
MEETING	East Area Planning Sub-Committee
DATE	13 July 2006
PRESENT	Councillors Moore (Chair), Hyman (Vice-Chair), Hall, D'Agorne, Greenwood, Smallwood, Vassie and B Watson
APOLOGIES	Councillors King and M Waudby

6. Inspection of Sites

The following site was inspected before the meeting:

Site	Attended by	Reason for Visit
21 Lamel Street, Hull Road, York	Cllrs Moore, Greenwood, Hall, Hyman, and B Watson.	To familiarise Members with the site.

7. Declarations of Interest

The Chair invited Members to declare any personal or prejudicial interests which they had in any of the business on the agenda.

No interests were declared.

8. Exclusion of Press and Public

RESOLVED: That the Press and Public be excluded from the meeting during consideration of the Annex to Agenda Item 6 (Enforcement Cases - Update) on the grounds that it contained information, if disclosed to the public would reveal that the Authority proposes to give, under any enactment a notice under or by virtue of which requirements are imposed on a person or that the Authority proposes to make an order or direction under any enactment it contained information classed as exempt under Paragraph 6 of Schedule 12A to Section 100A of the Local Government Act 1972 (as revised by the Local Government (Access to Information) (Variation) Order 2006).

9. Minutes

RESOLVED: That the minutes of the Sub-Committee held on 15 June 2006 be approved and signed by the Chair as a correct record.

10. Public Participation

It was noted that there were no registrations to speak under the public participation scheme.

11. 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.

11a) St Oswald's C of E School, Fulford (06/0784/FUL)

Members considered a Full Application, submitted by Sewell Education for external and car parking lighting at St Oswald's C of E Primary School. This application had been deferred at the last meeting of the Sub-Committee to allow Officers to obtain further information regarding the lighting scheme.

Officers updated that the technical information requested on the lighting scheme had been included as part of the Officers report on the application. Further details of the lighting plots to show the effects of the light together with photographs of the lights in operation were circulated at the meeting.

Representations were received in support of the application from the Architect and electrical consultant for the scheme who confirmed that the lights were required for safety, security and insurance purposes.

Members raised concerns that some of the lights appeared to reach beyond the site boundary which could affect the amenities of neighbouring properties, especially in winter. Concerns were also raised over the potential safety aspect of the floodlights for the visibility of drivers/cyclists entering the school site or at the junction of School Lane.

RESOLVED: That the application be approved subject to the conditions listed in the report and the addition of the following informatives

1. Informative. Please ensure that the lighting in the car park is directed so as not to glare in the eyes of users when entering the site.

2. Informative. The lighting to the car park and footpaths within the site should be switched off at night before the 22.00 hours timed switch off, at times when the building is not in evening use. This will avoid unnecessary intrusion into the amenity of adjacent residents.

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 impact on the street scene and the amenity of neighbours. As such the proposal complies with Policy GP1 of the City of York Draft Local Plan.

11b) 21 Lamel Street (06/00869/OUT)

Members considered an Outline Application, submitted by Mr C England, for the erection of 3 no. dwellings following the demolition of extensions and garage of existing dwelling. This application had been deferred at the last meeting to allow further consultation on the revised scheme with the objector.

Officers updated that the boundary of the site shown on the plan on page 44 of the report should also include the garden area to the south of the site.

Members expressed some concerns over delivery vehicles to the site as Lamel Street was an narrow cul de sac.

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

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 siting, design, impact on adjacent residents and highways. As such the proposal complies with Policies H4a, H5 GP1 and GP10 of the City of York Local Plan Deposit Draft.

11c) 37 Towthorpe Road, Haxby (06/00583/FUL)

Members considered a Full Application, submitted by Hogg Builders (York) Ltd, for the erection of 5 no. detached dwellings to the rear of 37-43 Towthorpe Road, Haxby.

Officers confirmed that drainage was the major issue on this site which had poor surface water and land drainage. Officers updated that a further letter of objection had been received from a resident of Towthorpe Road raising concerns regarding overlooking and the possible raising of the site levels which could affect the problem of water logging in neighbours gardens. It was confirmed that Haxby Town Council maintained their objections to the scheme and supported neighbours objections.

RESOLVED: That the application be refused.

REASON: It has not been demonstrated that development would adequately deal with issues of surface water and land drainage issues, based on the information submitted with the application. The site and its environs already suffer from the inadequate nature of surface water drainage area and problems with run off and water logging. The absence of a satisfactory means of proposed drainage with this development may exacerbate the likelihood of local flooding. The development is therefore considered to conflict with Central Government planning guidance in PPG3: Housing and PPG25: Development and Flood Risk, and Policy GP15a Development and Flood Risk of the City of York Draft Local Plan Incorporating the 4th set of changes (Approved April 2005).

11d) 45 Stone Riggs, Stockton on Forest (06/01169/FUL)

Members considered a Full Application, submitted by Mr N Popplewell, for a conservatory to the rear and a porch to the front elevation at 45 Stone Riggs, Stockton on the Forest.

Officers updated that Stockton on Forest Parish Council had now confirmed that they had no objections to the scheme.

Members expressed concern that, if approved, the applicant could at some later date, without the need for planning permission, change the materials of the rear conservatory which could affect neighbours amenities.

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

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 impact on the street scene and the amenity of neighbours. As such the proposal complies with Policies GP1 and H7 of the City of York Draft Local Plan.

12. Enforcement Cases Update

Members considered a report which provided them with a continuing quarterly update on the number of enforcement cases currently outstanding for the area covered by this Sub-Committee.

RESOLVED: That the report and updates be noted.

REASON: To inform Members of ongoing work in this area.

CLLR R MOORE, Chair

The meeting started at 2.00 pm and finished at 3.55 pm.