
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	28 JUNE 2007
PRESENT	COUNCILLORS MOORE (CHAIR), DOUGLAS, FIRTH, HYMAN, KING, PIERCE (SUB FOR CLLR FUNNELL) TAYLOR, WISEMAN AND VASSIE
APOLOGIES	COUNCILLORS CREGAN AND FUNNELL

6. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda. No interests were declared.

7. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 17 May 2007 be approved and signed by the Chair as a correct record.

8. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

9. 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.

9a. Tang Hall Primary School, Sixth Avenue, York (07/01057/GRG3)

Members considered a general regulations application, submitted by Education, Planning and Resources, for alterations and extension to provide additional educational and community facilities at Tang Hall Primary School.

Officers outlined the details and confirmed that they did have concerns that the proposed development would not relate well to the layout of the existing structure and would cast shadow onto the existing school. They did agree that the change in layout of the space would make the area appear less daunting to the pupils.

Representations were received in support of the application from the Architect for the scheme, who explained that they had endeavoured to design a high profile building, which also involved a rebranding image for

the whole school to reflect the new and expanded uses. They hoped that this had resulted in a less foreboding entrance to the school.

Cllr Potter, as Ward Member and Chair of the Governors of Tang Hall Primary School, indicated her support for the scheme. She referred to the design of the existing school, which resulted in it being cold in winter and warm in summer, and she hoped that the new design would alleviate these problems. She confirmed that the newly designed entrance to the school would be landscaped and encourage entry. There had been no objections from neighbours and the scheme would provide additional community facilities, which would allow the school to become a children's centre.

Some Members expressed concerns that an opportunity had been missed to provide a light airy interior in the building. The Architect confirmed that there would be windows of appropriate size in every room and that building regulations and energy efficiency requirements made it difficult to provide larger areas of glazing. He also confirmed that consultation had been undertaken on the proposals with both the school and teachers and that no objections had been raised.

Members also felt that insufficient thought had been given to the sustainability issues in the development. The Architect stated that they were proposing zoned lighting, PIR sensors to control lighting and designing to BREEAM "very good" rating.

RESOLVED: That the application be approved subject to the conditions listed in the report and subject to the imposition of the following additional informative:

The applicant is invited to discuss the proposal with the council's sustainability officer.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact of the development on the visual quality of the area. As such the proposal complies with Policy ED1 and GP1 of the City of York Local Plan Deposit Draft.

9b. 8 Church Road, Osbaldwick, York (07/01079/FUL)

Members considered a full application, submitted by Mrs J M Sharples, for a single storey pitched roof side extension (resubmission) at 8 Church Road, Osbaldwick.

Officers updated that no objections had been received from Highways to the application. The Chair stated that the application site was a corner plot and that it would be necessary to retain the sight lines during building works. Officers confirmed that it would be possible to include an informative to cover this point.

Representations in support were received from the applicant who confirmed that, following refusal of a previous application, she had met the Planning Officer and that this application reduced both the height and width of the extension.

RESOLVED: That the application be approved subject to the conditions listed in the report and the addition of the following informative:

The application site lies at the corner of two streets. The applicant is requested to ensure that, in the interests of highway safety, the public highway adjacent to the site is kept clear of vehicles during construction of the extension.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the residential amenity of neighbours or the impact upon the street scene. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

CLLR R MOORE, Chair

The meeting started at 2.00 pm and finished at 2.45 pm.