over occupation on this site would adversely impact upon the neighbours in terms of noise levels and lack of parking spaces. There were only 3 spaces on the property, given that neighbours park within the curtilage of their properties, he considered the parking to be insufficient. He also considered the layout of the amenity to be inadequate, as the kitchen was next to a toilet and shower room.

Officers confirmed that an appeal on this property remained outstanding. Officers considered that the parking provision for this application was sufficient.

It was moved and seconded that the application be Approved, and it was therefore:

Resolved: That the application be Approved subject to the conditions listed in the report.

Reason: It is considered that the proposals are acceptable in terms of appearance and that there will be no adverse impact on the amenity of nearby occupants. As such it is considered that they satisfy national guidance in the NPPF and local policies in the Publication Draft Local Plan 2018 and Development Control Local Plan 2005, and are acceptable.

Cllr Hollyer, Chair
[The meeting started at 4.30 pm and finished at 4.55 pm].