

---

Meeting	Local Plan Working Group
Date	31 March 2014
Present	Councillors Merrett (Chair), Ayre, Barnes, D'Agorne, Horton, Reid, Riches, Simpson-Laing, Steward, Watt (Vice-Chair) and Levene (Sub for Cllr Funnell)
Apologies	Councillor Funnell

---

### 13. **DECLARATIONS OF INTEREST**

Members were asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests which they may have in respect of the business on the agenda.

Councillor Merrett declared a personal interest in relation to Agenda item 5 (City of York Streetscape Strategy and Guidance) as an honorary member of the Cycle Touring Club and as a York Cycle Campaign member.

Councillor D'Agorne also declared a personal interest in relation to Agenda item 5 (City of York Streetscape Strategy and Guidance) as a member of the Cycle Touring Club and the York Cycle Campaign.

### 14. **MINUTES**

Arising out of discussion of the minutes, Officers confirmed that they would report back their findings to Members in relation to the final two bullet points in Minute 12 – City of York Council and North York Moors National Park Minerals and Waste Joint Plan. <sup>1</sup>.

Resolved: That the minutes of the last meeting of the Group held on 13 January 2014 be approved and signed by the Chair as a correct record.

Action Required

1. Email Members outcome of exploratory work in relation to MG these outstanding points.

**15. PUBLIC PARTICIPATION**

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

**16. CONTROLLING HOUSES IN MULTIPLE OCCUPATION - SUPPLEMENTARY PLANNING DOCUMENT.**

Consideration was given to a report which provided details in relation to recent advice issued by the Planning Inspectorate in relation to Houses in Multiple Occupation (HMO) and Permitted Development Rights.

It was noted that when the HMO Supplementary Planning Guidance (SPD) had been updated, earlier in the year, the view had been that HMO's did not benefit from permitted development rights and text to this effect had been added into the SPD. However, since that time, an advice note had been issued confirming that HMO's, including those falling within Class 4, could benefit from the permitted development rights granted to dwelling houses.

To ensure that the SPD was fit for purpose and reflected current national advice Members were requested to amend the SPD accordingly.

Members expressed concerns at the proposed changes including the impact this could have on residential streets and at recent appeal decisions on HMO properties. It was suggested that information relating to the number of bedrooms should be recorded when HMO applications were submitted.

Consideration was then given to the following options:

**Option 1** – approve the proposed minor factual amendments to paragraph 5.21 of the Controlling the Concentration of HMOs SPD.

**Option 2** – do not approve the application subject to amendments to the Neighbourhood Plan boundary and request that Officers explore the issue further.

- Recommended:
- i) That Cabinet approve the proposed minor factual amendments to paragraph 5.21 of the Controlling the Concentration of HMO's Supplementary Planning Guidance as outlined in Option 1 in the report.
  - ii) That Officers be requested to monitor the number of pre-applications received in relation to permitted development rights on HMO's in order to gain a comprehensive picture of the affect of this change.

Reason: So that the SPD is fit for purpose and reflects current national advice.

## **17. CITY OF YORK STREETScape STRATEGY AND GUIDANCE.**

Members considered a report which presented the City of York Streetscape Strategy and Guidance document at Annex A which gave a strategic overview, detailed analysis and guidance for the maintenance, management and enhancement of the city's streets and spaces, as part of the Reinvigorate York programme.

As York remained one of the few cities without a public realm strategy the production of this had been seen as a priority for the Reinvigorate York Board to inform future city centre improvement work.

Officers presented the document, outlining the problems which they had tried to overcome, the 6 key strategic principles and the proposed implementation framework. It was noted that Officers had, as far as possible, included all the comments received. Members expressed their appreciation to Officers for the work undertaken.

Members made a number of comments in relation to the document the main ones being:

### **General**

- York's attractiveness came from its differences, the buildings and roofscapes
- Questioned how the report related to the rural areas and villages. Officers confirmed that the detail in the document had been designed to relate to the urban area however the principals related to all areas of the city.
- Request for a presumption in favour of the retention of York flagstones when works were required on the city's footpaths. Officers confirmed that wherever possible this would be done, however the paving policy, referred to in the report, was only an operating document rather than an approved policy
- Key Gateway streets appeared to have been overlooked e.g. Layerthorpe
- Secondary Shopping Streets – it was unclear as to which part of Heworth the report was referring to on the map at page 185
- Questioned default style of bollard/bins suggested and policy for changing this, if appropriate. Officers confirmed that the default furniture was the baseline and other types, such as more contemporary styles may be suitable in some locations but should be of a high quality and reflect the setting. Replacement would be undertaken as and when necessary.

### **Detailed Comments**

- Request to remove personal details in the consultation responses. Officers confirmed that this would be done.
- Page 110 – The Vision: Reference in fifth paragraph to “Our visions for York are that:  
York must be for people/York must be for everyone”  
Officers agreed to remove one of these references
- Need to ‘keep things simple’ for dementia sufferers. Officers confirmed that this document would help simplify the public realm for both residents and visitors
- Request for wayfinding city information maps to be correctly orientated to assist visitors
- Page 129 - Principle 6: Light and dark: key message regarding architectural lighting required adding in to the

text and there was a need to ensure safety in the darker areas. Officers agreed to reword this section accordingly

- Page 132 – Footnote 4: amend to read ‘pers. comm, Sir Ron Cooke’
- Page 136 – Footways: Officers confirmed that recommended paving was available in specially reinforced versions that could be used in areas where vehicle over-run was likely
- Page 144 – Cycle Lanes and Tracks: consider some rewording in relation to the reference to cycle lanes on carriageways being at least 1.5m wide, recognising that although this was the target, some compromises may be required
- Grates and service covers should be level with the carriageway. Grates should be laid perpendicular to the direction of travel to ensure cyclists safety.
- Request for careful lighting design to ensure streetlights on footpaths did not leave the path in darkness. It was noted that this often related to lantern design and that discussions would be undertaken with highway Officers.
- Reference to the issues of lighting in private car parks. Officers to add in reference to light pollution in appropriate section
- When replacing high level lighting, note should be taken of the location of adjacent trees and lighting sited accordingly
- Architectural lighting trial – Officers to report back on results
- Page 148 - Pavement Cafes: expand final bullet point to include the appropriateness of parasols
- Page 153 – Planters and Planting Beds: Photo to be added of a raised bed
- Page 154 – Public Art: Second line to read ‘William Etty’ and third paragraph to include reference to ‘The Chalfonts’
- Officers confirmed that the ‘Wayfinding Strategy for the City’ would be looking at street advertisement of city events and the Digital York initiative at the digital aspects of advertising
- Officers confirmed that the authority had no control over advertising on public utility street cabinets however one of the next steps would involve discussions with these bodies
- Page 162 – Waste Management: reference to a number of city centre businesses without suitable areas to store waste bins. Confirmed that Officers were looking at the

possibility of trialling a fenced area or providing bins elsewhere for businesses to deposit their waste.

- Page 165 – Cycling Signage: prior to removal of any cycle lane signs Officers to check with Police as to their legal necessity
- Page 167: Insert photo of good example of wall mounted sign
- Page 167 – Street Signs: noted that in some areas, traditional signage for street names was also sited on the lamppost of the street opposite. Officers agreed to add in the reference
- Page 184/185 – Secondary Zones: Locations – Officers to include definition of secondary shopping streets and correct naming of streets on the map
- Page 188 – Street Furniture – include reference to bus stops
- Page 196 – Ban on all ‘for sale’ and to ‘let signs’ in conservation areas – suggested working with agents to reduce need for advertising which could now be undertaken online

Consideration was also given to the extensive consultation responses and to the following options:

Option one: To accept the document and support or recommend its consideration by cabinet or cabinet member for adoption as a key council document.

Option two: to reject the document and not to support or recommend its consideration by cabinet or cabinet member for adoption as a key council document.

- Recommended:
- i) That, in line with Option1 Cabinet approve adoption of the City of York Streetscape Strategy and Guidance document subject to the above mentioned amendments and additions.
  - ii) That consideration be given to future expansion of this work to cover the rural areas of the city.

Reason:

As this document is urgently required to provide much needed and long overdue guidance in the use of materials and street furniture in the city.

Cllr D Merrett, Chair

[The meeting started at 5.00 pm and finished at 6.50 pm].