
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	10 JANUARY 2008
PRESENT	COUNCILLORS MOORE (CHAIR), CREGAN (VICE-CHAIR), DOUGLAS, FIRTH, FUNNELL, HYMAN, TAYLOR, VASSIE, WISEMAN AND PIERCE (SUBSTITUTE)
APOLOGIES	COUNCILLOR KING

73. DECLARATIONS OF INTEREST

Members were asked 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.

74. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the press and public be excluded from the meeting during consideration of the Annexes to agenda item 7 (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.

75. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 13 December 2007 be approved as a correct record and signed by the Chair.

76. 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.

77. 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.

**77a Brooklands, Outgang Lane, Osbaldwick, York YO19 5UP
(07/02801/FULM)**

Members considered a major full application, submitted by York College, for the change of use of former coachworks to educational training facility (Use D1).

Officers reported receipt of an objection in relation to car parking from BSE Filters. They requested clear demarcation of the car parking spaces and were unclear how the spaces had been allocated. Officers confirmed that Condition 3 required amendment with the deletion of “within three calendar months” in the third line and its replacement with “prior to the building being first occupied”. It was also proposed to remove Condition 4 which related to the surfacing of all areas to be used by vehicles as this had already been implemented. Officers requested the addition of an informative to cover the drainage of the car parking area. In relation to sustainability it was reported that Policy GP4a of the Draft Local Plan had been complied with. It was reported that Osbaldwick Parish Council had no objections to the development.

Representations in support of the application were made on behalf of York College, the applicants, she stated that the change of use was important for the future development of York College. This was a temporary change of use for construction training for local young people. She confirmed that sustainability had been considered and maximised, materials would be sourced locally, they were to operate a Green Travel Plan, encourage car sharing, cycling and public transport. There would be significant education and employment benefits as the facility would provide local skilled labour.

Members questioned the siting of the objectors premises, change of use statement, the number of staff and expressed concerns regarding insufficient car parking. Members agreed that there was a need for this facility and for all those trained in construction to be trained on sustainability issues.

RESOLVED: That the application be approved, subject to the conditions listed in the report with the exception of Condition 4 and the following amended condition 3 and informative.

3. Prior to the development coming into use full details shall be submitted to and agreed in writing by the Local Planning Authority of the car, cycle, motorcycle and disabled parking and turning on the site. The facilities so approved shall be provided prior to the buildings being first occupied and thereafter maintained free of any obstruction that would prevent their intended use.

Informative: The applicant is reminded that all areas used by vehicles should be surfaced, sealed and positively drained within the site.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the loss of employment land, sustainability, parking standards and highway safety, environmental protection and Flood Risk. As such the proposal complies with Policies E3b, GP4a, T4, GP15a, GP3 and GP11 of the City of York Local Plan Deposit Draft.

Action Required

Issue the decision notice and include on the weekly planning JB decision list within the agreed timescales.

77b The Estate Office, Monks Cross Drive, Huntington, York YO32 9GZ (07/02606/FULM)

Members considered a major full application, submitted by Smith and Ball, for the construction of a new three storey office after removal of existing single storey office.

Officers updated that Condition 14 required the addition of “prior to the development commencing” after “the Local Planning Authority” in the second line. They also confirmed that sections of Policy GP4a relating to sustainability were not applicable to this application. Officers also confirmed that this application would have no adverse impact on existing city centre sites.

Members questioned whether replacement trees were proposed, the occupancy of the building, the number of car/cycle parking spaces, and possible future highway problems on the surrounding roads and the lack of highway objections.

RESOLVED: That the application be approved, subject to the conditions listed in the report and the amendment of Condition 14 as follows.

14. Details of how the following measures are to be incorporated into the building shall be submitted to, and approved in writing, by the Local Planning Authority and the approved details implemented on site before the building hereby approved in first brought into use.
 - measures to reduce solar gain
 - means of ventilation and heating
 - use of recycled materials in construction
 - measures to make efficient use of water (including rainwater harvesting)
 - use of low or zero carbon energy sources
 - details of refuse and recycling storage

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to employment development, sequential approach to development, design and external appearance, landscaping, sustainability, highway safety and environmental protection. As such the proposal complies with Policies SP8, GP1, GP3, GP4A, GP9, T4, E4, SP7a and NE1 of the City of York Local Plan Deposit Draft.

Action Required

Issue the decision notice and include on the weekly planning decision list within the agreed timescales. JB

78. CLIFTON HOSPITAL: OUTSTANDING SECTION 106 IN RELATION TO MANAGEMENT OF THE LANDSCAPE

Members received a report which detailed progress made on the outstanding Section 106 agreement in relation to Clifton Hospital. This report followed up progress made on the main conditions of the agreement since a report to the Sub-Committee on 13 September 2007.

The Countryside Officer confirmed that there had been little additional progress on site. He stated that Persimmons had been provided with a further copy of the management plan, work on the sewage works site was to commence on 14 January 2008 and that a further meeting was to take place with Persimmons in January in an effort to expedite works.

Members expressed concern with the lack of progress and stated that they wanted the works to be concluded at an early date.

- RESOLVED:
- i) That the Sub-Committee note with concern the lack of progress made with regard to the completion of the Section 106 agreement on this site.
 - ii) That a report back to the Sub-Committee be made in April 2008 when Members hope to see that all outstanding works have been completed.

REASON: To update Members on progress with the Section 106 Agreement conditioned as part of the planning application for the Clifton Hospital site.

Action Required

Officers to report back to the Sub-Committee in April 2008 on progress with the outstanding elements of the Section 106 Agreement on this site. JB

79. 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.

R MOORE, Chair

[The meeting started at 2.00 pm and finished at 3.33 pm].