



**Notice of a public meeting of
Area Planning Sub-Committee**

To: Councillors Galvin (Chair), Shepherd (Vice-Chair),
Cannon, Carr, Craghill, Crawshaw, Flinders, Gillies,
Hunter, Mercer and Orrell

Date: Thursday, 30 November 2017

Time: 4.30 pm

Venue: The George Hudson Board Room - 1st Floor West
Offices (F045)

A G E N D A

Sub Committee Site Visits

Would Members please note that the mini-bus for the site visits for this meeting will depart from Memorial Gardens at **10:00am on Wednesday 29 November 2017**

1. Declarations of Interest

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

2. Public Participation

At this point in the meeting members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Sub-Committee's remit can do so. Anyone who wishes to register or requires further information is requested to contact the Democracy Officers on the contact details listed at the foot of this agenda. The deadline for registering is at **5.00pm on Wednesday 29 November 2017**.

Filming, Recording or Webcasting Meetings

Please note that, subject to available resources, this meeting will be filmed and webcast, or recorded, including any registered public speakers, who have given their permission. The broadcast can be viewed at <http://www.york.gov.uk/webcasts> or, if sound recorded, this will be uploaded onto the Council's website following the meeting.

Residents are welcome to photograph, film or record Councillors and Officers at all meetings open to the press and public. This includes the use of social media reporting, i.e. tweeting. Anyone wishing to film, record or take photos at any public meeting should contact the Democracy Officers (whose contact details are at the foot of this agenda) in advance of the meeting.

The Council's protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at http://www.york.gov.uk/download/downloads/id/11406/protocol_for_webcasting_filming_and_recording_of_council_meetings_20160809.pdf

3. Plans List

To determine the following planning applications:

a) 31 Gillygate, York, YO31 7EA (17/02222/FUL)
(Pages 5 - 14)

Conversion of large House in Multiple Occupation to dwelling (use class C3) and 2no. holiday letting bedrooms within basement. Alterations to rear elevation including extension to rear balcony [Guildhall Ward] **[Site Visit]**

b) Grove House, 40 - 48 Penleys Grove Street, York, YO31 7PN (17/01129/FULM)
(Pages 15 - 40)

Conversion and part demolition of former care home (use class C2) to provide 32 no. apartments (use class C3) with external alterations, new raised roof and first floor rear extension. [Guildhall Ward] **[Site Visit]**

- c) **31 Malvern Avenue, York, YO26 5SF**
(17/01247/FUL) (Pages 41 - 54)
Change of use from dwelling (use class C3) to House in Multiple Occupation (use class C4), single storey cycle store and dormers to side and rear. [Holgate Ward]
- d) **Rowntree Wharf, Navigation Road, York**
(17/01905/FULM) (Pages 55 - 76)
Partial conversion of ground and first floor offices into 14 residential apartments (use class C3). [Guildhall Ward]
[Site Visit]
- e) **Rowntree Wharf, Navigation Road, York**
(17/01906/LBC) (Pages 77 - 84)
Internal alterations associated with partial conversion of ground and first floor offices to 14 no. apartments. [Guildhall Ward]
[Site Visit]
- f) **Holly Tree Farm, Murton Way, York, YO19 5UN**
(17/01935/FUL) (Pages 85 - 92)
Two storey side and single storey rear extensions (resubmission) [Osballdwick and Derwent Ward]
- g) **Deighton Lodge Limited, Rush Farm (Game Farm), York Road, Deighton, York**
(17/02380/FUL) (Pages 93 - 106)
Variation of condition 4 of permitted application 16/00267/FUL to increase number of events from 15 to 25 in total in any calendar year and condition 3 to allow the side garden to be used for wedding ceremonies. [Wheldrake Ward] **[Site Visit]**

4. Appeals Performance and Decision Summaries
(Pages 107 - 126)

This report (presented to both Planning Committee and the Area Planning Sub Committee) informs Members of the Council's performance in relation to appeals determined by the Planning Inspectorate between 1 July and 30 September 2017, and provides a summary of the salient points from appeals determined in that period.

5. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Catherine Clarke and Louise Cook (job share)

Contact details:

- Telephone – (01904) 551031
- Email catherine.clarke@york.gov.uk and louise.cook@york.gov.uk

(If contacting by email, please send to both Democracy Officers named above).

For more information about any of the following please contact the Democracy Officers responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550