
MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	9 MAY 2013
PRESENT	COUNCILLORS WATSON (CHAIR), GALVIN, GILLIES (VICE-CHAIR), JEFFRIES, ORRELL, REID, SEMLYEN, WILLIAMS (AS A SUBSTITUTE FOR CLLR LOOKER) AND DOUGLAS (AS A SUBSTITUTE FOR CLLR FUNNELL)
APOLOGIES	COUNCILLORS LOOKER AND FUNNELL

58. DECLARATIONS OF INTEREST

At this point in the meeting, Members were asked to declare any personal, prejudicial or disclosable pecuniary interests they might have in the business on the agenda.

59. MINUTES

RESOLVED: That the minutes of the meeting of the West and City Centre Area Planning Sub Committee held on 18 April 2013 be approved and signed by the chair as a correct record.

60. 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 committee.

61. PLANS LIST

Members considered a schedule of reports of the Assistant Director (Planning and Sustainable Development) relating to the following planning applications, outlining the proposals and

relevant policy considerations and setting out the views and advice of consultees and officers.

**61a Middleton House, 38 Monkgate, York, YO31 7PD
(13/00177/FUL)**

Members considered a full application from Mr Philip Thake for the change of use from offices (Class B1) to five residential units together with the part demolition of a flat roofed and mono-pitched extension at the rear and the erection of a new single storey extension with roof terrace and a two storey extension.

Officers drew Members attention to an error in paragraph 1.1 of the report (Proposal) which refers to the erection of a two storey extension with roof terrace. They clarified that the roof terrace would in fact be on the single storey extension.

Representations were received from Mr Guy Bower, the agent, in support of the application. He explained he was acting for York Conservation Trust who owned the building. He provided the following information to Members:

- The Trust was set up in 1945 and now owns 85 properties including Middleton House.
- The Trust acts as responsible custodians of these buildings and ensures the buildings are occupied and put to best use.
- The Trust acquired and renovated the property in 1990/91.
- The building was used as a school in the 19th century, before changing to residential use, and had been used for commercial purposes for the last 30 years.
- The Trust have not been able to let the building for office accommodation and it has been vacant for three years.
- An application in 2010 for conversion to use as a drug treatment centre was withdrawn.

He explained that the Trust felt it was time to act to ensure a sustainable future for the building and believed that the change of use to residential was suitable. He assured Members that they had undertaken careful research regarding the design of building and confirmed there would be no alterations to the physical layout of the building. He advised that the proposed extension to the rear would help tidy up the rear of the building.

Members were satisfied that the building's features would be preserved and that the proposed use of secondary glazing would allow the original windows to remain in place. They expressed their support for the proposals.

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

REASON: The proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to: principle of conversion / loss of employment land; design / impact on the conservation area/archaeology; residential amenity and impact on existing open space provision. As such the proposal complies with the National Planning Policy Framework and Policies HE3, H4A, E3B, GP4A, GP1, H12 and L1C of the City of York Development Control Local Plan.

**61b Middleton House, 38 Monkgate, York, YO31 7PD
(13/00178/LBC)**

Members considered an application for listed building consent from Mr Philip Thake for internal and external alterations including part demolition and new rear extension in connection with the conversion of the building into five flats.

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

REASON: The proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the character and appearance of the listed building. As such the proposal complies with the National Planning Policy Framework and Policy HE4 of the City of York Development Control Local Plan.

Councillor B Watson, Chair
[The meeting started at 3.00 pm and finished at 3.15 pm].