
Meeting	Planning Committee
Date	14 June 2018
Present	Councillors Reid (Chair), Cuthbertson, D'Agorne, Doughty, Funnell, Galvin, Looker, Richardson, K Taylor, Warters, Fenton (Substitute), Pavlovic (Substitute) and Flinders (Substitute)
Apologies	Councillors Carr and Cullwick

Site Visits

Application	Reason	In attendance
Clifton Alliance Cricket Club, Shipton Road, Clifton, York	As the recommendation was to approve and objections had been received	Councillors Galvin and Reid

49. Declarations of Interest

Members were asked to declare, at this point in the meeting, any personal interests, not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests they may have in respect of business on the agenda. None were declared.

50. Minutes

Resolved: That the minutes of the last meeting held on 19 April 2018 be approved and then signed by the chair as a correct record.

51. Public Participation

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.

52. 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.

53. Clifton Alliance Cricket Club, Shipton Road, Clifton, York [18/00306/FUL]

Members considered a full application from Paul Walton for the erection of building for storage, scorers box and WC/kitchen facilities following the removal of existing mower garage and pre-fabricated garage to rear of pavilion.

The Development Manager outlined the site layout and elevations. He advised that the NPPF indicated that very special circumstances cannot exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The Development Manager then provided an update advising Members of the additional proposed conditions and informative notes related to drainage.

Following debate it was:

Resolved: That the application be approved subject to the conditions listed in the report and the following additional conditions and drainage informative notes:

Additional Condition 1:

The area indicated for storage on the approved plans shall be used for storage only and no other use ancillary to the operation of the site as a cricket club.

Reason: In the interests of residential amenity.

Additional Condition 2:

The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

Additional Condition 3:

No development shall take place until details of the proposed means of foul and surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site.

Additional Condition 4:

Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: So that the Local Planning Authority may be satisfied that no foul and surface water discharges take place until proper provision has been made for their disposal.

Informative notes: Drainage

- i. The public sewer network does not have capacity to accept an unrestricted discharge of surface water. Surface water discharge to the existing public sewer network must only be as a last resort, the developer is required to eliminate other means of surface water disposal.

- ii. The applicant should be advised that the Internal Drainage Board's prior consent is required for any development including fences or planting within 9.00m of the bank top of any watercourse within or forming the boundary of the site. Any proposals to culvert, bridge, fill in or make a discharge to the watercourse will also require the Board's prior consent.

Reasons:

- i. The site lies within the general extent of the Green Belt as identified in the RSS to which S38 of the 1990 Act applies. The proposal is therefore assessed against more restrictive policies in the NPPF relating to protecting the Green Belt.
- ii. The NPPF indicates that very special circumstances cannot exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In this case, harm has been identified by way of inappropriateness as a result of the scale and siting of the proposed building. Additionally it conflicts with one of the five purposes of including land within the Green Belt and has limited impact on the openness of the Green Belt and visual amenity as a result of the scale and positioning of the building within an otherwise undeveloped location. Substantial weight is to be afforded to these harms to the Green Belt. The applicant has put forward a case for very special circumstances to clearly outweigh these harms which include the success of the club particularly in its junior teams and the promotion of the first team to the Yorkshire League; the inadequate facilities provided by the existing store; the need to provide adequate umpires' facilities; and the poor siting of the existing scoring box.
- iii. It is further recognised that policy within the NPPF and emerging Local Plan supports the sustainable development of high quality sports facilities which are important for their contribution to the health and wellbeing of communities.

- iv. Officers consider that the very special circumstances put forward by the applicant are sufficient to outweigh the identified harm. Therefore the very special circumstances necessary to justify the inappropriate development in the Green Belt do exist and planning permission should be approved.

54. Appeals Performance and Decision Summaries

Members received a report informing Members of the Council's performance in relation to appeals determined by the Planning Inspectorate between 1 January and 31 March 2018, and providing a summary of the salient points from appeals determined in that period, together with a list of outstanding appeals at date of writing.

Resolved: That the report be noted.

Reason: To inform Members of the current position in relation to planning appeals against the Council's decisions as determined by the Planning Inspectorate.

Cllr A Reid, Chair

[The meeting started at 5.30 pm and finished at 5.42 pm].

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