
MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	3 APRIL 2007
PRESENT	COUNCILLORS LIVESLEY (CHAIR), BARTLETT (VICE-CHAIR), SUE GALLOWAY (items b & c), HORTON, MACDONALD, SIMPSON-LAING, SUNDERLAND AND B WATSON
APOLOGIES	COUNCILLOR REID

78. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Reason for Visit	Members Attended
Acomb Branch Library, Front Street, York	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Horton, Macdonald, Sunderland & B Watson
108 South Bank Avenue, York	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Horton, Macdonald, Sunderland & B Watson
3 Percy's Lane, York	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Horton, Macdonald, Sunderland & B Watson

79. 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.

No interests were declared.

80. 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.

81. 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.

81a Acomb Branch Library, Front Street, York (07/00320/GRG3)

Members considered a full application, submitted by Learning, Culture & Children's Services, for single storey front and side extensions and a wood pellet silo within a wooden enclosure.

The case officer reported that an additional letter had been received from a member of the public stating that they were not happy with the design of the canopy at the front of the building and that it would be an intrusion on the surrounding Georgian architecture.

The Environmental Protection Unit (EPU) had updated the officer and said that they did not have any concerns regarding the Clean Air Act or the wood pellet silo. They requested that an additional condition be added stating that delivery of fuel should only happen between 8am and 5pm Monday to Friday.

The applicant's representative attended to answer questions.

Members requested that the fascia boards to the side of the building and the letter box needed to be repaired. They also asked that a path be provided across the lawn to the main entrance.

Some Members expressed concerns with bringing the front of the building forward and the possible effect this would have on the conservation area.

Members requested an information note from the Assistant Director (Planning & Sustainable Development) to clarify delegations for applications for council owned properties.

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

“Deliveries of fuel shall only be made between the hours of 08:00 and 17:00, Monday to Friday.

Reason: To protect the amenity of the nearby residents.”

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 building and the conservation area. As such, the proposal complies with Policies GP1, C1, HE2 and

HE3 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Guidance 15 "Planning and the Historic Environment".

81b 33 Main Street, Nether Poppleton, York (07/00359/FUL)

Members considered a full application, submitted by Mr and Mrs Edwards, for a single storey, pitched roof, side extension.

The case officer reported that Nether Poppleton Parish Council did not have any objection to the proposal. He also said that although part of the garden was in the conservation area then existing building and proposed extension were not.

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 the impact on the residential amenity of neighbours or the impact upon the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

81c 108 South Bank Avenue, York (06/02379/FUL)

Members considered a full application, submitted by Mr Donald Wilkie, for the conversion of a dwelling to 3 flats and a single storey rear extension.

Members asked for clarification of local plan policy H8 regarding the number of bedrooms required for conversion to flats. The Officer advised that the policy stated that a minimum of four bedrooms were required but it did not specify whether the property had to be built with four bedrooms or whether subsequent room conversions could be counted.

Members discussed policy H8 and decided that this would need to be revised/replaced in the light of the number of applications for conversion of former family homes as, in its present state, it did not act as a protection for family housing.

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, and highway safety. As such,

the proposal complies with Policy H9 of the North Yorkshire County Structure Plan; Policies GP1, GP4, H4, H7, H8, T4, T13 and L1c of the City of York Draft Development Control Local Plan- Incorporating the Proposed 4th Set of Changes; national planning guidance contained in Planning Policy Statement 1 " Delivering Sustainable Development, No. 3 " Housing "; " and supplementary design guidance contained in the City of York's " A Guide to extensions and alterations to private dwelling houses. "

81d 3 Percy's Lane, York (06/02853/FULM)

Members considered a major full application, submitted by S Harrison Development Ltd., for the erection of a four storey student accommodation block comprising 9 studio apartments and 6 apartments, comprising 39 study bedrooms and ancillary accommodation, after the demolition of the existing building.

Representations were received in support of the application, from the applicant's agent, Chris Hale who addressed the Sub-Committee briefly stating that he was available to answer any questions Members had.

Members discussed various issues regarding the security of the building and agreed that it was adequate for the area. There were also discussions about the possible addition of railings to secure the undercroft. Some Members asked about the relief the scheme would afford to The Groves in terms of retaining enough properties for family use and the case officer said that the developer had come to an agreement with York St. John University regarding the letting of the new flats. Members noted the key importance of the pricing of the new accommodation.

Members expressed concern about how the Section 106 monies were to be spent and agreed that they should be spent on facilities/amenities within the Walmgate/Navigation Road area of the city with the preference toward it being spent on Space 109.

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:

- principle of the development
- impact on character and appearance of the conservation area
- affordable housing/occupancy
- impact on surrounding occupiers
- living conditions of future occupants
- open space provision
- parking and highway issues

- sustainability
- flood risk

As such the proposal complies with Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies H4a, ED10, GP1, HE2, HE4, T4, L1c and GP6 of the City of York Local Plan Deposit Draft.

81e 3 Percy's Lane, York (06/02854/CAC)

Members considered an application for Conservation Area Consent, submitted by S Harrison Developments Ltd., for the demolition of a building in the Conservation Area.

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

REASON: In the opinion of the Local Planning Authority the proposal, subject to the condition listed, would not cause undue harm to interests of acknowledged importance, with particular reference to:

- architectural quality of building
- impact on character and appearance of the conservation area

As such the proposal complies with Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policy HE5 of the City of York Local Plan Deposit Draft.

COUNCILLOR D LIVESLEY
CHAIR

The meeting started at 12.00 pm and finished at 1.10 pm.