
MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	15 FEBRUARY 2007
PRESENT	COUNCILLORS LIVESLEY (CHAIR), BARTLETT (VICE-CHAIR), SUE GALLOWAY, HORTON, MACDONALD, REID, SIMPSON-LAING, SUNDERLAND AND B WATSON

64. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Reason for Visit	Members Attended
46 Station Road, Upper Poppleton, York	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Horton, Reid, Sunderland and B Watson
1 Poppleton Hall Gardens, Nether Poppleton, York	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Horton, Reid, Sunderland and B Watson
114 Bishopthorpe Road, York	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Horton, Reid, Sunderland and B Watson
Oakwood Farm, Northfield Lane, Upper Poppleton, York	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Horton, Reid, Sunderland and B Watson
22 Bewlay Street, York	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Horton, Reid, Sunderland and B Watson

65. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda.

Councillor Macdonald declared a personal prejudicial interest in agenda item 4a (46 Station Road, Upper Poppleton, York) as he knew the applicant, left the room and took no part in the discussion or decision thereon.

Councillor Sunderland declared a personal non-prejudicial interest in agenda item 4d (Bar 38, Coney Street, York) as an occasional customer of the premises.

66. MINUTES

RESOLVED: That the minutes of the meetings of the West and City Centre Area Planning Sub-Committee held on 18 January 2007 and 30 January 2007 be approved and signed by the Chair as a correct record.

67. 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.

68. 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.

68a 46 Station Road, Upper Poppleton, York (06/02701/FUL)

Members considered a full application, submitted by Mr Pietro Manfredi and Miss Sarah Lewis, for a one and two storey side extension and a single storey extension to the rear of the property.

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, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); and Poppleton Village Design Statement (2003).

68b 1 Poppleton Hall Gardens, Nether Poppleton, York (06/02221/FUL)

Members considered a full application, submitted by Chris Swift and Sonia Snowden, for a single storey extension to the north elevation, a pitched roof one and two storey extension to the south side elevation, and a pitched roof double garage at the front of the property (revised scheme).

The case officer reported that the application had been amended since submission and that the revised drawings were available to inspect. He also proposed some revised wording for condition 4.

Representations were received in support of the application, from the applicant's agent and architect.

RESOLVED: That the application be approved, subject to the conditions listed in the report, with the following amended condition:

- (i) Condition 4 – “Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no windows in addition to those shown on the approved plans shall at any time be inserted in the west facing elevation of the extension.

Reason: In the interests of the amenities of occupants of adjacent residential properties.”

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to visual/residential amenity and the character and appearance of the designated Conservation Area. As such the proposal complies with PPG15 and Policies H7, GP1 and HE2 of the City of York Development Control Draft Local Plan.

68c 26 Tadcaster Road, Dringhouses, York (06/02780/FULM)

Members considered a major full application, submitted by Pilcher Homes Ltd., for the erection of 3 no. three storey houses and a three storey block comprising nine flats and one house, with ancillary garage and cycling blocks, after demolition of the existing buildings.

The case officer reported that the Council's Network Management section had no objections to the application and outlined their comments. The inclusion of four additional highways conditions was recommended:

- HWAY10 (vehicular areas surfaced, details required)
- HWAY14 (access to be approved, details required)
- HWAY36 (servicing within site, details required)
- HWAY39 (off site highway works, details required)

Representations were received in objection to the application, from residents of Mayfield Grove and Tadcaster Road and on behalf of the Dringhouses & Woodthorpe Planning Panel. A diagram indicating potential traffic hazards on Tadcaster Road was circulated by the Planning Panel. Representations were also received in support of the application, from the applicant's agent, and information setting out proposed distances to neighbouring properties was circulated to Members. Written representations from Councillor Holvey, Dringhouses & Woodthorpe Ward Councillor, in objection to the application, had been circulated to Members and were read out by the case officer.

It was clarified that paragraph 1.4 of the report, which stated that the height of Villa A had been reduced by 0.5m to 11.1m, was incorrect and confirmed that neither the height or the footprint of the proposed development had been reduced since the previous application. Members reiterated their concerns that the scale, height, massing and design were inappropriate and would harm the appearance and character of the area, the setting of the Tadcaster Road Conservation Area, and the amenities of residents living close to the site.

Members noted that this application demonstrated that alternative access arrangements could be provided to those proposed in the previous application, although some Members still expressed some concerns relating to traffic movements on Tadcaster Road.

Members also expressed concerns, in terms of sustainability, regarding the demolition of the existing buildings on the site. They requested that the wording of condition 31 and the related informative needed to be amended to make specific reference to children's play space, and highlighted the need for the snicket between 9 and 11 Mayfield Grove to be gated. It was also suggested that access from the dwellings to the garden area should be through a strip of garden, rather than the hard surfaced garage area as currently proposed.

RESOLVED: That the application be refused.

REASON: In the opinion of the Local Planning Authority the proposed buildings, by virtue of their scale, height, massing and design are inappropriate in this area and would harm the appearance and character of the area, the setting of the Tadcaster Road Conservation Area, and the amenities of residents living close to the site. As such, the proposal is contrary to Policy E4 of the North Yorkshire County Structure Plan and Policies GP1 'Design', H4 'Housing Development in Existing Settlements', GP10 'Subdivision of Gardens and Infill Development' and HE2 'Development in Historic Locations' of the City of York Local Plan Deposit Draft.

68d Bar 38, Coney Street, York (06/02788/FUL)

Members considered a full application, submitted by Inventive Leisure, for the retention of an external seating area.

Representations were received in support of the application, from the applicant's agent.

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 would not cause undue harm to interests of acknowledged importance, with particular reference to residential amenity, crime and disorder and the character and appearance of the conservation area. As such the proposal complies with national planning policy guidance note PPS:6, policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and policies HE3 and S6 of the City of York Local Plan Deposit Draft.

68e 7 Hawkshead Close, York (06/02062/FUL)

Members considered a full application, submitted by Mr S O'Driscoll, for the erection of a pitched roof two storey detached dwelling on land at 7-9 Hawkshead Close (resubmission).

The case officer reported that 4 additional letters of objection had been received since the report had been published and outlined the concerns therein. He also clarified that condition 11 (HT1) would restrict the height of the development to 8.6m above the existing ground level.

Members requested the inclusion of a condition requiring approval of the method for laying the gravelled parking area and the type of gravel used, to ensure that it did not spill onto the highway.

RESOLVED: That the application be approved, subject to the conditions listed in the report, with the following additional condition:

- (i) Condition – "Prior to the commencement of development, details of the construction method of the gravel driveway, including the size and type of gravel to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of good highway management."

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to visual/residential amenity, parking and the protection of a Silver Birch covered by a Tree Preservation Order. As such the proposal complies with PPG3 and Policies GP1, H4a, GP10, L1c and NE1 of the City of York Development Control Draft Local Plan.

68f 114 Bishopthorpe Road, York (06/02715/FUL)

Members considered a full application, submitted by Mr and Mrs Ferraioli, for change of use from a residential dwelling to a 6 bedroom guest house with owners' accommodation.

A plan of the R36 residents' parking zone was circulated to Members.

Representations were received in support of the application, from the applicant.

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, would not cause undue harm to interests of acknowledged importance, with particular reference to residential amenity, the character of the area and highway safety. As such the proposal complies with Policy I13 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies V1 and V3 of the City of York Local Plan Deposit Draft.

68g Oakwood Farm, Northfield Lane, Upper Poppleton, York (06/02637/FUL)

Members considered a full application, submitted by D Lancaster Esq, for change of use to Class B1 (Business Use) and Class B8 (Storage and Distribution Use) (resubmission).

Officers confirmed that Rufforth with Knapton Parish Council had been consulted on the application and had no objections.

Representations were received in support of the application, from the applicant's agent.

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, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the green belt. As such the proposal complies with policies SP2, SP6, GB1, GB3 and GB11 of the City of York Local Plan Deposit Draft and also PPG2 and PPS7.

68h 22 Bewlay Street, York (06/01199/FUL)

Members considered a full application, submitted by Wills and Co. Development Ltd., for a rear dormer (reduction in size of existing unauthorised dormer).

The case officer reported that one further letter of objection had been received since the publication of the report and that a letter had also been received from the construction consultants acting on behalf of the applicant. A plan of the R6 residents' parking zone had been circulated to Members.

Representations were received in objection to the application, from a nearby resident, and in support of the application, from the applicant and the current tenant.

Members expressed concern regarding the impact of the dormer on the character and appearance of both the host dwelling and the immediate surrounding area.

RESOLVED: That the application be refused.

REASON: The proposed rear dormer by reason of its design, size, appearance and prominence would result in significant harm to the character and appearance of the host dwelling and the visual amenities of the immediate surrounding area, contrary to policies H7 and GP1 of the Development Control Local Plan Incorporating the 4th Set of Changes, the City Council's Supplementary Planning Guidance "Guide to Extensions and Alterations to Private Dwellinghouses" and national planning policy contained in Planning Policy Statement 1 "Delivering Sustainable Development."

COUNCILLOR D LIVESLEY

CHAIR

The meeting started at 3.00 pm and finished at 5.00 pm.