
Meeting	Planning Committee B
Date	7 February 2024
Present	Councillors B Burton (Chair), Hollyer (Vice-Chair), Baxter, Clarke, Fenton, Melly, Orrell, Vassie and Warters
Apologies	None
Officers Present	Gareth Arnold, Development Manager Sandra Branigan, Senior Solicitor

64. Declarations of Interest (4.31 pm)

Members were asked to declare at this point in the meeting any disclosable pecuniary interests or other registrable interests that they might have in the business on the agenda, if they had not already done so in advance on the Register of Interests.

Cllr Warters noted, for transparency reasons, that he had called-in the item on the agenda.

65. Minutes (4.32 pm)

Resolved: That the minutes of the last meeting held on 17 January 2024 were approved as a correct record.

66. Public Participation (4.32 pm)

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

67. Plans List (4.32 pm)

Members considered a report of the Development Manager, relating to the following planning application, outlining the proposals and relevant policy considerations and setting out the views of consultees and officers.

**2a) 27 Bedale Avenue, Osbaldwick, York, YO10 3NG
[23/02323/FUL] (4.32 pm)**

Members considered a full application by Mr A Sullivan for the change of use from small house in multiple occupation use (class C4) to large house in multiple occupation (Sui Generis use).

The Development Manager gave a presentation on the plans and provided an update which noted a revised floor plan, ref 639.001B, had been submitted which showed a revised layout to the bin and cycle store. It also included a recommended additional condition and informative as follows:

Recommended Additional condition and informative

7 Prior to the bringing into use of the development hereby approved a dropped kerb and vehicle crossing shall be constructed in front of the garage.

Reason: To provide a safe means of access.

INFORMATIVE:CONDITION 7 -

You are advised that prior to starting on site consent will be required from the Highway Authority under the Highways Act 1980 for the dropped kerb and vehicle crossing required under condition 7.

For further information please contact:

*Vehicle Crossings - Section 184 (01904) 551550 -
streetworks@york.gov.uk*

In response to questions from Members, it was reported that:

- The application was submitted for seven occupants and that was considered by officers to be reasonable.
- Parking observations had been taken during the morning, daytime and evening.
- It was not possible to oblige residents to park in the designated spaces and to use the bin store, however, it was possible to ensure these were available for use.
- It would be difficult to independently manoeuvre parked vehicles, if more than two parked on the hard standing at the front of the house.

- There were no minimum sizes for communal spaces included in planning documents. However, licensing regulations did have minimum requirements. [It was agreed to provide the licensing guidance to Members via email.]
- Cycle access was down the side of the house and through the gate.

Following debate, Cllr Melly proposed the officer recommendation to approve the application. This was seconded by Cllr Baxter. On being put to a vote, with six votes in favour and 3 against, it was:

Resolved: That the application be approved subject to the update tabled at the meeting and outlined above.

Reason: The change of use from a small 6 bedroomed HMO (C4 use) to large 7 bedroomed HMO (sui generis) would not have significant impact on the amenity of existing and future occupants of the property or neighbouring residents. Adequate car parking, cycle storage and bin storage provision would be provided. As such the proposals comply with policy in the NPPF and with Publication draft Local Plan (2018) policies D1 and T1 in relation to housing provision, protection of amenity and sustainable access.

Cllr B Burton, Chair

[The meeting started at 4.30 pm and finished at 5.07 pm].