
MEETING	PLANNING COMMITTEE
DATE	31 AUGUST 2006
PRESENT	COUNCILLORS R WATSON (CHAIR), BARTLETT, CUTHBERTSON, HORTON, HYMAN, JAMIESON-BALL, LIVESLEY (SUBSTITUTE FOR CLLR MACDONALD), MOORE, REID, SIMPSON-LAING, I WAUDBY AND WILDE
APOLOGIES	COUNCILLORS BLANCHARD, HILL, MACDONALD AND SMALLWOOD

14. DECLARATIONS OF INTEREST

The Chair invited Members to declare at this point any personal or prejudicial interests which they might have in the business on the agenda.

Councillor Livesley declared a personal non-prejudicial interest in relation to agenda item 4a) (York Sixth Form College, Sim Balk Lane, York (06/01343/FUL)) as a member of Bishopthorpe Parish Council but confirmed that he had taken no part in discussion on this application.

15. MINUTES

RESOLVED: That the Minutes of the meeting held on 27 July 2006 be approved and signed by the Chair as a correct record.

16. PUBLIC PARTICIPATION

It was reported that nobody had registered to speak, under the Council's Public Participation Scheme, on general issues within the remit of the Committee.

17. PLANS LIST

Members considered a report 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 the advice of consultees and officers.

**17a. York Sixth Form College Sim Balk Lane York YO23 2UD
(06/01343/FUL)**

Members considered a Full Application submitted by York College for amendments to elevations of the new college building, formation of a fourth floor roof extension and amendments to the main college car park (alterations to scheme approved on 4 March 2005 under reference 04/00376/FUL), at York Sixth Form College, Sim Balk Lane, York (Ref: 06/01343/FUL).

Officers updated that the objections previously raised by a neighbour, referred to in para. 3.6 of the report, had now been withdrawn following his receipt of sun path diagrams which showed that there would be no real increase in loss of light. It was also reported that Highway Network Management had no objections to the proposals.

Representatives from York College, the Planning Consultant and the Architects were in attendance at the meeting to answer Members questions.

Members referred to the extended plant room required to accommodate additional equipment to achieve the rating of "Very Good" against the BREEAM checklist. Officers confirmed that the Section 106 agreement drawn up under the earlier permission for the scheme had stated that the plant room should aim to reach a rating of "at least very good". Members also requested the developers to note that the landscaping scheme should require early and substantial planting of trees on the site.

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

REASON:

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity and the living conditions of nearby residents. As such the proposal complies with Policies C1 and GP9 of the City of York Development Control Local Plan.
2. This planning permission only covers amendments to the main college building and the decked car park. Any alterations to the overall detailed layout of the site and the landscaping masterplan which have been submitted with the drawings attached to this application must be progressed through the discharge of the conditions imposed on the original planning permission.

**17b. Grays Newsagent Ltd Navigation Road York YO1 9UN
(06/01675/FULM)**

Members considered a Major Full Application, submitted by Grays Wharf, for the erection of a four and six storey office block associated substation and external works (amendment to previously approved scheme ref: 04/00885/FUL – proposed apartments to be replaced with office accommodation) at Grays Newsagent Ltd, Navigation Road, York (Ref: 06/01675/FULM).

Officers updated that Yorkshire Water had raised no objections to the scheme subject to the imposition of conditions detailed in the previous application. Members were also reminded that as part of negotiations in the previous application funding of £19,572 towards the improvement of the adjacent bus stop facilities in Walmgate and the Foss Basin Masterplan were still outstanding and would be covered by a Deed of Variation in the Section 106 Agreement.

Representatives from Marriott Hardcastle, Project Co-ordinators and King Sturge, Letting Agents were in attendance at the meeting to answer Members questions.

Officers confirmed that no objections had been received from local residents but that the consultation period did not expire until 4 September and the Press notice expired on 6 September 2006. Members were asked to delegate approval, subject to no objections being received, to the Officers in consultation with the Chair, Vice Chair and Opposition Spokesperson.

Members questioned whether additional car movements would be generated by the change from apartments to offices. Officers confirmed that the submitted layout was for 41 car parking spaces in accordance with the originally approved plan and no increase in this was proposed.

RESOLVED: That, following expiry of the consultation period and subject to receipt of no objections, Officers in consultation with the Chair, Vice Chair and Opposition Spokesperson be delegated authority to approve the application, subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority 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 the development, design issues - impact on character and appearance of conservation area, impact on local residents, highway and parking issues, archaeology, contaminated land and flooding. As such the proposal complies with Policies I6 and E4 of the North Yorkshire County Structure Plan (Alteration No.3

Adopted 1995) and Policies GP1, E3, E4, HE2, HE10, GP6 and T4 of the City of York Local Plan Deposit Draft.

COUNCILLOR R WATSON
Chair

The meeting started at 4.30 pm and finished at 5.20 pm.