

Meeting	Area Planning Sub-Committee
Date	13 May 2021
Present	Councillors Hollyer (Chair), Crawshaw (Vice-Chair), Cullwick, Fisher, Craghill, Webb and Perrett
Apologies	None

49. Declarations of Interest

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

50. Minutes

Resolved: That the minutes of the Area Planning Sub-Committee meeting held on 15 April 2021 be approved and then signed by the Chair as a correct record.

51. Public Participation

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme on general issues within the remit of the Sub-Committee.

52. 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.

53. Joseph Rowntree Housing Trust, Beverley House, 17 Shipton Road, Clifton, York [20/01084/FULM]

Members considered an application for the demolition of the existing side projection and conversion of existing office building to form 9 apartments, with development of land to side and rear to include erection of three detached buildings, to provide a total of 21 apartments for senior living. External alterations of main existing building and associated landscaping, cycle, parking and refuse storage.

Officers gave a presentation based upon slides on agenda pages 61-82 detailing existing and prospective site plans, floor plans and elevations. A correction was noted in paragraph 5.56 which referred to the loss of a pair of category B trees (T10 and T11). The latest revised drawing retains T11.

In response to Members questions it was confirmed that:

- The development was in the Clifton Conservation Area but it was not a listed building.
- The conservation officer did not consider it necessary for an angled end wall for the roof extension for aesthetic purposes.
- Car parking spaces were policy compliant.
- The conditions to protect the trees should be sufficient, and there are no other controls available to the LPA.
- The trees were not covered by TPO, however the member request would be passed to the conservation manager.
- There was a risk of harm with construction works close to trees, however the conditions should mitigate against the risk if the measures are monitored and maintained.
- An informative could be added for replacement tree planting to match the number of removed trees.
- 13 letters of support from 11 people had been received.

Public Speakers

Killian Gallagher (Planning Consultant) spoke in support of the application with Mark Andrews (Lead Architect) available to take questions, on behalf of the applicant. They stated the benefits of the conversion for over 55's in an ideal location, freeing up family homes within the city, retaining the aesthetic for the street scene, all car park spaces having electrical charging points and the general positive feedback from the local community. In response to Member's questions it was confirmed that car park

spaces at the front were reduced to minimise loss to the trees and Highways Network Management agreed the parking provision was sufficient.

There were no further questions from Members to the officers.

After debate, Cllr Cullwick moved, and Cllr Crawshaw seconded that the application be approved due to an out of use building being utilised and developed to provide homes for the over 55 community, electric charging points and detailed consideration of planning policies with the condition of replacing any trees that are lost.

Resolved: That the application be approved subject to:

- (i) S106 agreement
- (ii) Additional informative in respect of condition 12 – replacement tree planting to at least match the numbers of trees removed.

Cllr Hollyer, Chair

[The meeting started at 4.35 pm and finished at 5.12 pm].