

**Notice of a public meeting of  
Planning Committee B**

- To:** Councillors Hollyer (Chair), Melly (Vice-Chair), Craghill, Crawshaw, Daubeney, Fisher, Galvin, Orrell and Perrett
- Date:** Thursday, 13 April 2023
- Time:** 4.30 pm
- Venue:** The George Hudson Board Room - 1st Floor West Offices (F045)

**AGENDA**

**1. Declarations of Interest**

At this point in the meeting, Members are asked to declare any disclosable pecuniary interest or other registerable interest they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests.

**2. Minutes**

(Pages 1 - 12)

To approve and sign the minutes of the Area Planning Sub Committee meeting held on 3 October 2019 and the last Planning Committee B meeting held on 9 March 2023.

**3. Public Participation**

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

**Please note that our registration deadlines are set as 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is 5:00pm on Tuesday, 11 April 2023.**

To register to speak please visit [www.york.gov.uk/AttendCouncilMeetings](http://www.york.gov.uk/AttendCouncilMeetings) to fill in an online registration form. If you have any questions about the registration form or the meeting, please contact Democratic Services. Contact details can be found at the foot of this agenda.

### **Webcasting of Public Meetings**

Please note that, subject to available resources, this meeting will be webcast including any registered public speakers who have given their permission. The meeting can be viewed live and on demand at [www.york.gov.uk/webcasts](http://www.york.gov.uk/webcasts).

During coronavirus, we made some changes to how we ran council meetings, including facilitating remote participation by public speakers. See our updates ([www.york.gov.uk/COVIDDemocracy](http://www.york.gov.uk/COVIDDemocracy)) for more information on meetings and decisions.

- 4. Abracs, George Cayley Drive, York, YO30 4XE (Pages 13 - 36) [22/02012/FULM]**  
Members will consider a Major Full Application by Impala Estates Limited for an extension to warehouse after demolition of existing ancillary building and associated external refurbishment and infrastructure works.
- 5. Planning Appeal Performance and Decisions (Pages 37 - 54)**  
This report provides information on the planning appeal decisions determined by the Planning Inspectorate between 1 October and 31 December 2022.
- 6. Urgent Business**  
Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:  
Jane Meller

Contact details:

- Telephone: (01904) 555209
- Email: [jane.meller@york.gov.uk](mailto:jane.meller@york.gov.uk)

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

**This information can be provided in your own language.**

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

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City of York Council

Committee Minutes

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Meeting	Area Planning Sub-Committee
Date	3 October 2019
Present	Councillors Hollyer (Chair), Crawshaw (Vice-Chair), Cullwick [for Agenda items 1, 2 3, 4 and 4a only], Fisher, Galvin, Craghill, Lomas, Melly, Orrell, Waudby and Kilbane (Substitute for Cllr Webb)
Apologies	Councillor Webb

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### Site Visits

Site	Visited by	Reason
Royal Masonic Benevolent Institute Connaught Court [18/02169/FULM]	Cllrs Hollyer, Crawshaw, Galvin and Melly	As the recommendation was to approve and objections had been received.
26 The Horseshoe York YO24 1LX [19/01140/FUL]	Cllrs Hollyer, Crawshaw, Galvin and Melly	At the request of the Ward Councillor.

### 30. Declarations of Interest

Members were invited to declare, at this point in the meeting, any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests that they might have in the business on the agenda. Cllr Cullwick declared a personal interest in Agenda Item 4b [26 The Horseshoe York YO24 1LX [19/01140/FUL] as he knew the Applicant. He undertook to withdraw from the meeting for the consideration of that item.

### 31. Minutes

Resolved: That the minutes of the Area Planning Sub-Committee meetings held on 8 August 2019 and 5 September 2019 be approved and then signed by the Chair as a correct record.

## **32. 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.

## **33. 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.

### **33a) Royal Masonic Benevolent Institute Connaught Court**

Members considered a major full application from RMBI Care Company for Change of use of existing care home bungalows (use class C2) to residential dwellings (use class C3b) and construction of associated car park and access road from Fulford Park at the Royal Masonic Benevolent Institute, Connaught Court, St Oswalds Road, York.

An Officer update was given. Members were advised that:

- A fourth plan should be added to the list of plans for approval (condition 2). This was 15684-Y-DR-102 P1, Car Park Construction Details and did not include any new information as it had been included in the initial submission.
- Three additional objections have been received. Most of the issues raised in the objections were listed in Section 3 of the committee report. They raise issues already listed at section 3 of the report and addressed at section 4.
- The comments included in the additional objections had been taken into account and were not considered to affect the planning balance in the report, including the officers' recommendation to approve the application.

Mary Urmston, a local resident, spoke in objection to the application. She raised concern about condition 5. She explained that the idea of allowing a new road was unacceptable and cited the concerns of the landscape architect and conservation consultant. She raised further concerns about the car park, change of use from C2 to C3 and lack of information provided in the report. She noted that the application damaged the character and appearance of the conservation area and view of the corridor into York.

Jesper Phillips, a local resident, spoke in objection to the application. He explained that the car park would cause long term damage and that there was a number of alternative uses for the buildings without the need for parking. He expressed concern that the responses from the landscape architect and conservation consultant were not adequately included in the report. He added that the road access to the site had no pedestrian footpath and that the development would cause harm to the conservation area and trees.

Ray Haddock spoke in objection to the application on environmental grounds. He supported the change of use to bungalows but was objecting on the grounds of the loss of trees and concerns about the access road. He noted the comments of the conservation officer. He added that the refurbishment of the bungalows should be to the highest sustainability standards and that the green space should be protected.

Cllr Aspden read out statement from Lindsay Cowle, Conservation Consultant, who was unable to attend the meeting. Mr Cowle objected to the application because of harm to the heritage of the area.

Philip Holmes (O'Neill Associates), Agent for Applicant, spoke in support of the application. He explained that the majority of the bungalows had been vacant for 15 years. He noted that the advice of the ambulance service was that the access was required. He noted that the car park would be screened. He acknowledged that the private drive and car park would have an impact on the site.

Marc Nelson-Smith (Applicant, RMBI), spoke in support of the application. He explained that the bungalows needed to be brought back into use and that the scheme would create the independent living for those living in the bungalows, who may also have a partner in the care home. He noted that people moving into the bungalows would free up other homes in York.

In response to Member questions, the Applicant and his Agent clarified that:

- The care home was regulated by the Quality Care Commission (CQC) and as such there could be no access to the bungalows via the care home. A third party provider would provide services to the bungalows.
- The future needs of the residents in the bungalows would need to be catered.
- A path could not be created because of the health and safety risks.

- The long term objective was for the bungalows to remain in use by the care home.
- There was no information on the percentage of people moving into the care home from York addresses. The allocation of places was on a first come first served basis.
- The access road was needed for residents and ambulances.

Officers clarified that the condition 12 restricted the occupancy of the bungalows.

Karin De Vries Fulford Parish Councillor, spoke on behalf of Fulford Parish Council, who strongly objected to the application. She explained that Fulford had very little public open green space. She suggested that the committee report omitted some information. She noted that there was car parking available very close to the site for three hours that could be used by carers. She added that RMBI had sold off buildings to a private developer.

Cllr Aspden, Fulford and Heslington Ward Councillor, spoke on behalf of a number of residents in objection to the application. He explained that there was no quantification that the public benefits of the application outweighed the harm and the applicant had not demonstrated that a different use could be found for the bungalows. He suggested that fire engines could not turn safely on the site, that there was a significant loss and risk to the loss of trees and harm to the conservation area that had not been addressed. In response to the points raised by Cllr Aspden, clarification was given on fire engine access to the bungalows.

Members debated the application during which officers gave clarification on the tests for legal agreements.

The officer recommendation to approve the application was moved and seconded and on being put to the vote the motion fell. It was then moved and seconded that the application be refused. On being put to the vote it was:

Resolved: That the application be refused.

Reason: The harm to the preservation, character and appearance of the conservation area, impact on the parkland and loss and risk of the loss of trees on the site. Weight has been given to the conservation of all relevant heritage assets. This harm has been weighed against the public benefits of bringing back into use 10 homes for older people in



need of care. The public benefits of bringing forward the housing proposed does not outweigh the identified harm to the conservation area, parkland and trees.

**33b) 26 The Horseshoe York YO24 1LX [19/01140/FUL]**

[Note: Cllr Cullwick withdrew from the meeting at this point].

Members considered a full application from Erica Hammill for the erection of 1no. dwelling with associated crossover following demolition of existing bungalow and outbuildings at 26 The Horseshoe, York.

An Officer update was given in which Members were advised of an amendment to condition 14 relating to the large scale details of windows, doors and eaves and verge of roof:

The Applicant, Erica Hammill, spoke in support of the application. She thanked the Officer for his time spent on the application. She explained that the house would reflect the arts and crafts style of the surrounding area and would aesthetically fit into the style of the street. She explained the changes that had been made following the objections made by a neighbour.

It was moved and seconded that the Committee accept the officer recommendation to approve the application. On being put to the vote it was:

Resolved: That the application be approved subject to the conditions listed in the report and amended Condition 14 below:

Amended Condition 14

Large scale details (at 1:10 or 1:20) of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the dwelling and the works shall be carried out in accordance with the approved details.

- a) All windows and doors, in context and including section drawings, on the front elevation of the building.
- b) Eaves/verge of roof

Reason: In interests of the character and appearance of the area.

Reason: The proposed replacement dwelling, although materially larger than the existing bungalow will not be out of place in this location due to the existing residential character of large suburban dwellings and is considered to be in compliance with paragraph 127 of the NPPF and Policy D1 of the 2018 Draft Plan. The design is in keeping with the arts and craft character of the Horseshoe. The revised proposal excluding the balcony is considered to be acceptable on the grounds of residential amenity due to its design and location. Conditions are also considered necessary for highways, drainage and land contamination reasons.

### **34. Appeals Performance and Decision Summaries**

Members considered a report that informed them of the Council's performance in relation to appeals determined by the Planning Inspectorate between 1 April and 30 June 2019. A list of outstanding appeals at date of writing was also included.

Resolved: That the content of 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.

### **35. Planning Enforcement Cases - Update**

Members considered a report that provided a quarterly update on planning enforcement cases for the period 1 April 2019 to 30 June 2019. A Member expressed concern regarding the lack of progress on enforcement in his Ward.

Resolved: That;

- i. the content of the report be noted.
- ii. the update be referred to the appropriate Scrutiny Committee for examination.

Reason: To inform Members of the current position in relation to planning enforcement cases.

Cllr A Hollyer, Chair

[The meeting started at 4.30 pm and finished at 6.15 pm].

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Meeting	Planning Committee B
Date	9 March 2023
Present	Councillors Hollyer (Chair), Melly (Vice-Chair), Crawshaw, D'Agorne (Substitute for Cllr Craghill) Daubeney, Fisher, Galvin, Orrell and Perrett
Apologies	Councillor Craghill
Officers Present	Becky Eades, Head of Planning and Development Erik Matthews, Development Officer Sandra Branigan, Senior Solicitor

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#### **67. Declarations of Interest (4.35 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.

In relation to item 4a (Morrell House, 388 Burton Stone Lane, YO32 6EZ), Cllr Melly declared a prejudicial interest, she therefore left the meeting prior to consideration of that item and took no part in the debate or decision thereon.

In relation to item 4a, Cllr Crawshaw noted, for transparency reasons, that whilst he had friends in common with the speaker on behalf of the applicant, he did not consider this to be prejudicial.

#### **68. Minutes (4.36 pm)**

Resolved: That the minutes of the last meeting held on 8 February 2023 be approved, and signed by the Chair as a correct record.

#### **69. Public Participation (4.36 pm)**

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

## **70. Plans List (4.36 pm)**

Members considered a schedule of reports of the Head of Planning and Development, relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views of consultees and officers.

## **71. Morrell House, 388 Burton Stone Lane, York, YO30 6EZ [22/01504/FULM] (4.37 pm)**

[Cllr Melly left the meeting for the duration of item 4a. Cllr Crawshaw was nominated as Vice-Chair for the item.]

Members considered a major full application at Morrell House, 388 Burton Stone Lane, York, YO30 6EZ for the renovation and change of use of former care home (use class C2) to create 12no. Flats (use class C3) with shared amenities and one 5/6 Person HMO (use class C4).

The Head of Planning and Development gave a presentation on the application and responded to Member questions concerning the plans.

### Public Speakers

James Neward and Rebecca Woolley spoke on behalf of the applicants and outlined the environmental and social benefits of the application. They went on to emphasise the sustainability of the plans and the desire for community resilience in York.

In response to questions from Members they clarified the mechanism for affordable housing and explained that Yorspace would work with the Housing Co-operative to double lock the check on rents. The plans, relating to the 2/3 bedroom apartments were also clarified.

Following debate, Cllr Crawshaw moved the officer recommendation to approve the application, subject to a S106 agreement. This was seconded by Cllr Perrett. Following a unanimous vote in favour of the motion, it was:

Resolved: that the application be approved, subject to a S106 agreement.

Reason: The proposal involves the conversion of the former Morrell House EPH into a mix of 12 apartments together with a 6 bed HMO. External works are confined to

rendering the existing building, replacing the existing fenestration in timber, provision of solar pvs at roof level and reorganisation of external areas to provide amenity and horticultural space for those residents on the site. The scheme is felt to be acceptable in terms of its impact upon the visual amenity of the wider street scene and the residential amenity of neighbouring properties. It would provide a total of 13 affordable units which will contribute towards the requirement of the Authority to provide an NPPF compliant five year housing land supply. Subject to the submission and prior approval of a sustainable travel plan the proposal is felt to be acceptable in highway terms and approval is recommended subject to conclusion of a Section 106 Agreement securing affordable housing and the allocation of accommodation in the development and £15,412 in commuted sum payments covering off site open space and recreation and leisure provision in the locality.

**72. The Lord Nelson 9 Main Street Nether Poppleton York YO26 6HS [22/02243/FUL] (4.52 pm)**

[4.50 pm Cllr Melly re-joined the meeting.]

Members considered a full application at the Lord Nelson, 9 Main Street, Nether Poppleton, York ,YO26 6HS for the erection of 1no. dwelling.

The Head of Planning and Development gave a presentation on the application and responded to questions from Members on the plans. She confirmed that there would be two houses on the site, the plans for the first house remained unchanged.

Public Speakers

Richard Harper spoke in objection to the application, he stated that the original objections, such as the height of the proposed development, remained the same, and that the additional housing would not assist the local economy. He also questioned the recent removal of trees and shrubs.

Paul Harper also spoke in objection to the application, he stated that the location was not a brownfield site and that the two storey development was unduly prominent that would impact on the heritage area. He considered that there had been breaches of the planning conditions.

In response to questions from Members he clarified his concerns regarding permitted development rights. Members noted that this had been covered in condition 14 of the report pack.

Cllr Hook spoke in objection to the application on behalf of residents as the ward councillor. She raised concerns regarding the loss of a community view and highlighted a lack of parking for the customers of the pub.

In response to questions from Members, Cllr Hook stated that the development would not specifically affect traffic. She also said that the second storey was in conflict with the Poppleton neighbourhood plan and the very high elevation would dominate the landscape. The nearby listed buildings were given as an example of the key features and characteristics of the conservation area.

Martin Walker, the applicant, spoke in support of the application. He explained that the footprint had been reduced and that the building would sit behind a two storey building that had already been approved. He also informed Members that no objections to the plans had been raised by Conservation Officers.

In response to questions from Members it was reported that:

- the trees in a conservation area were offered a level of protection which was covered by condition 11.
- When the planning balance had been considered, the level of harm was insufficient to recommend refusal.

Following debate, Cllr Galvin moved the officer recommendation to approve the application. This was seconded by Cllr D'Agorne. With seven votes in favour of the motion and two against, (Cllr Fisher requested that his vote against the motion was formally recorded) it was:

Resolved: That the application be approved.

Reason: The proposal would result in less than substantial harm to designated heritage assets in terms of loss of the site's openness. The level of harm would be at the lower end of the spectrum of less than substantial harm. In accordance with the statutory duties, considerable importance and weight is attached to this harm. Applying the balancing exercise set out in the NPPF, this harm is outweighed by the public benefit of providing additional housing in a sustainable location. The recent appeal

decision to approve residential development on this site is a material consideration that carries significant weight when determining this application. On this basis, and given the extant permission for existing two storey development towards the front of the site, the proposals are considered acceptable in relation to the character and appearance of the conservation area, the setting of the listed building, Poppleton House, residential amenity and climate change. They comply with the NPPF, the Upper Poppleton and Nether Poppleton Neighbourhood Plan, Policy D1 (Placemaking), D2 (Landscape and Setting), D4 (Conservation Areas), D5 (Listed Buildings), CC1 (Renewable and Low Carbon Energy) and CC2 (Sustainable Design and Construction) of the Publication Draft City of York Local Plan 2018.

### **73. Planning Appeal Performance and Decisions (5.35 pm)**

The Head of Planning and Development presented a report which provided information on the planning appeal decision determined by the Planning Inspectorate between 1 July and 30 September 2022.

Resolved: That the report be noted.

Reason: To keep members informed of the current position of planning appeals against the Council's decisions as determined by the Planning Inspectorate.

Cllr A Hollyer, Chair

[The meeting started at 4.33 pm and finished at 5.35 pm].

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**COMMITTEE REPORT**

**Date:** 13 April 2023                      **Ward:** Rawcliffe And Clifton  
Without

**Team:** West Area                              **Parish:** Clifton Without Parish  
Council

**Reference:** 22/02012/FULM  
**Application at:** Abracs George Cayley Drive York YO30 4XE  
**For:** Extension to warehouse after demolition of existing ancillary  
building and associated external refurbishment and infrastructure  
works  
**By:** Impala Estates Limited  
**Application Type:** Major Full Application  
**Target Date:** 14 March 2023  
**Recommendation:** Approve

**PROPOSAL**

1.1 The application site is unit 3, George Cayley Drive, a Brownfield site of 0.95 hectares of land located within the industrial area of Clifton Moor. The site comprises a large, three storey detached building which serves an Office (Class Use B1) and Warehouse (Class Use B8) for the distribution of abrasives, power tools and accessories.

1.2 The main access into the site is from George Cayley Drive and land to the west of the existing building comprises car parking for employees and visitors. The southern side of the site is mainly laid out as a service area.

1.3 Planning permission is sought for the construction of 1807sq.m square metre extension to eastern elevation of the building which will involve the demolition of an existing storage building. The proposal includes the reconfiguration of the site to allow for pedestrian pathways for access around the built form of the site and adaptations to the existing car parking arrangement to provide an additional of no.24 on-site car parking spaces, inclusive of disabled person's parking and provisions for 4no. EV charging points. Additional provisions will be provided for cycle storage. The proposal will include some minor alterations to the pallet of materials to the existing building to re-decorate of the profile metal sheeting cladding in a dark grey, and the addition of one vehicular entrance bay door. The proposal will increase the footprint of the building to about 4,200 square metres.

**2.0 POLICY CONTEXT**

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise.

2.2 The National Planning Policy Framework July 2020 ('NPPF') is a material consideration in the determination of this planning application. Where there are no relevant development plan policies, or the policies are out of date, planning permission should be granted unless the application of policies in the NPPF that protect areas of particular importance provide a clear reason for refusing the development proposed or any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies as a whole.

2.3 THE PUBLICATION DRAFT LOCAL PLAN (eLP2018).

Key relevant Publication Draft Local Plan 2018 Policies are as follows:

- D1 Placemaking
- CC1 Renewable and Low Carbon Energy
- CC2 Sustainable Design and Construction of New Development
- ENV3 Land Contamination
- ENV5 Sustainable Drainage
- T1 Sustainable Access
- D2 Landscape and Setting
- GI2 Biodiversity and Access to Nature

### **3.0 CONSULTATIONS**

#### EXTERNAL

##### Clifton Without Parish Council

3.1 No comments received.

##### Yorkshire Water

3.2 Yorkshire Water have requested suitable conditions in the interest of satisfactory and sustainable drainage for a separate foul and surface water system on and off site. The separate systems should extend to points of discharge to be agreed if planning permission is granted.

#### INTERNAL

##### Highway Network Management

3.3 No objections to revised drawings subject to highway conditions.

#### Design, Conservation and Sustainable Development (Ecology)

3.4 No objections subject to conditions for provisions of biodiversity enhancements. Officers request a developer informative for the consideration of lighting and wildlife, and nesting birds.

#### Public Protection

3.5 No objections subject to relevant conditions to be submitted for approval Reporting of Unexpected Contamination and Provision for Electric Vehicle Recharge Points. Officers request developer informative during construction.

#### Flood Risk Management

3.6 No objection to revised drawings and subject to relevant drainage conditions.

### **4.0 REPRESENTATIONS**

4.1 The application was advertised by neighbour consultation letters and site notice. No comments have been received.

### **5.0 APPRAISAL**

#### **5.1 KEY ISSUES**

- Principle of Development
- Scale and Design
- Sustainability
- Highway Implications
- Ecology Issues

#### PRINCIPLE OF THE DEVELOPMENT

5.2 The NPPF 2021 sets a presumption in favour of sustainable development through three overarching interdependent objectives; economic, social, and environmental. Economic objectives include the requirement to build a strong, responsive, and competitive economy by ensuring the right type of land is available to support growth, innovation, and improved productivity (para. 8).

5.3 Section 6 of the NPPF on building a strong, competitive economy states that planning decisions should help create the conditions in which businesses can invest,

expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account, both local business needs and wider opportunities for development (para 83). Planning decisions should recognise the specific location requirements of different sectors.

5.4 This is brownfield site located within the well-established Industrial Area of Clifton Moor and surrounded by other industrial, storage and distribution units. Abracs Ltd are a supplier of abrasives and accessories. The site is the York-based headquarters which serves the sales team and comprehensive stock facility, used to store, and distribute the company's range of products. The proposed extension is to provide additional storage space to meet the current business use and facilitate future expansion. The, proposal is considered to be acceptable in principle subject to other material planning considerations.

### SCALE AND DESIGN

5.5 Chapter 12 of the NPPF gives advice on design, placing great importance to that design of the built environment. Paragraph 130 states that planning decisions should ensure that development will add to the overall quality of the area, be visually attractive, be sympathetic to local character and history, and have a high standard of amenity for existing and future users. Policy D1 of the Publication Draft City of York Local Plan indicates that development proposals will be supported where they demonstrate that the combined effect of new development does not dominate other buildings and spaces paying particular attention to adjacent buildings.

5.6 In terms of visual appearance, George Cayley Drive hosts a line of industrial warehouse units and office buildings. The buildings are arranged with ample spacing between tree lined landscaped borders, boundary hedges and large areas of storage and car parking. The host building is situated close to the northern side boundary of the site and set back similar to other buildings in the vicinity. The site curtilage shares a boundary with North Yorkshire Police to the north of the site which extends on to the adjacent highway of Kettlestring Drive. To the rear of the site on the eastern boundary is Lloyds Car Showroom, a large building with a car sales forecourt, which is entered from Lysander Way, a cul- de- sac accessed from Kettlestring Lane. To the south-west boundary there is a large industrial building serving several units. The largest being Travis Perkins, a Builders Merchants which extends along the full depth of the site.

5.7 In this context, the proposed extension, although large, will be adequately set back within the site to avoid it appearing unduly cramped and prominent within the site surrounds. Also, it would be relative to the scale and mass of adjacent industrial buildings. Therefore, its siting and scale would remain generally localised within the site curtilage to avoid it being excessive when viewed from adjacent buildings or unduly prominent within the wider locality.

## SUSTAINABILTY

5.8 Paragraph 158 of the NPPF states that the planning system should support the transition to a low carbon future and, among other things, support renewable and low carbon energy. The accompanying Planning Statement explains the development will seek to explore and assess sustainable building fabric solutions for the construction of the proposed extension. Furthermore, there will be a focus on reducing energy wastage and the applicant proposes exploring the use of LED lighting throughout, use of skylights to achieve maximum solar gain as well as considering sustainable energy solutions during the technical design process will be explored.

5.9 Policy CC1 'Renewable and Low Carbon Energy Generation and Storage' and policy CC2 'Sustainable Design and Construction of New Development' of the 2018 Publication Draft Local Plan are both subject to significant proposed modifications. As such they are considered to have little or no weight in the decision-making process at this stage. In terms of CC1, the policy as originally worded sought that all new buildings must achieve a reasonable reduction in carbon emissions of at least 28%. The revised Building Regulations that came into force in June 2022 exceed Policy CC1 requirements for reduction in carbon emissions.

## HIGHWAY IMPLICATIONS

5.10 The NPPF encourages development that is sustainably located and accessible. Paragraph 108 requires that all development achieves safe and suitable access for all users. It advises at paragraph 109 that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Further, paragraph 110 requires development to, inter alia, give priority first to pedestrians and cycle movements and create places that are safe, secure, and attractive thereby minimising the scope for conflicts between pedestrians, cyclists, and vehicles. Policy T1 of the 2018 Draft Local Plan supports the approach of the NPPF in that it seeks the safe and appropriate access to the adjacent adopted highway, giving priority to pedestrians and cyclists.

5.11 The external area of the site will be reconfigured to allow for pedestrian pathways around the service yard, retention of a 25-metre turning circle and adaptations to the existing to the existing car parking arrangement. This will increase the existing car parking from 19 spaces to 43 spaces. This will provide an additional of no.24 on-site car parking spaces, inclusive of disabled parking and provisions for 4no. EV charging points. Additional provisions will be provided for cycle storage to provide 16no. cycle parking spaces. The Council's Highway Officer has no objections in principle, however, has requested several conditions to ensure there is safe movement around the site for the coming and goings of large vehicles in association with pedestrian pathways within the site. In this regard, Officers have

requested tactile paving and vehicle tracking for both light vehicles and HGVs parking, entering, and exiting the site before any commencement of development. Additional information required in terms of securing cycle storage and highway safety measures can be secured by suitably worded conditions.

## ECOLOGY ISSUES

5.12 Paragraph 170 of the NPPF requires planning decisions to contribute to and enhance the natural and local environment by, inter alia, minimising impacts on and providing net gains for biodiversity. The NPPF advises that if significant harm to biodiversity from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Draft Local Plan policies reflect this advice in relation to trees, protected species, and habitats. The Council's Ecologist is satisfied with the additional submitted ecology information subject to conditions to support protected and notable habitats and species.

## **6.0 CONCLUSION**

6.1 The application site is a Brownfield site located within an existing industrial area surrounded by similar style industrial and office buildings. The site is occupied by a large, three storey detached building which serves an Office (Class Use B1) and Warehouse (Class Use B8). The proposal seeks to planning permission for an 1807sq.m extension to provide additional storage space to facilitate future expansion. In the planning balance, it is considered the proposal would be appropriately integrated into the prevailing character and appearance of the locality. Therefore, approval is recommended subject to detailed conditions on the grounds that the scheme is compliant with policies contained in the National Planning Policy Framework (NPPF), the Emerging Draft Local Plan 2018.

## **7.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Approved plans dated 01. 2022

Site Location Plan - Drawing No: A000 Rev P00

Proposed Site Plan - Drawing No: A002 Rev P07

Proposed Ground Floor Plan - Drawing No: A103 Rev P03

Proposed First Floor Plan - Drawing No: A104 Rev P00

Proposed Second Floor Plan - Drawing No: A105 Rev P01

Application Reference Number: 22/02012/FULM

Item No: 4

Proposed Elevations - Drawing No: A201 Rev P06  
Proposed bin and bike store - drawing No: A400 Rev P00

General Drainage Arrangement - drawing number 1477-D100 Rev 4 - dated 06.03.2023

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

4 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.

5 The development shall be carried out in accordance with the details shown on the submitted Drainage General Arrangement Drawing - Re: 1477-D100 Revision 04 dated 6th March 2023 and supporting calculations, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of satisfactory and sustainable drainage

Note, on the Statutory Sewer Map, there is a unknown diameter public surface water sewer recorded to cross the site, the accompanying drainage report states that this is a 175mm diameter. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. We understand Yorkshire Water (YW) have agreed in principle to grant to build over this sewer (copy of YW build over agreement attached for reference).

6 Prior to development, an investigation and risk assessment (in addition to any assessment provided with the planning application) shall be undertaken to assess the nature and extent of any land contamination. The investigation and risk assessment must be undertaken by competent persons. A written report of the findings shall be produced, submitted to and approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination (including ground gases where appropriate);

- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7 Prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) shall be submitted to and approved in writing of the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8 Prior to first occupation or use, the approved remediation scheme shall be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

9 In the event that contamination is found at any time when carrying out the



approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10 A strategy for the provision of EV charging facilities on the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. Active EV charge point provision shall meet minimum requirements as laid out in CYC's Low Emission Planning Guidance. The strategy shall include details of numbers, locations and full specifications for the charge points and a timetable for their provision alongside details of the management and servicing arrangements for a period of 10 years. The strategy shall thereafter be implemented as approved.

Reason: To ensure provision of EV charging facilities in line with the National Planning Policy Framework (NPPF) and CYC's Low Emission Strategy / Low Emission Planning Guidance.

11 The development shall not be constructed beyond foundation level until details of the junction between the internal access road and the highway have been approved in writing by the Local Planning Authority, and the development shall not come into use until that junction has been constructed in accordance with the approved plans.

Reason: In the interests of road safety.

12 Prior to the development coming into use, all areas used by vehicles shall be surfaced, sealed and positively drained within the site, in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the egress of water and loose material onto the public highway.

13 The extension shall not be occupied until the cycle parking has been constructed in accordance with drawing number A400 Rev P00 and 8no "Sheffield" stands have been installed, thereafter the cycle parking shall be retained solely for

such purposes.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

14 The extension shall not be occupied until the turning areas and areas for servicing and delivery vehicles have been provided in accordance with the approved plans. Thereafter the turning areas shall be retained free of all obstructions and used solely for the intended purpose.

Reason: To enable vehicles to enter and leave the site in a forward gear and to ensure that delivery/service vehicles can be accommodated within the site thereby ensuring the safe and free passage of traffic on the public highway.

15 Prior to works starting on site a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of the safety and good management of the public highway the details of which must be recorded prior to the access to the site by any construction vehicle.

16 Prior to the development coming into use full detailed drawings of the items listed below shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

Tactile paving at every pedestrian crossing

Reason: So that the Local Planning Authority may be satisfied with these details.

17 A biodiversity enhancement plan/drawing shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of works.

Reason: To take account of and enhance the biodiversity and wildlife interest of the area, and to be in accordance with Paragraph 174 d) of the NPPF (2021) to contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

## **8.0 INFORMATIVES:**

### **Notes to Applicant**

#### **1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH**

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority negotiated with the applicant for additional drawings requested by The Highway Authority and Flood Risk Manager to address matters of sustainable drainage and highway and pedestrian safety. As such a positive outcome has been achieved.

## 2. INFORMATIVE:

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday 08.00 to 18.00

Saturday 09.00 to 13.00

Not at all on Sundays and Bank Holidays.

(b) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(c) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(d) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(f) There shall be no bonfires on the site

3. You are advised that prior to starting on site, consent will be required from the Highways Authority for the works being proposed under the Highways Act 1980

- Adoption of highway (Section 38) - [development.adoption@york.gov.uk](mailto:development.adoption@york.gov.uk)
- Temporary highway closure (Road Traffic Regulation Act 1984, Section 14) [highway.regulation@york.gov.uk](mailto:highway.regulation@york.gov.uk)

4. You are advised that this proposal may have an effect on Statutory Undertakers' equipment. You must contact all the utilities to ascertain the location of the equipment and any requirements they might have prior to works commencing.

5. Applicants/Developers are reminded that great care should be taken to ensure that no damage to the surface or structure of the public highway is caused, by activities relating directly to the approved development (e.g. delivery of building materials via HGVs).

6. The applicant should be advised that the Yorkshire Waters prior consent is required (as well as planning permission) to make a connection of foul and surface water to the public sewer network.

#### 7. Wildlife and lighting:

When designing external lighting its potential impacts on light sensitive species should be considered. Direct lighting and light spill should be avoided where new roosting and nesting features are installed, on trees and 'green' linear features, such as hedgerows. Advice on lighting design for light sensitive species is available from the Bat Conservation Trust (2018) Bats and artificial lighting in the UK guidance: <https://cdn.bats.org.uk/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?mtime=20181113114229&focal=none>

#### 8. Nesting birds:

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Suitable habitat is likely to contain nesting birds between 1st March and 31st August inclusive. As such habitat is present on the application site and is to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is certain that nesting birds are not present.

#### 9. Condition 10

A minimum of 5% of the total parking provision on a site should include active EV charge points. Developments should additionally satisfy the minimum requirements as set out in Approved Document S: Infrastructure for the charging of electric vehicles (2021) in terms of both active EV charge points and passive provision / cable routes.

- Charging points should be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles. Parking bay

marking and signage should reflect this.

- All electrical circuits/installations shall comply with the electrical requirements in force at the time of installation.
- The EV charging strategy should provide confirmation that the charge point(s) will be serviced and maintained in line with the manufacturer's recommendations for a minimum period of 10 years. It should also address what would happen in the event of a fault with the charge point and explain how this will be reported and rectified. The plan should also confirm what will happen in the event that a non-EV parks in an EV-only parking space and how this will be managed.

**Contact details:**

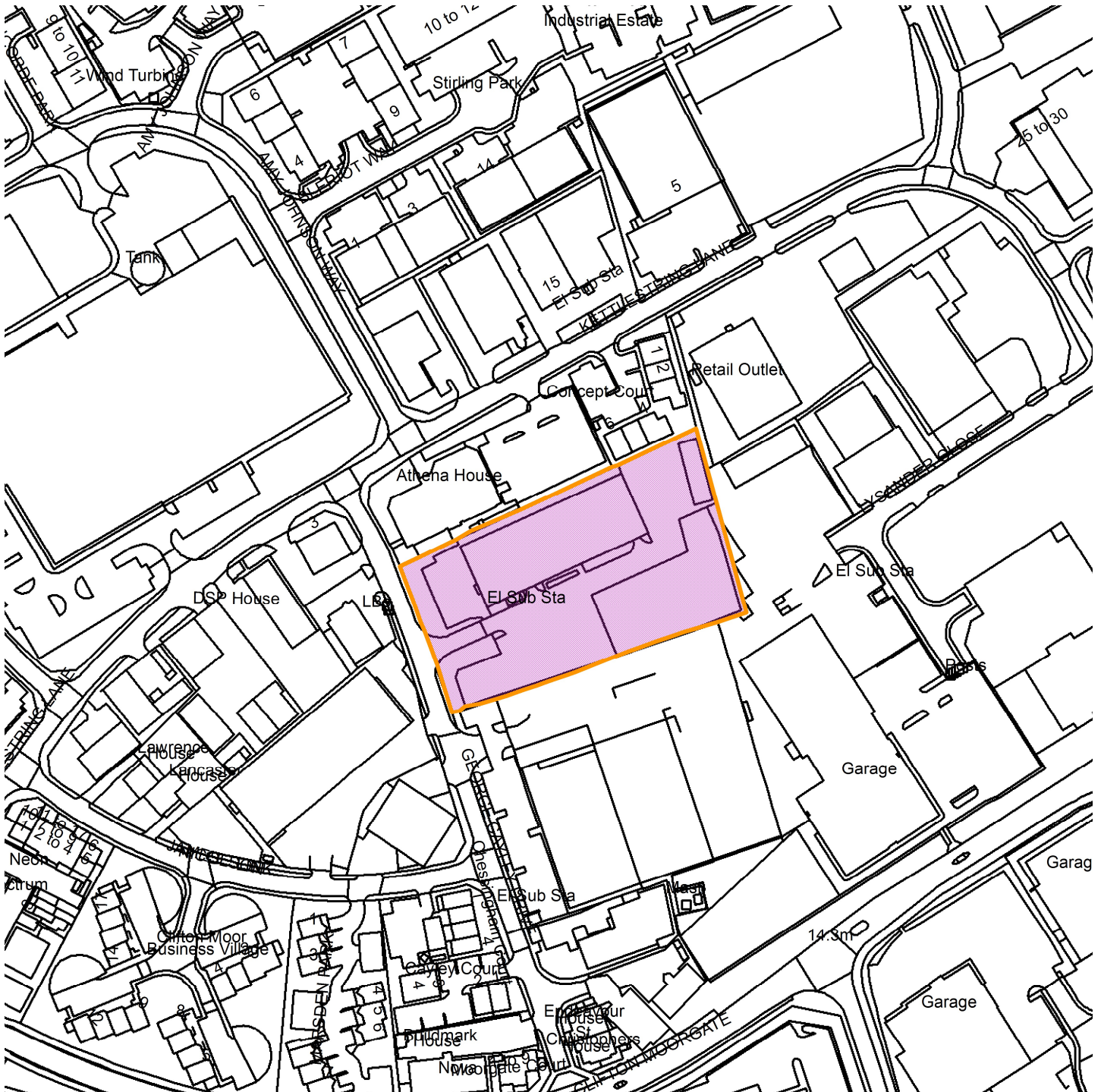
**Case Officer:** Sharon Jackson

**Tel No:** 01904 551359

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# Abracs, George Cayley Drive, York YO30 4XE

22/02012/FULM



Scale : 1:2452

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<b>Organisation</b>	City of York Council
<b>Department</b>	Directorate of Place
<b>Comments</b>	Site Location Plan
<b>Date</b>	31 March 2023
<b>SLA Number</b>	Not Set

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## Planning Committee B

22/02012/FULM

Abracs, George Cayley Drive







# Existing site plan

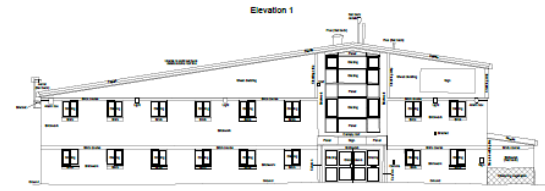


**DO NOT SCALE THIS DRAWING.**  
 All dimensions are to the center of any dimension line.  
 The drawing is not valid for construction or other purposes.  
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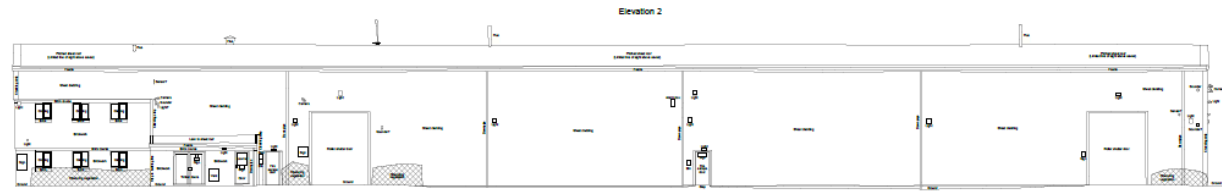
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CLIENT	IMPALA ESTATES
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PROJECT ADDRESS	CLIFTON MOOR, YORK, YO30 4XE
DRAWING TITLE	EXISTING SITE PLAN
DATE	01.22
SCALE	1:200
SHEET NO.	A0
PROJECT NO.	6838
CLIENT	IMPALA ESTATES
PROJECT NAME	ABRACS HOUSE, GEORGE CAYLEY DRIVE
PROJECT ADDRESS	CLIFTON MOOR, YORK, YO30 4XE
DRAWING TITLE	EXISTING SITE PLAN

**SISA ARCHITECTS**  
 1 GARDALE PARK, BUCKWORTH HEATH ROAD, BRISTOL, AVON, GL12 8JZ  
 01454 800000

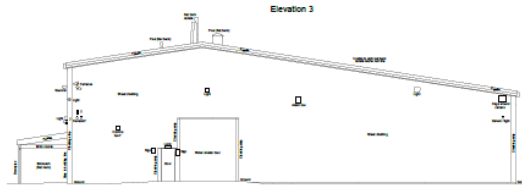
# Existing elevations



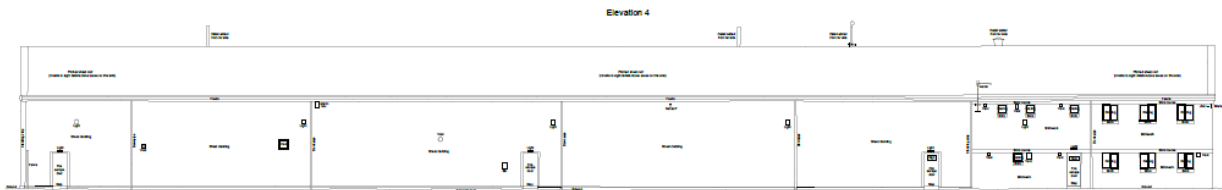
West Elevation - Elevation 1



South Elevation - Elevation 2



East Elevation - Elevation 3



North Elevation - Elevation 4



**DISNEY SCALE THIS DRAWING**

Architects are to be held responsible for the accuracy of the information contained in this drawing. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.

NO.	DATE	DESCRIPTION	BY	CHKD.
01	15.12.22	Final site plan	AS	SP
02	15.12.22	Final site plan	AS	SP
03	15.12.22	Final site plan	AS	SP

OFFICE: **PLANNING**

CLIENT: **IMPALA ESTATES**

PROJECT NAME: **ABRACS HOUSE, GEORGE CAYLEY DRIVE**

PROJECT ADDRESS: **CLIFTON MOOR, YORK, YO30 4XE**

DRAWING TITLE: **EXISTING ELEVATIONS**

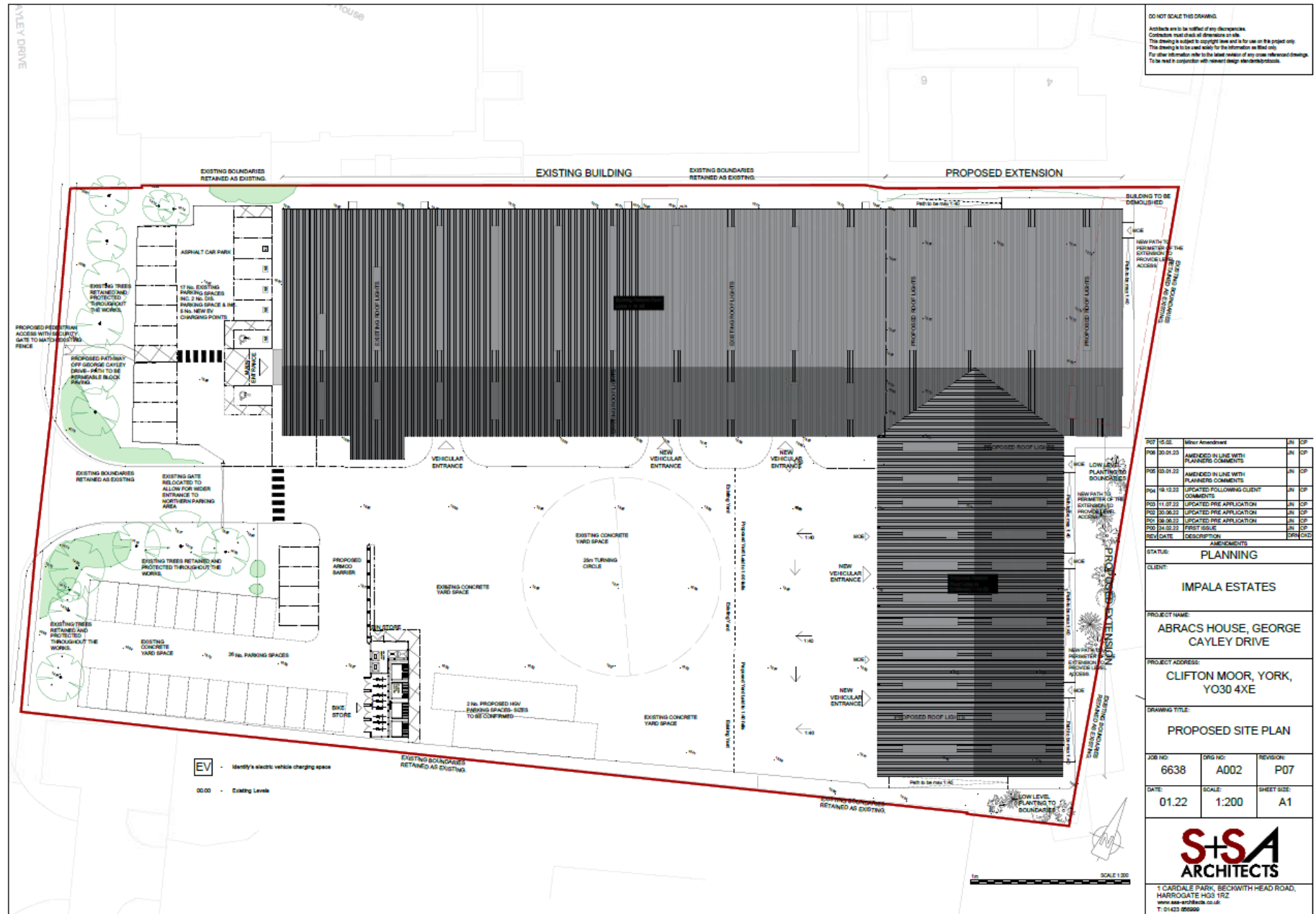
JOB NO.	DWG NO.	REVISION
0638	A200	P01

DATE	SCALE	SHEET NO.
01.22	1:100	A0

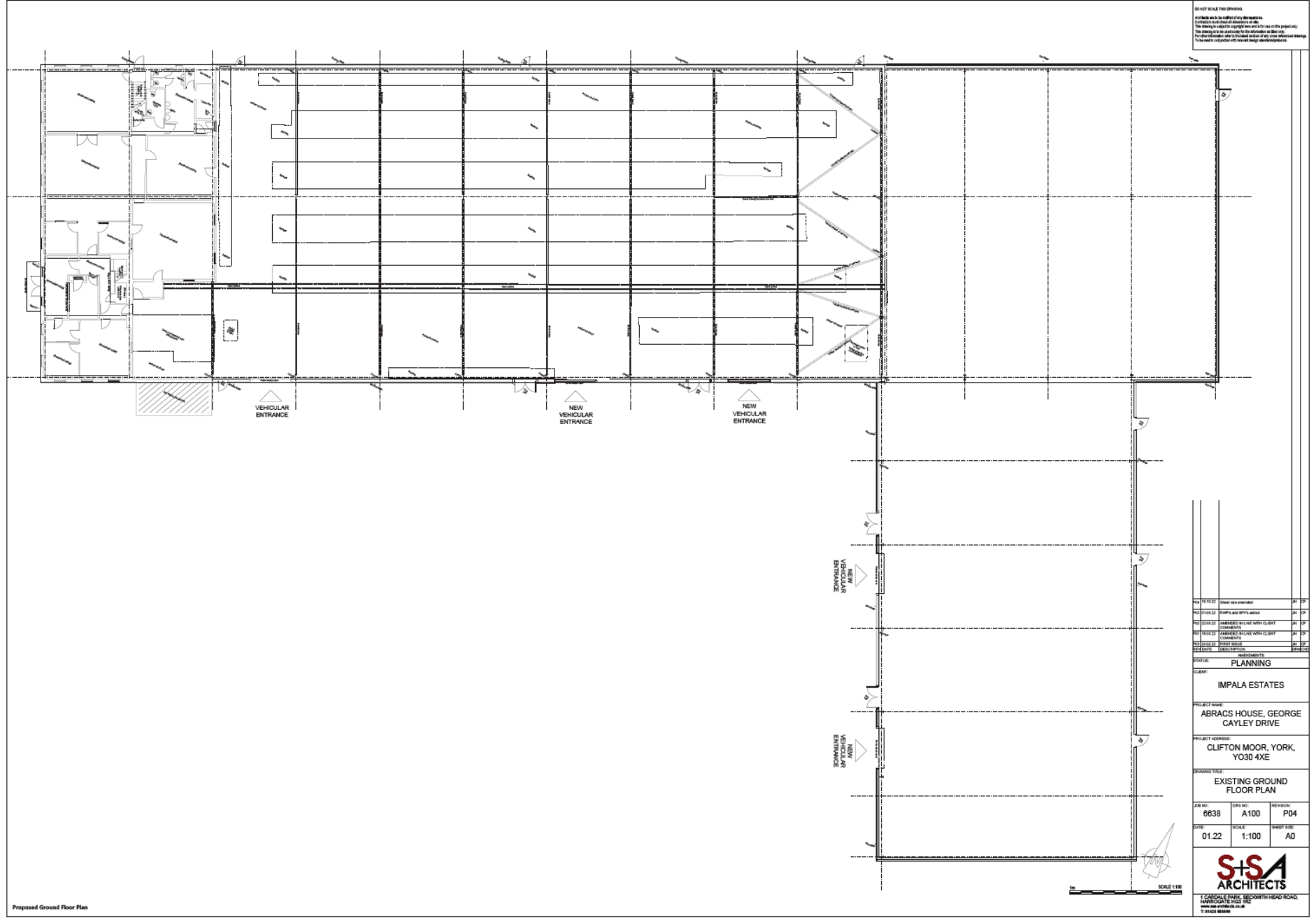
**S+SA ARCHITECTS**

1 GARDALE PARK, BUCKWORTH HEAD ROAD, WARDROUGH, LEICESTER  
www.s-s-a.co.uk  
T: 01454 60866

# Proposed site plan



# Proposed ground floor plan



DO NOT SCALE THIS DRAWING.  
 All work shall be in accordance with the specifications.  
 The drawings shall be subject to the provisions of the Building Regulations.  
 The drawings shall be subject to the provisions of the Building Regulations.  
 The drawings shall be subject to the provisions of the Building Regulations.

NO	REVISION	DATE	BY
001	ISSUED FOR PERMIT	01.22	AS
002	AMENDED IN LINE WITH CLIENT COMMENTS		
003	AMENDED IN LINE WITH CLIENT COMMENTS		
004	ISSUED FOR PERMIT		
005	ISSUED FOR PERMIT		

PROJECT NAME  
**PLANNING**

CLIENT  
**IMPALA ESTATES**

PROJECT NAME  
**ABRACS HOUSE, GEORGE CAYLEY DRIVE**

PROJECT ADDRESS  
**CLIFTON MOOR, YORK, YO30 4XE**

DRAWING TITLE  
**EXISTING GROUND FLOOR PLAN**

AW NO:	0638	REV NO:	A100	REVISION:	P04
DATE:	01.22	SCALE:	1:100	SHEET SIZE:	A0

**S+SA ARCHITECTS**

1 CAROLINE AVENUE, BISHOPSTOWN ROAD, HARRINGTON LEICESTERShire LE16 5JH  
 T: 01533 899999

# Proposed elevations

**NOT SCALE THIS DRAWING**  
 All dimensions are in millimetres unless otherwise stated.  
 The drawing is for information only and is not to be used for construction.  
 It is the responsibility of the client to ensure that the drawing is used in accordance with the relevant building regulations.

**West Elevation - Elevation 1**

**South Elevation - Elevation 2**

**North Elevation - Elevation 3**

**East Elevation - Elevation 4**

**Site Plan**

NO.	DESCRIPTION	DATE
01	Issue for Planning	01/22
02	Issue for Planning	01/22
03	Issue for Planning	01/22
04	Issue for Planning	01/22
05	Issue for Planning	01/22
06	Issue for Planning	01/22
07	Issue for Planning	01/22
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100	Issue for Planning	01/22

**PLANNING**

**IMPALA ESTATES**

**ABRACS HOUSE, GEORGE CAYLEY DRIVE**

**CLIFTON MOOR, YORK, YO30 4XE**

**PROPOSED ELEVATIONS**

**DATE: 01.22** **SCALE: 1:100** **REVISION: P06**

**SISA ARCHITECTS**

1 CROFTLE PASS, BEDFORTH HEAD ROAD, SANDHURST, HANTS RG46 2JZ

01493 858866

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**Planning Committee B**
**13 April 2023**
**Planning Appeal Performance and Decisions**

- 1 This report informs Members of planning appeal decisions determined by the Planning Inspectorate between 1 October and 31 December 2022. Appendix A is a list of the appeals decided, a summary of each decision is provided in appendix B and a list of outstanding planning appeals in appendix C.
- 2 Appeal statistics are collated by the Planning Inspectorate on a quarterly and annual basis. The Government use the statistical returns as one of a number of measures to assess the performance of local planning authorities. To assess the quality of decisions, this is based on the total number of decisions made by the Local Planning Authorities that are subsequently overturned at appeal. The threshold whereby a Local Planning Authority is eligible for designation as under-performing is 10% of the Authority's total number of decisions on major, non-major and "county-matter" (generally minerals and waste proposals) applications made during the assessment period being overturned at appeal.
- 3 Table 1 shows results of planning appeals decided by the Planning Inspectorate for the quarter 1 October to 31 December 2022 for all types of planning appeals such as those against the refusal of planning permission, against conditions of approval, listed building applications and lawful development certificates. In the corresponding quarter the Planning Inspectorate allowed 29% of appeals determined in England.

**Table 1: CYC Planning Appeals Last Quarter Performance**

	<b>01/10/22 to 31/12/22</b>
Allowed	4
Split decision	0
Dismissed	9
Total Decided	13
<b>% Allowed</b>	<b>31%</b>

- 4 For the 12 months period to 31 December 2022, 31% of CYC appeals decided were allowed. In England, 29% of appeals were allowed over the same period.

- 5 There was one decision during the quarter relating to an application for a “major” development.

**Table 2: Major Development Planning Appeals**

Address	Development	Decision
Site To The West Of The A1237 And South Of North Lane Huntington	Outline planning application with full details of means of access for residential development of circa 970 dwellings with associated demolition, infrastructure works, open space, primary school, community facilities, convenience and a country park	Appeal allowed

**Table 3: CYC Planning Appeals 12-month Performance**

	01/01/22 to 31/12/22	01/01/2021 to 31/12/22
Allowed	15	5
Split decision	0	2
Dismissed	32	29
Total Decided	47	36
<b>% Allowed</b>	<b>32%</b>	<b>14%</b>

- 6 The latest available figures from the Department of Levelling Up Housing and Communities (the assessment criteria set out in paragraph 2 above) show that over the 2-year rolling assessment period that 0.5% of the total CYC decisions made in respect of non-major applications and 0% of total decisions made in respect of major applications were overturned at appeal. The comparison figures for England are 1% and 0.9% respectively. There were no appeals in respect of “county-matter” applications during the period. The DLUHC assessment period does not align with the period set out in Tables 1 and 3.
- 7 A list of the planning appeals determined between 1 October and 31 December 2022 are included in Appendix A. Summaries of the decisions are included in Appendix B.
- 8 Three appeals were determined following a decision to refuse permission made by the sub-committee/committee. The appeal relating to the residential scheme at land south of North Lane Huntington (draft Local Plan strategic site ST8) was against the non-determination of the application. The Planning Committee decided to support the proposal at the appeal hearing, contesting certain matters of detail.

**Table 4: Appeals Decided 01/10/2022 to 31/12/2022 following Refusal by Committee / Sub-Committee**

<b>Site</b>	<b>Proposal</b>	<b>Officer Rec</b>	<b>Comm Decision</b>	<b>Appeal Decision</b>
Land to the North Of 21 Main Street Copmanthorpe	Erection of 1no. dwelling on land adjacent to 21 Main Street	Approve	Refuse	Allowed
The Lord Nelson 9 Main Street Nether Poppleton	Erection of 2no. dwellings on land to the rear of the Lord Nelson public house (resubmission)	Approve	Refuse	Allowed
Site to the West of the A1237 and South of North Lane Huntington	Outline planning application with full details of means of access for residential development of circa 970 dwellings with associated demolition, infrastructure works, open space, primary school, community facilities, convenience and a country park	N/A	N/A	Allowed

- 9 The list of current appeals is attached at Appendix C. There are 22 appeals of all types awaiting determination.

### **Consultation**

- 10 This is an information report for Members and therefore no consultation has taken place regarding its content.

### **Council Plan**

- 11 The report is relevant to the “Well-paid jobs and an inclusive economy,” “Creating homes and World-class Infrastructure,” “A Greener and cleaner city,” “Getting around sustainably” and “Good Health and Wellbeing” city outcomes of the Council Plan.

### **Implications**

- 12 Financial – There are no financial implications directly arising from the report.
- 13 Human Resources – There are no Human Resources implications directly involved within this report and the recommendations within it

other than the need to allocate officer time towards the provision of the information.

- 14 Legal – There are no known legal implications associated with this report or the recommendations within it.
- 15 There are no known Equalities, Property, Crime & Disorder or other implications associated with the recommendations within this report.

**Risk Management**

- 16 In compliance with the Council’s risk management strategy, there are no known risks associated with the recommendations of this report.

**Recommendation**

- 17 That Members note the content of this report.

**Reason**

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

**Contact Details**

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**Chief Officer Responsible for the report:**

Becky Eades  
Head of Planning and Development  
Services

**Report  
Approved**



**Date** 20.03.2023

**Specialist Implications Officer(s)** None.

**Wards Affected:**

**All**  Y

**For further information please contact the author of the report.**

**Appendices**

- Appendix A Planning Appeals decided between 1 October and 31 December 2022
- Appendix B Summaries of Planning Appeals decided between 1 October and 31 December 2022
- Appendix C Outstanding Planning Appeals as at 20 March 2023

**Appendix A**  
**Appeals decided between 01/10/22 and 31/12/22**

Ward	Application number	Proposal	Address	Decision type	Decision
Copmanthorpe	20/02043/FUL	Erection of 1no. dwelling on land adjacent to 21 Main Street	Land To the North Of 21Main Street Copmanthorpe York	Sub Committee	Appeal Allowed
Guildhall	21/02508/FUL	Variation of condition 6 of permitted application 21/01832/FUL to allow the installation of a retractable canopy and associated powder coated aluminium frame	Trio Mezze Tapas Bar5 Whip-Ma-Whop-Ma-Gate York YO1 8BL	Delegated	Appeal Dismissed
Heworth	22/00186/FUL	Porch to front	Heworth Conservative Club 16 East Parade York YO31 7YJ	Delegated	Appeal Dismissed
Hull Road	21/02507/FUL	Change of use of house in multiple occupation (use class C4) to large house in multiple occupation (sui generis) with erection of bin and cycle store to rear	41 Deramore Drive York YO10 5HL	Delegated	Appeal Dismissed
	22/00287/FUL	Two storey side extension	3 Constantine Avenue York YO10 3SY	Delegated	Appeal Dismissed
Huntington/New Earswick	18/00017/OUTM	Outline planning application with full details of means of access for residential development of circa 970 dwellings with associated demolition, infrastructure works, open space, primary school, community facilities and convenience store on land west of Monks Cross Link Road and a country park with drainage infrastructure east of Monks Cross Link Road	Site To the West Of The A1237 And South Of North Lane Huntington York	Committee	Appeal Allowed
Micklegate	21/00001/HH	High hedge investigation	Field House 2 St Georges Place York YO24 1DR	Delegated	Appeal Dismissed
	20/02348/FUL	Change of Use from Class C3 Dwellinghouse to Serviced Holiday Apartment and installation of new external door to rear elevation at basement level	75 The Mount York YO24 1AX	Delegated	Appeal Dismissed
Osbalwick And Derwent	20/02245/FUL	Conversion of the existing agricultural building (located in field to the north east of Highthorn) to form 1no.	Highthorn Stamford Bridge Road Dunnington York YO19 5LN	Delegated	Appeal Dismissed

		dwelling with associated works and infrastructure; and change of use agricultural land to domestic curtilage. Alteration and widening of the vehicle access from Stamford Bridge Road			
Rawcliffe And Clifton Without	22/01102/ADV	The erection and display of two freestanding 48-sheet sized digital LED advertising units, facing opposite directions in a back-to-back position	Motoplex Ltd Former Bumper Castle Site Wigginton Road York	Delegated	Appeal Dismissed
Rural West York	20/02513/FUL	Erection of 2no. dwellings on land to the rear of the Lord Nelson public house (resubmission)	The Lord Nelson 9 Main Street Nether Poppleton York YO26 6HS	Sub Committee	Appeal Allowed
	21/02005/FUL	Erection of stables to the rear of 5 Laburnum Farm Close	Mapplefields 5 Laburnum Farm Close Hessay York YO26 8LG	Delegated	Appeal Dismissed
Strensall	AOD/22/00142	Condition 3 (Materials - Roof) of planning permission 19/01262/FUL	Copperfield Lords Moor Lane Strensall York YO32 5XF	Delegated	Appeal Allowed

## Appendix B - Appeal summaries between 01/10/22 and 31/12/22

Date report run: 21-Mar-2023

Case number	Appeal by	Description	Address	Outcome
22/00027/REF	Mr Roy Walker	Porch to front	Heworth Conservative Club 16 East Parade York YO31 7YJ	Appeal Dismissed

### Notes

This application was for a porch to the front of Heworth Conservative Club, on East Parade in the Heworth Green/East Parade conservation area. A previous application proposed a timber porch and was resisted on grounds of harm to the conservation area character. This updated application proposed a brick-built structure of a similar scale, and was again refused on grounds of harm to the visual amenity of the host building and wider terrace, and to the character and appearance of the conservation area. The inspector agreed that the proposed porch would appear as an incongruous and unduly decorative feature projecting beyond the strong building line. They observed that porches are not a common feature within the streetscape, adding to the jarring appearance of the proposal, and that the boundary treatment to the front of the building and the means of enclosure and planting to residential properties in the terrace did not establish a context which would justify the proposal. The Inspector therefore found that the proposal would result in less than substantial harm to the character and appearance of the host building, and would fail to preserve or enhance the character or appearance of the conservation area. It was noted that the shelter provided by the proposed porch could be achieved through the construction of an internal vestibule, and therefore this did not weigh in favour of the proposal as a public benefit; no other benefits which would outweigh the significant weight given to the identified harm were identified, and the appeal was dismissed.

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Case number	Appeal by	Description	Address	Outcome
22/00035/REF	Elaine Lynch	Condition 3 (Materials - Roof) of planning permission 19/01262/FUL	Copperfield Lords Moor Lane Strensall York YO32 5XF	Appeal Allowed

### Notes

The appellant had gained planning approval for a replacement dwelling. During the application process officers had negotiated a change of materials to the roof from metal sheeting to a tiled roof and this was detailed in the approved plans. An Approval of Details application was submitted for the roof materials proposing a metal roof. The application was refused as it was considered that a metal clad roof was not appropriate in this location. It was considered that the tiled roof (as the approved plans) would be more visually cohesive in this context. The Planning Inspector noted that the planning permission was of contemporary design that would mark a change in appearance from the existing dwellings on the street. They also noted that recently constructed dwellings neighbouring this site which was also of a contemporary design with a sedum roof. The Planning Inspector considered that the contemporary design of these two dwellings would add to the variety of design already visible along the road and that the introduction of the proposed metal roof would not harm the character or appearance of the area. Whilst the roofing material would not be traditional as advocated by the draft Strensall Neighbourhood Plan, the design itself is not traditional, and the proposed building material would be sympathetic to the replacement dwelling and to the neighbouring property, as required by the Neighbourhood Plan. The appeal was allowed.

Case number	Appeal by	Description	Address	Outcome
22/00033/REF	Mr John Crompton	Erection of 1no. dwelling on land adjacent to 21 Main Street	Land To The North Of 21 Main Street Copmanthorpe York	Appeal Allowed

**Notes**

The application was refused by the Planning Committee because it was considered the new house appeared cramped, out of character and harmful to the character and appearance of Copmanthorpe Conservation Area, on a narrow plot. The application was recommended for approval by officers. The Inspector considered the proposal by referencing the main characteristics of the Copmanthorpe Conservation area and the Copmanthorpe Village Design Statement. The main Conservation area characteristics on Main Street were viewed to be tight knit two storey houses and cottages extending back into narrow plots. He also noted a number of outbuildings and that consequently open spaces between buildings are generally limited to narrow accesses leading to the rear of plots. In assessing the proposal against this character, he concluded that although filling much of the width of the plot, the house would still leave sizable gaps to the buildings on either side, gaps he considered to be typical of the character of the Conservation area. This, allied to the relatively low height of the dwelling, which was considered proportionate to the width of the plot, would be reflective of the outbuildings in the area, and the variation in rooflines and building lines, which was also reflective of the Conservation area and the wider village. He noted the significant depth but concluded this was in accordance with the adjacent Methodist Chapel and overall he concluded that the proposal did preserve the character and appearance of the Copmanthorpe Conservation, subject to conditions including materials to be agreed and retention of a hedge to the front. He considered neighbour amenity, inc. impact on the use of the adjacent Methodist Church but concluded there was no material harm due to the low profile of the proposed building and its relationships with windows and other spaces, subject to conditions to control existing and future openings. The appeal was therefore allowed.

Case number	Appeal by	Description	Address	Outcome
22/00028/REF	Mr J Waudby	Conversion of the existing agricultural building (located in field to the north east of Highthorn) to form 1no. dwelling with associated works and infrastructure; and change of use agricultural land to domestic curtilage. Alteration and widening of the vehicle access from Stamford Bridge Road	Highthorn Stamford Bridge RoadDunningtonYorkYO19 5LN	Appeal Dismissed

**Notes**

The application was for the conversion of a barn together with a large domestic curtilage. The development was refused on Green Belt grounds and harm to the character and appearance of the area. The Planning Inspector stated that the proposal would involve extensive works, including re-cladding, re-roofing with a new finish, a new external frame to provide for the cladding, and a new internal steel structure to support a mezzanine and that these operations would amount to either a complete or substantial re-build of the pre-existing building, in effect leading to the creation of a new building. As such the scheme was inappropriate development in the Green Belt. The Planning Inspector agreed that the removal of silage bails and rubble was not considered be material enhancement in respect of openness. The Planning Inspector set out that the extensive curtilage proposed would represent the obvious enclosure of this area of land, with great harm to the openness of this area of the Green Belt. This would be the case even if permitted development rights were withdrawn for structures within the curtilage of the proposal, as the domestication of this extent of land would still be apparent. Adding that the enclosure of the access track and the change in the extent of hardstanding at the site entrance would also be detrimental to the openness of the agricultural field, as would the increase in vehicle movements along the track. The appeal was dismissed.



Case number	Appeal by	Description	Address	Outcome
21/00033/NON	Lindsay Ramsden	Outline planning application with full details of means of access for residential development of circa 970 dwellings with associated demolition, infrastructure works, open space, primary school, community facilities and convenience store on land west of Monks Cross Link Road and a country park with drainage infrastructure east of Monks Cross Link Road	Site To The West Of The A1237 And South Of North Lane Huntingdon York	Appeal Allowed

**Notes**

The appeal related to an outline application to erect 970 homes on land north of Monks Cross retail park. All matters were reserved with the exception of the means of access. The application included an illustrative master plan showing a primary school, playing field and play areas. The application site also included the provision of a country park to the east of Monks Cross Link Road. The site is allocated for residential development and a country park in the Emerging Local Plan. The appeal was against the non-determination of the application, the Planning Committee decided to support the proposal subject to certain matters of detail. During the Public Inquiry the only significant disagreement between the LPA and the appellant was whether two additional pedestrian/cycling routes from the site should be provided. One via Alpha Court linking with Monks Cross and one via Garth Road which forms a link to North Huntingdon, including the existing surgery and library. Both routes were in private ownership and a Compulsory Purchase Order may have been required to allow the development to access these routes. At the Inquiry the appellant argued that the two additional routes were nice to have, but not essential to achieve sustainable development. The LPA argued that they would have a significant impact in reducing travel times and create more attractive routes for residents than those beside main roads. Furthermore, it was argued that the provision of good quality cycling and walking routes was fully aligned with NPPF advice on promoting sustainable travel. The Inspector recommended that planning permission be granted for the development. The Secretary of State agreed with this decision. Neither the Inspector or Secretary of State considered that the Garth Road and Alpha Court links were necessary. The Secretary of State considered whether the harm to the Green Belt, and the other harm identified were clearly outweighed by other considerations. Overall, the Secretary of State considered that the benefits of the proposal (delivery of housing and affordable housing, which each attract significant weight; the provision of a new primary school and early years facility which attracts significant weight; provision of a new country park which attracts moderate weight, and the fact the site is identified in the emerging Local Plan as suitable in principle for strategic development which attracts limited weight) were collectively sufficient to clearly outweigh the harm to the Green Belt and other harm such that very special circumstances exist to justify permitting the development.

Case number	Appeal by	Description	Address	Outcome
22/00009/REF	Mr & Mrs Brittenden	Change of Use from Class C3 Dwellinghouse to Serviced Holiday Apartment and installation of new external door to rear elevation at basement level	75 The MountYorkYO24 1AX	Appeal Dismissed

**Notes**

The application site comprises a substantial Georgian Town House which was in use as a furnished holiday let for up to 14 people. The application was for its retention in that use following complaints about harm to the amenity of neighbouring properties arising from the use. As part of the facilities on offer a hot tub had been fitted within a light well to the rear at basement level which became a particular area of concern in terms of harm. There was a protracted period of negotiation with the appellant submitting a management plan, agreeing to have a concierge on site and also agreeing to hiring a private security firm to deal with issues of anti-social behaviour. It was however felt that this failed to address the fundamental issue in terms of harm to amenity through intensity of use, increased comings and goings including at anti-social hours and rowdy activities taking place in the open in close proximity to neighbouring residential properties. Planning permission was refused and an appeal submitted. The Inspector noted the high volumes of people using the property with regular turnover and the likelihood of sometimes rowdy gatherings associated with the hot tub to the rear. He concluded that the use was fundamentally different from a conventional residential one and was also different from a hotel use with which it had been compared by the appellant. He identified the proposed management plan as laudable along with the employment of a concierge but he felt that, that would not in practice result in lessening of anti-social behaviour and the employment of a security company would be a clear admission of unacceptable harm to amenity. The appeal was therefore dismissed.

Case number	Appeal by	Description	Address	Outcome
22/00034/REF	Mr Ben Tulk	Two storey side extension	3 Constantine AvenueYorkYO10 3SY	Appeal Dismissed

**Notes**

The proposed development was refused because the width of the side extension would result in it projecting beyond the building line to the north of the site, which is formed by the principal elevations of the neighbouring dwellings. The Inspector agreed that the site is located in a prominent position on a corner plot at the junction of Constantine Avenue and Melrosegate, and that the original building line on Constantine Avenue is strong and well-preserved. The inspector found that the proposed side extension would sit forward of this building line and would be located close to the pavement, and as a result would appear prominent, incongruous, dominant and overbearing in the streetscene, while also eroding the openness at the entrance to Constantine Avenue. The increase in size of the dwelling would primarily be a private benefit and limited evidence has been provided towards the claims that the development would result in environmental or social benefits. The Inspector concluded that the proposal would be harmful to the character and appearance of the area, in conflict with the NPPF and local policies and design guidance.

Case number	Appeal by	Description	Address	Outcome
22/00036/REFADV	Warren Milroy	The erection and display of two freestanding 48-sheet sized digital LED advertising units, facing opposite directions in a back-to-back position	Motoplex Ltd Former Bumper Castle Site Wigginton Road York	Appeal Dismissed

**Notes**

The proposed advertisement screens were refused due to the impact that their size, design, level of illumination and location would have on the visual amenity of the area and also on the safety of highway users, who could be distracted by them, resulting in a higher risk of collisions and conflict between road users. The Inspector found that due to the size of the advertisement screens, they are up to 5.9m above ground level and 6.4m wide, their size, height, illumination and changing static images would be appreciated by passers-by as a dominant and incongruous addition in the locality and they would detract unacceptably from the more rural and open character of the environment that prevails. Given the significant increase in the size of the advertisements compared to the two smaller signage boards which they would replace, as well as the image being illuminated and non-static, the Inspector was not convinced by the appellants argument that the development would reduce advertisement clutter. Overall, the inspector concluded that the proposal would cause material harm to the more open and rural character of the area, including during periods of darkness. On the topic of public safety the Inspector disagreed with the appellant and found that the size, illumination and design would have the effect of unacceptably distracting motorists in an area where their attention needs to be focussed given the potential for motorists to need to take a number of actions including accelerating, slowing, stopping and changing direction. The inspector concluded that the advertisements would result in conflict between road users and would be detrimental to public safety.

Case number	Appeal by	Description	Address	Outcome
22/00032/REF	Mr Andrew Tullie	Erection of stables to the rear of 5 Laburnum Farm Close	Mapplefields 5 Laburnum Farm Close Hessay York YO26 8LG	Appeal Dismissed

**Notes**

Planning permission was refused due to the stable block being inappropriate development in the Green Belt, failing to preserve the openness of the Green Belt and conflicting with the purposes of including land within the Green Belt. The building was considered against paragraph 149 of the NPPF and in particular, sub-section b) which says that the provision of buildings in connection with outdoor sport and recreation can be appropriate development in the Green Belt as long as they preserve openness and do not conflict with the purposes of including land within it. The building would occupy a paddock type area of land set beyond the boundaries of the gardens of the nearby houses. The area is undeveloped and, the Inspector noted, would sit beyond the settlement limit of the village, as defined by the end of the gardens. The Inspector concluded that the size of the building was significant in terms of floor area and mass and, being separated from the dwelling and set away from development, would represent an intrusion into open countryside land. The proposal would therefore harm openness and would fail to preserve the countryside from encroachment, concluding therefore, inappropriate development in the green belt. No very special circumstances had been put forward that outweighed this harm, and the appeal was dismissed.

Case number	Appeal by	Description	Address	Outcome
22/00026/REF	Mr And Mrs B Cleaver	Change of use of house in multiple occupation (use class C4) to large house in multiple occupation (sui generis) with erection of bin and cycle store to rear	41 Deramore DriveYorkYO10 5HL	Appeal Dismissed

**Notes**

This is another case where the Inspectorate supports the LPAs position that HMOs require larger than normal car parking spaces. The application was refused because the layout failed to provide the appropriate number of car parking spaces and their dimensions were not of the standard required. It was considered that there would be insufficient manoeuvring space and maintenance areas for vehicles thereby increasing the pressure for on street parking to occur. Furthermore parked cars would block access to the rear of the plot on the left hand side of the property making it impossible to move bicycles or bins from the rear curtilage and the narrowness of access on the right hand side combined a range of narrow steps would make the movement of the same items on this side difficult if not impossible. These factors would discourage the use of bicycles in conflict with government and local plan policies for the use of sustainable transport modes and create problems for bin storage and collection. It was also considered it would result in bins and bicycles being stored at the front of the property creating clutter and conflicting with parking arrangements. The Inspector considered the proposal was unacceptable because it failed to provide parking spaces of suitable size and cycle parking of a standard sufficient to promote cycle usage. He asserted that the insufficient space had been left between parking spaces to enable cars to manoeuvre in and out of the site and that damage to grass verges would occur as a result of tightness of access. He considered that parked cars would block or unduly restrict access to cycle and bin storage and agreed that level differences would aggravate this thereby deterring the use of cycles to the detriment of sustainable transport.

Case number	Appeal by	Description	Address	Outcome
21/00051/HH	Anthony Bryce	High hedge investigation	Field House2 St Georges PlaceYorkYO24 1DR	Appeal Dismissed

**Notes**

The planning appeal related to a high hedge application at 2 St Georges Place (21/00001/HH). The high hedge complaint was in relation to an evergreen hedge that stands alongside the front boundary between the hedge owner and the complainant's properties. A decision was taken not to issue a Remedial Notice. As part of the assessment, the front driveway was not taken into account as part of the front garden. The Inspector agreed with this, stating it is not an area of the curtilage that contributes meaningfully to the appellants reasonable enjoyment of their property. Following the Inspector's calculations of the site, they confirmed that a Remedial Notice to require the height of the hedge to be reduced was not necessary. Furthermore, none of the other issues raised by the complainant were deemed to carry any significant weight, even when combined, to justify serving a Remedial Notice and in summary, the Inspector concluded that on the basis of the evidence available, it was reasonable for the Council to take no action.

Case number	Appeal by	Description	Address	Outcome
22/00031/REF	Mr M Simsek	Variation of condition 6 of permitted application 21/01832/FUL to allow the installation of a retractable canopy and associated powder coated aluminium frame	Trio Mezze Tapas Bar5 Whip-Ma-Whop-Ma-GateYorkYO1 8BL	Appeal Dismissed

**Notes**

The application was for a retractable canopy (with associated structure) on a 1st floor flat roof. The site is in the central historic core conservation area. The council opposed the application as the structure would be prominent and out of keeping with the surrounding historic roofscape. Both parties referred to the conservation area appraisal; the appellant argued that key views would not be adversely affected. The appeal was dismissed. The inspector found harm - that the development would be a discordant addition, at odds with the character and appearance of the wider area including the historic roofscape. In respect of key views (identified in the conservation area appraisal), the Inspector determined it is unlikely that all valued views will have been included, given the rich and varied nature of the townscape. Other views are also important in terms of understanding and appreciating the significance of the Conservation Area. Furthermore, its character derives from the buildings, layout and surrounding spaces as a whole, regardless of whether particular elements are open to public view. Its significance does not therefore rely only on the elements that can readily be seen.

Case number	Appeal by	Description	Address	Outcome
22/00021/REF	ACT York Ltd	Erection of 2no. dwellings on land to the rear of the Lord Nelson public house (resubmission)	The Lord Nelson 9 Main StreetNether PoppletonYorkYO26 6HS	Appeal Allowed

**Notes**

Two detached dwellings were refused at committee due to the scale/height of plot 1 (two storey), the contemporary design of plot 2 and the subdivision of the plot which was considered to harm the appearance of the conservation area and the setting of Poppleton House adjacent (grade II listed). Officers had recommended approval. The Inspector noted that the scheme, to a degree, followed the traditional form of plot development in the conservation area, however the introduction of 2 large dwellings and the subdivision of the plot would be at odds with the historic character of the site. Such development would result in harm. The Inspector considered that the harm was at the lower end of the spectrum of less than substantial harm. In addition the Inspector agreed that Plot 1 would have an adverse impact on the spacious setting of Poppleton House. In assessing the proposals, the Inspector gave considerable weight to the fact that the Council could not demonstrate a five year housing supply and concluded that whilst the scheme was only for two houses, this would nevertheless help with providing much needed additional housing and that this need would outweigh the harm to the conservation area and the setting of the listed building.

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## Appendix C - Outstanding Appeals

Date report run: 20-Mar-2023

Ward	Case number	Appeal number	Proposal	Address	Date appeal lodged	Officer name
Bishopthorpe	23/00001/REF	APP/C2741/D/23/3314086	Rear dormer type extension within existing valley roof	Cherry Garth 50 Main Street Bishopthorpe York YO23 2RB	04/01/23	Ed Bainbridge
Clifton	22/00058/REF	APP/C2741/W/22/3312383	Conversion of garage to dwelling including extensions and raising of ridge height, 2no. dormers, installation of 4no. rooflights and 2 no. ground floor window openings.	6 Clifton York YO30 6AE	02/12/22	Sandra Duffill
Dringhouses And Woodthorpe	22/00047/REF		Fell 1no. Cedar tree protected by Tree Preservation Order no.CYC282.	Aldersyde Court Aldersyde York	07/03/22	Esther Priestley
	22/00056/CON	APP/C2741/W/22/3312254	Single storey rear extension, hip to gable roof extension with 3no. roof lights to front and dormer to rear	13 Middlethorpe Grove York YO24 1JW	30/11/22	Ed Bainbridge
Fulford And Heslington	22/00057/REF	APP/C2741/W/22/3309624	Erection of 1no. dwelling following demolition of outbuilding to rear (resubmission)	34 Main Street Fulford York YO10 4PX	24/10/22	Neil Massey
Guildhall	23/00005/REF	APP/C2741/W/23/3314409	Sub-division to create 2no. dwellings; removal of 1no. rear extension; dormers, rooflights and juliet balconies to rear; external wall insulation with render to rear; replacement and reconfiguration of windows and doors (resubmission)	9 Earlsborough Terrace York YO30 7BQ	09/01/23	William Elliott
Haxby And Wigginton	22/00044/REF	APP/C2741/X/22/3311380	Certificate of lawfulness for proposed use of land as car park to serve allotments	Part Os Field 1882 Usher Lane Haxby York	17/11/22	Matthew Parkinson
	22/00053/REF	APP/C2741/W/22/3311678	Use of land for a self-storage use with the siting of containers in connection with this use (retrospective)	Site Lying To The North Of Clifton Gate Business Park Wigginton Road Wigginton York	22/11/22	Erik Matthews
	22/00059/REF	APP/C2741/W/22/3313450	Variation of condition 4 of permitted application 19/00110/FUL for use of annexe as holiday accommodation	10 Usher Lane Haxby York YO32 3JZ	19/12/22	David Johnson
	23/00003/NON	APP/C2741/W/23/3314331	Erection of three storey building comprising 45 retirement living apartments with associated access, car parking and landscaping following demolition of existing buildings	11 The Village Wigginton York YO32 2PL	09/01/23	Erik Matthews

Ward	Case number	Appeal number	Proposal	Address	Date appeal lodged	Officer name
Haxby And Wigginton	23/00004/REF	APP/C2741/W/22/3303588	Outline planning permission for the construction of an equestrian workers dwelling following demolition of existing stable and full planning permission for side extension to existing stable block	Welton Stables Plainville Lane Wigginton York YO32 2RG	21/07/23	Natalie Ramadhin
Heworth	22/00029/REF	APP/C2741/X/22/3303954	Certificate of lawfulness for use of building as a dwelling within Use Class C3	20B Asquith Avenue York YO31 0PZ	26/07/22	Neil Massey
Huntington/New Earswick	21/00032/NON	APP/C2741/W/21/3282598	Outline planning permission with all matters reserved except access, for circa 300 residential dwellings, associated landscaping, public open space, and the formation of two new vehicle accesses from New Lane	Huntington South Moor New Lane Huntington York	09/09/21	Jonathan Kenyon
Osballdwick And Derwent	22/00050/REF	APP/C2741/W/22/3305435	Erection of 8no. dwellings with associated parking and landscaping following demolition of buildings	The Magnet 57 Osballdwick Lane York YO10 3AY	18/08/22	Sophie Prendergast
	22/00054/REF	APP/C2741/D/22/3310551	Raising of roof with hip to gable roof extensions to sides, front and rear; single storey front and rear extensions, 3no. rooflights to front and 2no. rooflights to rear	Laurentide Common Lane Dunnington York YO19 5LS	06/11/22	Sharon Jackson
Rawcliffe And Clifton Without	22/00005/REF	APP/C2741/D/22/3293412	Two storey extension to side and rear with canopy porch to front (revised scheme, resubmission)	9 Holyrood Drive York YO30 5WB	21/02/22	Sam Baker
	22/00049/REF	APP/C2741/D/22/3308603	Excavation and repurposing of existing basement to create habitable area	25 Shipton Road Clifton York YO30 5RE	10/10/22	Ed Bainbridge
Rural West York	22/00014/REFCPD	APP/C2741/X/22/3297054	Certificate of lawfulness of proposed development comprising: removal of existing railway carriage; erection of workshop/wood store, potting shed and boundary fencing; and construction of swimming pool	Cherry Tree Cottage Millfield Lane Nether Poppleton York YO26 6NX	14/04/22	Matthew Parkinson
	22/00055/REF	APP/C2741/Y/22/3311295	Install through floor lift	St Peters Farmhouse Main Street Knapton York YO26 6QG	16/11/22	Sandra Duffill



Ward	Case number	Appeal number	Proposal	Address	Date appeal lodged	Officer name
Strensall	22/00045/REF	APP/C2741/W/22/3307755	Removal of condition 4 of permitted application 18/01979/FUL to allow use of caravans by persons not engaged in equestrian based holidays	Hall Farm Strensall Road York YO32 9SW	27/09/22	Jonathan Kenyon
	22/00046/REF	APP/C2741/W/22/3308426	Change of use from public house to cafe with drive-thru coffee shop and first floor offices (Use Classes A3/B1) and change of use of detached garage to retail (A1)	Four Alls Inn Malton Road Stockton On The Forest York YO32 9TW	06/10/22	Victoria Bell
	23/00002/COND	APP/C2741/W/22/3312899	Erection of single storey summer house/office to rear of garden and erection of storage shed to front garden (part retrospective)	37 York Road Strensall York YO32 5UB	10/12/23	Sam Baker

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