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MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	16 NOVEMBER 2006
PRESENT	COUNCILLORS LIVESLEY (CHAIR), BARTLETT (VICE-CHAIR), SUE GALLOWAY, HORTON, MACDONALD, REID, SIMPSON-LAING (EXCEPT FOR AGENDA ITEM 4D), SUNDERLAND AND B WATSON

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#### 40. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Reason for Visit	Members Attended
22A Huntington Road	As the application is recommended for approval and objections have been received	Councillors Livesley, Bartlett, Macdonald, Reid, Sunderland and B Watson
The Palace, Bishopthorpe Road	As the application is recommended for approval and comments have been received from the Parish Council and because of the complex nature of the proposals	Councillors Livesley, Bartlett, Macdonald, Reid, Sunderland and B Watson

#### 41. DECLARATIONS OF INTEREST

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

No interests were declared. Members who had attended the site visits declared that they had been offered tea and biscuits at The Palace, Bishopthorpe Road, York.

#### 42. MINUTES

RESOLVED: That the minutes of the meeting of the West & City Centre Area Planning Sub-Committee on 19 October 2006 be approved and signed by the Chair as a correct record.

#### **43. 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.

#### **44. PLANS LIST**

Members considered a schedule of reports of the Assistant Director (Planning and Sustainable Development), relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views and advice of consultees and officers.

##### **44a. 22A Huntington Road, York (06/01992/FUL)**

Members considered a full application, submitted by Mr K Taylor, for the erection of a three storey pitched roof side extension to a house in multiple occupation to form additional accommodation and reinstatement of the front boundary wall (revised scheme).

Representations were received in objection to the application from the site owner.

Members noted that the only way of getting cycles and bins from the storage area at the rear to the street at the front would be through the house. They raised concerns regarding quality of life, in terms of this worsening the amenity of residents at the property, and health and safety, in terms of the practical difficulties of moving the large bins through the house, particularly given the steps at the front. They queried whether the area at the rear was large enough for the storage of the potential number of cycles and the necessary refuse and recycling facilities for a property of this size. They requested that any permission include a condition preventing the storage of bins at the front of the property, as this would be detrimental to the appearance of the conservation area. They also expressed some concerns regarding egress from the building at the rear in case of a fire, but recognised that this was a Building Control matter and not a planning consideration.

Councillor B Watson proposed and Councillor Macdonald seconded a motion to refuse the application on the grounds of overdevelopment in relation to its proximity to adjacent buildings, worsening of amenity for residents in terms of bins and cycles having to be brought through the house, and inadequate facilities for refuse storage and collection. On being put to the vote, this motion was declared lost and a motion to approve the application was then moved.

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

- (i) Condition – "No waste or recycling bins or refuse shall be stored at the front of the premises.

Reason: In the interests of the character and appearance of the conservation area and residential amenity.”

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the character and appearance of the conservation area, residential amenity and highway safety. As such the proposal complies with Policies E4 and H9 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies GP1, H4, H5, H8, HE3 and L1c of the City of York Local Plan Deposit Draft.

**44b. The Palace, Bishopthorpe Road, York (06/01822/FUL)**

Members considered a full application, submitted by The Church Of England Church Commissioners, for the erection of a new lift shaft enclosure in the light well and alterations at roof level.

Officers confirmed that the third bullet point of paragraph 1.2.1 of the report should read, “Other minor external works including the alteration of a window to a door to create a public point of access for visitors and the secondary glazing of a number of windows”.

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

Some Members expressed the view that the internal 1970’s “dog leg” staircase in the Neo-Gothic Wing should be retained as being a good example of design “of its time”, whilst others supported its replacement with a staircase that complied with modern accessibility requirements and that was of a more ecclesiastical design.

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

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to Bishopthorpe Palace which is a listed building and the Bishopthorpe Conservation Area. As such the proposal complies with policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and policies GP1, HE2, HE3 and HE4 of the City of York Local Plan Deposit Draft.

**44c. The Palace, Bishopthorpe Road, York (06/01823/LBC)**

Members considered an application for Listed Building Consent, submitted by The Church Of England Church Commissioners, for external and internal alterations including works to create a self-contained apartment

and office accommodation for staff, a new lift and link structure and alterations at roof level.

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

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

**REASON:** In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the Palace which is Grade I Listed. As such the proposal complies with policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and policies GP1, HE2, HE3 and HE4 of the City of York Local Plan Deposit Draft.

**44d. 27 Station Road, Copmanthorpe, York (06/02263/FUL)**

Members considered a full application, submitted by Mr S Stericker, for the erection of a conservatory to the side of a bungalow and a 0.5m high timber panel on top of the existing boundary wall (resubmission).

The case officer outlined objections from two residents and from Copmanthorpe Parish Council which had been received since the publication of the report.

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

Members expressed the view that the erection of the timber panel on top of the existing boundary wall was neither necessary or desirable, and the applicant indicated that he was willing not to implement this part of the scheme if permission was granted.

Members requested the addition of a condition requiring the retention of the opaque glazing on the roof of the conservatory and the fixed rooflights, to prevent any overlooking of the adjacent properties in the future.

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

- (i) Condition – “The opaque roof sheets, obscure glazing and fixed toplights shall be installed as shown on the approved drawing and shall be retained as approved whilst the conservatory remains in place. No opening doors or windows, other than those shown on the approved plans, shall be installed.

Reason: In the interests of the living conditions of the adjacent property in accordance with policy H7 of the Development Control Local Plan.”

REASON:

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development"; and supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses" and the Copmanthorpe Village Design Statement (2003).

COUNCILLOR D LIVESLEY

Chair

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

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