
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	15 MARCH 2007
PRESENT	COUNCILLORS MOORE (CHAIR), HYMAN (VICE-CHAIR), D'AGORNE, GREENWOOD, HALL, SMALLWOOD, VASSIE, I WAUDBY AND POTTER (SUB FOR CLLR KING)
APOLOGIES	COUNCILLORS KING AND B WATSON

66. SITE VISITS

The following sites were inspected before the meeting:

Site	Attended by	Reason for Visit
Clifton Garage, Clifton, York	Cllrs Greenwood, Hyman, Moore and B Watson.	To familiarise Members with the site and to assess the impact on adjacent properties and the Conservation Area.
8 St Peters Grove, Clifton, York	Cllrs Greenwood, Hyman, Moore and B Watson.	To assess the impact of the extension, the amenity of adjacent dwellings and the new build on the existing building and the Conservation Area.

67. CONDOLENCES

The Chair made the sad announcement that Roger Armistead's father had recently passed away. Members asked that their condolences be passed on to Roger.

68. DECLARATIONS OF INTEREST

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

Councillor I Waudby declared a personal non-prejudicial interest in Plans item 4b) (Clifton Garage, 82-84 Clifton, York) as she had purchased a car from the garage prior to it ceasing trading.

Councillor D'Agorne declared a personal prejudicial interest in Plans item 4c) (The Gimcrack, 294 Fulford Road, York) as he lived on Broadway West

adjacent to the site and he left the room and took no part in the discussion or voting thereon.

Councillor Greenwood declared a personal prejudicial interest in Plans item 4g) (35 Common Road, Dunnington) as the application was for her own property and she left the room and took no part in the discussion or voting thereon.

69. MINUTES

RESOLVED: That the minutes of the last meeting of the Sub-Committee held on 22 February 2007 be approved and signed by the Chair as a correct record.

70. PUBLIC PARTICIPATION

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

71. 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.

71a. Executive Communication Services Ltd, 8 St Peters Grove, York (06/02828/FULM)

Members considered a major full application, submitted by Hearthstead Homes Ltd, for the conversion of existing building and erection of 4 storey block to provide a total of 12 x 2 bed apartments with associated on-site parking and secure cycle storage (resubmission).

Officers requested the addition of an informative requesting the applicant to liaise with the Council's Sustainability Officer regarding sustainability measures that could be implemented. He also referred to concerns raised at the site meeting regarding materials delivered to the site and problems with off loading in the cul de sac. In order to alleviate any problems Members could agree to demolish part of the existing wall to enable materials to be unloaded on site and the wall rebuilt upon completion or, to suspend the Traffic Regulation Order and residents parking during construction hours for the length of the build. Officers confirmed that the suspension of the TRO was their preferred option and that they would seek to suspend the minimum amount of residents parking adjacent to the site.

Representations in support of the application were received from the applicants agent. He confirmed that, in response to residents concerns regarding vehicular access to the site by construction vehicles that he was happy to liaise with Officers to implement a traffic management plan. He stated that he had worked closely with Officers to refine details of the application to ensure that the proposals responded to the location. He also confirmed that the roof height had been reduced to between 1 metre and

1.2 metres above the existing but that the eaves height was similar to adjacent buildings.

Some Members felt that the roof height should also be consistent with adjacent properties in the Conservation Area but it was stated that properties on the opposite side of the road were of a similar height to that proposed. It was confirmed that there were a variety of roof heights and styles in the area, which it felt, did not detract from the Conservation Area. Concern was also expressed that there were a number of bathrooms proposed without natural light.

RESOLVED: That the application be approved subject to the conditions listed in the report and the addition of the following condition and notes to the applicant:

1. Prior to the development a Construction Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include measures to control site construction traffic and deliveries to and dispatch from the site. Once approved the development hereby permitted shall be carried out in full accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority.
2. The applicant is advised to contact the Council's Sustainability Officer Ms. K. Peat on (01904) 551666 for further advice on sustainable measures that can be incorporated in the conversion of the existing building.
3. Attention is drawn to the requirement that the Road Traffic Order in place on St. Peters Grove be varied to exclude the site from eligibility for residents parking permits and to allow for the accommodation of construction traffic and is also drawn to the applicants undertaking to fund this variation to the sum of £1500.

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 Clifton conservation area, the living conditions of occupiers of neighbouring dwelling and highway safety. As such the proposal complies with Policies SP8, SP10, GP1, H4, H3, NE1, T4, T13, L1, HE2, HE3 and HE5 of the City of York Local Plan Deposit Draft and the aims of PPS1, PPS3, PPG13, PPG15.

71b. Clifton Garage, 82 - 84 Clifton, York (06/02809/FULM)

Officers requested that this major full application, submitted by Mr R Pulleyn, for the erection of 2 no. three storey blocks of 14 no. flats and 1 no. retail unit and associated car parking (resubmission) was deferred as it appeared that some residents had not received notification of the Committee date and had therefore not had the opportunity to comment on the application.

The Chair confirmed that he was pursuing problems with the Planning Uniform computer system with Officers to ensure that this did not reoccur.

RESOLVED: That this application be deferred to the next meeting of the Sub-Committee on Wednesday 11 April 2007 to allow full consultation with all interested parties.

REASON: To ensure that full consultation is undertaken with all interested parties prior to Member consideration of the application.

71c. The Gimcrack, 294 Fulford Road, York (07/00199/FUL)

Members considered a full application, submitted by Wrigley Developments Ltd, for the amendment to a previously approved scheme 04/00559/FUL for the conversion of coach house to a dwelling.

Officers updated that if the application was approved Condition 2 would require amendment to include a revised drawing number and date and Condition 6 required the deletion of the words "before the development commences". They also confirmed that consultation had been undertaken with Fishergate Planning Panel and not Fulford Parish Council, as stated in the report, and that no objections had been raised.

The applicants agent, who was in attendance to answer any queries on the application, confirmed that the windows originally proposed in the stable block had been found to be impractical and that the builder had inserted windows with a lower cill height and with a much larger pane size to allow more light into the property. He stated that this application proposed additional glazing bars, which would help restore some of the character to the building.

The Chair referred to a condition of the original May 2004 planning application for the whole site. This had stated that details of enclosure to the site boundaries should be agreed in writing with the Local Planning Authority which include the provision of a 2m high fence, wall or railings between the extension to the main building and the south site boundary between the retained stable block and the northern site boundary.

RESOLVED: That the application be approved subject to the conditions listed in the report and the amendment of Conditions 2 and 6 as follows:

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

drawing no's

- 04:53:122 rev H

- 04:53:20 rev A

- 04:53:126

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

6 Details of a means of enclosure around the approved dwelling shall be submitted to and approved in writing by the Local Planning Authority and shall be provided on site before the dwelling is first occupied.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity, the Fulford Road conservation area, protected trees, residential amenity and highway safety. As such the proposal complies with Policies H9 and E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies GP1, GP10, H4, HE2, HE3 and T13 of the City of York Local Plan Deposit Draft.

71d. 37, Crossways, York (06/02793/FUL)

Members considered a full application, submitted by Mr and Mrs Murray, for the change of use from residential dwelling to house in multiple occupation.

An email received from the applicant, was circulated, which gave additional details in relation to the ground and first floor accommodation and sizes for the parking area and outside space.

Officers updated that if the application was refused they requested the amendment of the reasons to include reference to national policies in particular National Planning Policy Statement No.1 (2005) "Delivering Sustainable Development".

Members questioned the number of bathrooms and toilets available in the property. Officers confirmed that the report referred to those that were available for all residents not to those available for individual bedrooms.

Representations in objection to the application were received from a neighbour who stated that he felt the proposal would be detrimental to the area. He felt that the change of use would create a student hostel with insufficient amenities and would be a noise nuisance. Neighbours felt that the proposal could result in residents having up to 7 cars, that the property would not be as well maintained or the garden cultivated as would a private householder. The garden area would become a bin and cycle

storage area further reducing amenity space and he requested Members to support refusal of the application.

Representations were also received from the applicant who indicated that he had purchased the property 17 years ago and extended more recently. It was where his family had grown up but that the property was now too large for his needs. He stated that the property had sufficient living accommodation for the number of proposed residents and that access to an ensuite bathroom, on the first floor, would with alteration be accessed from two bedrooms. The Universities best practice code for rented properties had been complied with and he confirmed that the properties standards would be in excess of these.

Members raised concerns that there was insufficient space for the number of bedrooms proposed, that insulation between rooms would be insufficient and that there would be insufficient bathroom/washing facilities for all the proposed residents.

RESOLVED: That the application be refused.

REASON:

- 1 Due to the size of the dwelling-house to be changed to house in multiple occupation, together with a lack of essential facilities proposed for a minimum of 7 residents living together as a single household, the proposed change of use would harm the living condition of the future occupiers, contrary to Planning Policy Statement no. 1 (2005) and policy H8 of the City of York Draft Local Plan 2005.
- 2 Due to the loss of domestic character by removing a large section of amenity space for vehicle parking within a domestic curtilage of this size, together with the consideration that the internal layout will be unsuitable for the number of residents as described above (no.1 of the reason for refusal), the proposed change of use would result in an over-intensification of the application site. Hence, it would have an adverse effect on the residential amenity of the neighbouring properties, contrary to Planning Policy Statement no. 1 (2005) and policy H8 of the City of York Draft Local Plan 2005.

71e. 453 Strensall Road, York (07/00234/FUL)

Members considered a full application, submitted by Mr and Mrs A Binner, for a two storey pitched roof rear extension and single storey extension to the side.

Officers updated that if the application was approved an additional condition requiring the submission of a construction site management plan would be required.

The Chair requested the addition of an informative advising the applicant to contact the Councils Sustainability Officer.

RESOLVED: That the application be approved subject to the imposition of the conditions set out in the report and the addition of the following additional condition and informative:

Prior to the development a Construction Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development hereby permitted shall be carried out in full accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority.

Informative: The applicant is advised to contact the Council's Sustainability Officer Ms. K. Peat on (01904) 551666 for further advice on sustainable issues to be considered for domestic extensions.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to residential and visual amenities. As such the proposal complies with Policies GB4, GB1, H7 and GP1 of the City of York Local Plan Deposit Draft.

71f. Annamine Nurseries, Jockey Lane, Huntington (06/01619/FUL)

Members considered a full application, submitted by Advent Park and Leisure Homes Limited, for the use of land for the display of relocatable portable dwellings with new fence and gates to the Jockey Lane frontage.

Officers updated that if the application was approved there was a need to add at the end of Condition 5 the words "on this site".

RESOLVED: That the application be approved subject to the imposition of the conditions listed in the report and the addition at the end of Condition 5 of the words "on this site".

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 allocated employment use of the site, highway safety and visual amenity. As such the proposal complies with Policies E3a and GP1 of the City of York Local Draft Local Plan incorporating the 4th set of changes approved April 2005.

71g. 35 Common Road, Dunnington (07/00218/FUL)

Members considered a full application, submitted by Mr and Mrs Greenwood, for a replacement conservatory to the rear of the property.

RESOLVED: That the application be approved subject to the imposition of the conditions set out 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 visual appearance, impact on the conservation area and neighbour amenity. As such the proposal complies with policies GP1, H7, HE2 and HE3 of the City of York Local Plan Deposit Draft.

CLLR MOORE, Chair

The meeting started at 2.00 pm and finished at 3.17 pm.