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Meeting	Planning Committee B
Date	20 June 2024
Present	Councillors B Burton (Chair), Cullwick (Vice-Chair), Fenton, Melly, Orrell, Vassie, Warters, Crawshaw (Substitute for Cllr Wilson) and Clarke (Substitute for Cllr Baxter)
Apologies	Councillors Baxter and Wilson
Officers Present	Gareth Arnold, Development Manager Lindsay Jenkins, Senior Planning Officer Ruhina Choudhury, Senior Lawyer

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### **1. Declarations of Interest (4.31 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.

Cllr Warters noted that he had called-in item 4b, 37 Wydale Road.

### **2. Minutes (4.31 pm)**

Resolved: That the minutes of the last meeting held on 20 May 2024 were approved as a correct record.

### **3. Public Participation (4.31 pm)**

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

### **4. Plans List (4.31 pm)**

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

## **5. Unit 12A, Monks Cross Shopping Park, Monks Cross Drive, Huntingdon, York [24/00222/FULM] (4.31 pm)**

Members considered a major full application for the installation of a full cover mezzanine to Units 12A and 12B at Monks Cross Shopping Park.

The Development Manager gave a presentation on the plans and, with the Senior Planning Officer, responded to questions from Members.

The methodology for the transport assessment was outlined and it was confirmed that the Sustainability policy would not be applicable to the internal changes to the premises as it is not a change of use. Officers also reported that:

- The Retail Study Update and the Addendum from 2014 were the most recent documents which had informed the emerging local plan.
- The applicant had been required to undertake a sequential test and had therefore considered City centre sites however, these had been ruled out for either being too large or too small. The size of the proposal meant that an impact assessment was not required.

Following a brief debate, Cllr Orrell proposed the officer recommendation to approve the application as set out in the report. This was seconded by Cllr Crawshaw. Members voted unanimously in favour and it was therefore:

Resolved: That the application be approved.

Reason: The proposal is to increase the size of the mezzanine in Unit 12 at Monks Cross Retail Park. In accordance with policy R4 of the DLP, proposals for out of centre retailing will only be supported where it has been evidenced that there are no sequentially preferable sites; will not result in a significantly adverse impact on existing and planned investment in the city centre and other defined centres; and will not result in an individual or cumulative impact on the vitality and viability of any defined centre. The applicant has completed the sequential test which indicates that there are no sequentially preferable sites in the city centre or any other defined centre. The proposal does not meet the thresholds for submission of an impact test. The Applicant has demonstrated the units have been marketed for over 2 years without interest and the increase in the floorspace would not have significant local impacts on the local highway network or parking demand at MCSP.

As a result the proposal is considered to meet the policy requirements of H10 of the Huntington Neighbourhood Plan and policies R1 and R4 in the DLP as well as the NPPF.

**6. 37 Wydale Road, Osbaldwick, York, YO10 3PG  
[24/00367/FUL] (4.44 pm)**

Members considered a full application for a change of use from dwelling house (use Class C3) to a House in Multiple Occupation (HMO) (use Class C4).

The Development Manager gave a presentation on the plans and provided an update to Members in which he confirmed that the proposal was for a 4 bedroom HMO (from an existing 3 bed house) and recommended an additional condition to limit the number of residents to 4, to ensure sufficient car and cycle parking in the interest of residential amenity and the occupant's living conditions. He then responded to questions from Members and confirmed the following:

- The method of calculating Street level thresholds for HMOs is by linear street, rather than by a radius around the property.
- There was sufficient space for two vehicles to park at the front of the property and for residents to bring bins through from the rear.
- Cycle storage was to be controlled by condition and the number of parking spaces had been based on the number of rooms.

Following debate, Cllr Fenton proposed the officer recommendation to approve the application, subject to the additional condition contained within the update and outlined above. This was seconded by Cllr Cullwick.

With seven votes in favour and two against it was:

Resolved: That the application be approved.

Reason: The application property is considered to be appropriate for the needs of future occupants within a 4.no. bedroom small HMO. Acceptable provision for off-road vehicle parking has been demonstrated and secure cycle storage will be required by condition. The existing density levels of current HMO's is below the policy threshold (at both Street Level and Neighbourhood Level). Therefore, the proposal is considered to comply with Policy H8 of the

DLP and the requirements of the SPD: Controlling the  
Concentration of Houses in Multiple Occupancy.

Cllr B Burton, Chair

[The meeting started at 4.30 pm and finished at 5.08 pm].