
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	11 OCTOBER 2007
PRESENT	COUNCILLORS MOORE (CHAIR), CREGAN (VICE-CHAIR), DOUGLAS, FIRTH, HYMAN, KING, TAYLOR, VASSIE, WISEMAN AND PIERCE (SUBSTITUTE)
APOLOGIES	COUNCILLOR FUNNELL

43. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Attended by	Reason for Visit
Burton Garage, 49 Shipton Street, York.	Councillors Moore, Douglas, Hyman, King, Taylor, Wiseman & Pierce	At the recommendation of Officers to assist in determining the application because the site cannot be adequately viewed from public land.

44. 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.

Councillor Firth declared a personal non-prejudicial interest in Plans Item d (Greystones Farm, Towthorpe, Moor Lane, Strensall) as he used the golf club.

Councillor Wiseman declared a personal non-prejudicial interest in Plans Item d (Greystones Farm, Towthorpe, Moor Lane, Strensall) as she used the golf club.

Councillor King declared a personal non-prejudicial interest in Plans Item a (Burton Garage, 49 Shipton Street) as he was Ward Councillor in this area.

Councillor King declared a personal non-prejudicial interest in Plans Item d (Greystones Farm, Towthorpe, Moor Lane, Strensall) as he used the golf club.

45. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the press and public be excluded from the meeting during consideration of the Annexes to agenda item 6 (Enforcement Cases Update) on the grounds that they contain information, if disclosed to the public would reveal that the Authority proposes to give, under any enactment a notice under or by virtue of which requirements are imposed on a person, or that the Authority proposes to make an order or directive under any enactment as exempt under Paragraph 6 of Schedule 12A Section 100A of the Local Government (Access to Information) (Variation) Order 2006.

46. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 27 September 2007 be approved as a correct record and signed by the Chair.

47. 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 Sub-Committee.

48. 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.

48a. Burton Garage 49 Shipton Street York YO30 7AU (07/01557/FULM)

Members considered a major full application, submitted by Mr S Whitwell, for the erection of 10 two storey terraced dwellings and associated parking after the demolition of the existing buildings.

Officers updated that an additional objection had been received which raised concerns about:

- the poor bus service in the area
- problems with drainage in the area
- parking in the area had already reached a saturation point
- access for emergency vehicles
- the financial contributions being made by the developer would not benefit the immediate residents adjacent to the proposed development

- issues relating to the recent postal strikes

Representations were received from the agent to the applicant who said that the development was only 15 minutes walk from the town centre. The agent felt that the proposed development was in a sustainable location.

Members discussed access to the site and the possibility of the developer funding the installation of alley gates.

RESOLVED: That the application be approved subject to the conditions outlined in the report and the following additional conditions:

1. The hours of construction, loading or unloading on the site shall be confirmed to 08:00 to 18:00 Monday to Friday, 09:00 to 13:00 Saturday and no working on Sundays or Public Holidays.

Reason: To protect the amenities of adjacent residents.

2. Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details:

Windows, sills, lintels, string courses and other brick detailing and door openings/surrounds

Reason: So that the local Planning Authority may be satisfied with these details.

3. The development hereby approved shall not commence until a management plan for the control of traffic during construction, including parking and access arrangements, has been submitted to the local Planning Authority and approved in writing. The management plan shall be implemented in full to the satisfaction of the local Planning Authority.

Reason: In the interests of highway safety and neighbour amenity.

4. The developer is encouraged to enter into negotiations with the Council, prior to the start of the development, to fund the relocation/erection of security gates immediately to the south of the site as part of the 'Alleygating' initiative, subject to consultation with relevant parties. This would have the advantage of increasing security for future occupiers of the new development.

REASON: That the proposal, subject to the conditions listed above and in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to loss of employment land, housing density, sustainability, visual impact, impact on residents' living conditions, open space, education facilities, archaeological impact and highway issues. The application therefore complies with policies GP1, GP4a, H4a, H5a, T4, E3b, ED4, HE10 and L1c of the City of York Local Plan Deposit Draft.

48b. 14 Dodsworth Avenue York YO31 8TY (07/01342/FUL)

This item was deferred as it was unclear whether all interested parties had received notification of the details regarding the site visits and the meeting. It was therefore felt that it was unsafe to proceed.

48c. Rose Cottage Sutton Road Wigginton York YO32 2RB (07/01224/FUL)

This item was deferred as it was unclear whether all interested parties had received notification of the details regarding the site visits and the meeting. It was therefore felt that it was unsafe to proceed.

48d. Greystones Farm Towthorpe Moor Lane Strensall York YO32 9ST (07/00618/FUL)

This item was deferred as it was unclear whether all interested parties had received notification of the details regarding the site visits and the meeting. It was therefore felt that it was unsafe to proceed.

48e. 4 Pasture Farm Close York YO10 4PZ (06/02767/FUL)

This item was deferred as it was unclear whether all interested parties had received notification of the details regarding the site visits and the meeting. It was therefore felt that it was unsafe to proceed.

48f. 4 Pasture Farm Close York YO10 4PZ (07/00593/CAC)

This item was deferred as it was unclear whether all interested parties had received notification of the details regarding the site visits and the meeting. It was therefore felt that it was unsafe to proceed.

49. ENFORCEMENT CASES UPDATE

Members considered a report, which provided them with a continuing quarterly update on the number of enforcement cases currently outstanding for the area covered by this Sub-Committee.

RESOLVED: That the reports be noted.

REASON: To update Members on the number of outstanding enforcement cases within the Sub-Committee area.

COUNCILLOR R MOORE

Chair

The meeting started at 2.00 pm and finished at 2.40 pm.