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Meeting	Planning Committee
Date	21 May 2020
Present	Councillors Cullwick (Chair), Pavlovic (Vice-Chair), Ayre, D'Agorne, Hollyer, Kilbane and Perrett
Officers in Attendance	Becky Eades (Head of Development Services) Helene Vergereau (Principal Development Control Engineer, Planning) Heidi Lehane (Senior Solicitor, Planning)

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#### **47. 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, that they might have in respect of business on the agenda. No interests were declared.

#### **48. Public Participation**

It was confirmed that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on matters not relating to the application under consideration.

#### **49. Plans List**

Members considered a report of the Assistant Director, Planning and Public Protection relating to the following planning application, outlining the proposals and relevant policy considerations and setting out the views of consultees and officers.

#### **49a York District Hospital Wigginton Road York YO31 8HE [19/01880/FULM]**

Members considered a major full application by Mr Richard Atwood for an extension to the southern elevation of York District Hospital, Wigginton Road, York YO31 8HE, to provide a vascular imaging unit.

Officers gave a presentation based upon the slides at pages 23-37 of the agenda, and provided an update on the response of the Lead Local Flood Authority in respect of drainage. This sought to remove Condition 8 in the report and insert three additional drainage conditions.

In response to questions from Members, Officers confirmed that:

- the Highway Network Management Team (HNMT) still had concerns about parking and congestion issues;
- the travel plan (Condition 9) could only address matters relating to this application, not to the whole hospital site;
- public protection officers had raised no objections to the proposed hours of operation.

Tim Ross, the applicant's agent, spoke in support of the application, highlighting the regional significance of the proposed unit, the public benefit it would bring and the hospital's commitment to sustainable transport. In response to questions from Members, he added that:

- achievement of BREEAM 'excellent' status was precluded by the existing hospital power system and clinical requirements;
- parking arrangements for contract vehicles could be provided on request;
- the current travel plan was a hospital initiative agreed with the council and included provision for cycle parking;
- the last Park & Ride bus to the site was at 8:30pm.

After debate, which centred around the loss of staff parking and traffic congestion issues, Cllr Kilbane moved, and Cllr Ayre seconded, that the application be approved, subject to the amendments reported by Officers and the re-wording of Condition 9. In accordance with revised Standing Orders, a named vote was taken, with the following result:

- Cllrs Ayre, Cullwick, Hollyer, Kilbane and Perrett voted for the motion;
- Cllrs D'Agorne and Pavlovic abstained.

The motion was therefore carried, and it was

Resolved: That the application be approved, subject to:-

- i. Conditions 1-7 as listed in the report;
- ii. The removal of Condition 8;

- iii. The amendment of Condition 9 to reflect the requirement for an adequate travel plan, with the wording of this condition to be delegated to Planning Officers in conjunction with the Chair and Deputy Chair and in consultation with the HNMT;
- iv. The following additional conditions:

#### Separate drainage systems

The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

#### Drawing details to be submitted

Prior to development details of the proposed means of foul and surface water drainage, including details of any balancing works and off site works, shall be submitted to and approved in writing by the Local Planning Authority. The information shall include site specific details of:

(i) the flow control device the means by which the surface water discharge rate shall be restricted to a maximum rate of 6.7 (six point seven) litres per second;

(ii) the attenuation tank the means by which the surface water attenuation up to the 1 in 100 year event with a 30% climate change allowance shall be achieved; and

(iii) considering the SuDS components are under the building the method/means by which they will be accessed and properly maintained.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site. The

information is sought prior to commencement to ensure that drainage details are approved in advance of the carrying out of any groundworks on the site, which may compromise the implementation of an acceptable drainage solution for the development.

No piped discharge of surface water

Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: So that the Local Planning Authority may be satisfied that no foul and surface water discharges take place until proper provision has been made for their disposal.

Reason: The proposed development is considered to result in 'less than substantial harm' to the setting of the Central Historic Core Conservation Area and the adjacent Grade I listed Bootham Hospital. It will also result in visual harm and is likely to result in further disruption and congestion to the neighbouring road network. However, the proposal will provide a purpose-built vascular unit which will expand the hospital capacity and benefit the health of the wider population of the city and surrounding areas. On balance, it is considered that the public health benefits of the scheme outweigh the aforementioned specified harm.

Cllr C Cullwick, Chair

[The meeting started at 10.30 am and finished at 11.35 am].