

Meeting	Planning Committee
Date	14 November 2019
Present	Councillors Cullwick (Chair), Pavlovic (Vice-Chair), Ayre, Barker, D'Agorne, Daubeney, Douglas, Fenton, Fitzpatrick, Hollyer, Kilbane, Warters, Widdowson, Melly (Substitute for Cllr Perrett) and Rowley
Apologies	Councillor Perrett

25. Declarations of Interest

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

26. Minutes

Resolved: That the minutes of the last meeting held on [Date] be approved and then signed by the chair as a correct record.

27. Public Participation

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general matters within the remit of the Planning Committee.

28. 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.

29. Whitehall Grange, Wigginton Road, York [19/00855/REMM]

Members considered a major reserved matters application from Autohorn Fleet Services for the Approval of two reserved matters (appearance and landscaping) of planning permission

18/01110/OUTM for use of land as a car storage facility for up to 2000 cars. The consent includes the erection of a 2-storey office building at the north-west corner of the site, a gatehouse and associated infrastructure. The consent is a hybrid in that it granted:

- i. Full planning permission for the change of use of the 10ha site to a car storage facility, alterations to an existing access from Wigginton Road, the laying out of car parking across most of the site and the construction of other associated infrastructure;
- ii. Outline planning permission for the 2-storey office building and the security gatehouse. Condition 2 of the approval specifies the reserved matters as being the appearance and landscaping of the approved office building and security gatehouse, including a schedule of all external materials.

The Development Manager gave an update, explaining that site fell within strategic employment allocation ST37 of the emerging plan and comprised the whole of the ST37 allocation. The policy position was noted. It was noted that the reserved matters application complied with the approved outline planning permission site masterplan, Policy SS24 and allocation ST37. Members were advised that the additional information had been assessed and the planning balance and the recommendation were unchanged from the published report.

Paul Butler, the agent for the applicant, spoke in support of the application. He explained that there were very special circumstances for the relocation of Autohorn and he listed the reasons why. He outlined the design of the buildings noting the photovoltaic roof and electric charging points for vehicles. He was asked and explained why part of the roof was photovoltaic rather than a green roof as had been originally planned. In response to a question about the inclusion of a cycle track he noted that condition 9 referred to the travel plan.

It was then:

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

Reason: The application is solely for the approval of the design and landscaping of the office building, which already has planning permission, as has the use of the rest of the site for the storage of cars. The proposals are acceptable in design and landscaping terms and are in accordance with the approved hybrid consent. The application complies with paragraph 127 (Achieving well-designed places) of the NPPF and policy D2 (Landscape and Setting) of the emerging plan.

30. Poppleton Bar Park And Ride, Northfield Lane, Upper Poppleton, York [19/01754/GRG3]

Members considered a General Regulations (Reg3) application from City of York Council for the erection of canopy shelter for the installation of 8no. ultra rapid charging hubs and 5no. fast dual charging units for electric vehicles, solar photovoltaic (PV) modules mounted on canopies (maximum height 5.1m) over existing parking bays and charging units, battery storage unit with associated transformer and control unit, a 2.4 metre high security fence. Officers advised that there was an additional condition concerning the canopies.

The Development Manager outlined the application explaining that it was an inappropriate development in the Green Belt and that in officer's opinion very special circumstances had been demonstrated.

Stuart Andrews, the Project Manager for the application was in attendance to answer questions. He was asked and clarified:

- Why there was a canopy over the charging points.
- That the angle of the PV panels would not impact trees.
- The measures in place to stop owners leaving their cars to charge for extended periods of time.
- Why the battery charger was above ground.

It was then:

Resolved: That the application be approved subject to the conditions listed in the report and the additional conditions as set out below:

Additional Condition 4

Scale drawings (1:100) of the canopy for the ultra fast charging hub and the single and double solar panel canopies shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall be carried out in accordance with the approved details.

The height of the canopies shall not exceed 5.1m unless otherwise approved.

Reason: In the interests of the visual amenity of the area and the openness of the Green Belt.

Additional Condition

The development shall not be brought into use until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme for the battery storage and transformer compound which shall illustrate the number, species, height and position of trees and shrubs. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are approved in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site in the interests of the character and appearance of the area.

Reason:

- i. The proposed hyper hub comprise of an ultra rapid charging station; a fast charging station; solar PV panels mounted on canopies over existing parking spaces; a battery storage unit and associated transformer/control unit at an existing Park and Ride facility is considered inappropriate development in the Green Belt by definition. Substantial weight is to be given to any harm to the Green Belt. In accordance with the NPPF, inappropriate

development should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the green belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations. There is harm on the openness of the Green Belt and limited harm to the green belt purposes.

- ii. Very special circumstances relating the need to support next generation charging infrastructure and the barriers to this in York and its role in reducing emissions as part of a local and UK wide strategy of the proposal have been put forward. Support is outlined in paragraphs 110(e) and 148 of the NPPF for the scheme as well as policies DP2 and CC1 of the emerging Local Plan. The very special circumstances are considered cumulatively to be afforded significant weight in the decision making process.
- iii. The proposal is considered to be acceptable on the other relevant matters including design, drainage, environmental impacts, lack of conflict with the operation of the existing park and ride and compliance with the Upper and Nether Poppleton Neighbourhood Plan. Moderate weight is considered to be applied to these matters.
- iv. Weighing up the planning balance, it is considered that with regard to this proposal, the very special circumstances are sufficient to clearly outweigh the harm through inappropriateness and identified further harm and the proposal is recommended for approval subject to relevant planning conditions.

Cllr C Cullwick, Chair

[The meeting started at 4.30 pm and finished at 4.55 pm].

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