
MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	17 JANUARY 2008
PRESENT	COUNCILLORS B WATSON (CHAIR), SUE GALLOWAY (VICE-CHAIR), GALVIN, HORTON, GILLIES, GUNNELL, REID AND SUNDERLAND
APOLOGIES	COUNCILLOR WALLER

67. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Attended by	Reason for Visit
45 Hillcrest Avenue	Councillors Brian Watson, Reid, Horton, Gillies and Sue Galloway	As objections had been received and the application was recommended for approval.
Somerfield Store, 6 Beagle Ridge Drive	Councillors Brian Watson, Reid, Horton, Gillies and Sue Galloway	At the request of Councillor <i>Waller</i> . <i>[Amended at the meeting on 14/2/08]</i>

68. DECLARATIONS OF INTEREST

At this point Members were asked to declare any personal or prejudicial interests they may have in the business on the agenda. None were declared.

69. 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 classed as exempt under paragraph 6 of Schedule 12A to Section 100A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006. This 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.

70. MINUTES

RESOLVED: That the minutes of the meeting held on 27 November 2007 be approved and signed as a correct record.

71. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general issues within the remit of the Sub-Committee.

72. 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 considerations and setting out the views and advice of consultees and Officers.

72a 45 Hillcrest Avenue (07/02729/FUL)

Members considered a full application, submitted by Mr S Murray, for a one and two storey pitched roof rear extension (resubmission).

There was no Officer update in relation to this application.

Representations, in objection, were received from a neighbouring resident who said that the amended proposal would still have an overbearing impact on his property by virtue of its size, scale, impact and bulk with an unacceptable level of overlooking and loss of privacy. The depth of the extension was nearly the same as in the previous proposal and the ridge of the roof moved closer which would cause an even greater loss of light into his property. There were now a total of five proposed windows (making a total of eight) that would overlook his existing side windows.

Representations were received from the owner of the property who stated that the revised proposal incorporated a lower ridge line and the extension was located further back. He felt that the character of the area would not be changed if the present proposals were approved. He did not feel that the proposals encroached on neighbouring dwellings and the extra windows did not jeopardise or reduce the privacy of the neighbours. The downstairs windows looked onto a 1.8m fence and would not affect the neighbour's privacy.

Members felt that an additional condition was required in relation to retention of the 1.8m fence.

RESOLVED: That the application be approved subject to the conditions outlined in the report and the following additional condition:¹

- The boundary treatment between 43 and 45 Hillcrest Avenue shall be maintained at a height of

1.8m and shall not be lowered, breached or removed at any time without the prior written consent of the Local Planning Authority.

Reason: To protect the privacy of the respective occupants of the two adjacent properties at ground floor level.

REASON: That, the proposal, subject to the conditions outlined above and in the report would not cause undue harm to interests of acknowledged importance with particular reference to the design of the extension and its impact on the living conditions of the neighbours. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan April 2005, guidelines 10, 12, 17 and 19 of the Poppleton Village Design Statement Supplementary Planning Guidance August 2003 and the "Guide to extension and alterations to private dwelling houses" Supplementary Planning Guidance March 2001.

Action Required

1. To issue the decision notice and include on the weekly planning decision list within agreed timescales. JB

72b 6 Beagle Ridge Drive (07/02526/FUL)

Members considered a full application, submitted by Alliance & Leicester, for the Installation of an ATM with security Bollards.

Members requested that a litter bin be installed for disposal of receipts.

RESOLVED: That the application be approved subject to the conditions outlined in the report and the following Informative:¹

'It is recommended that a small wall mounted receipt bin be provided, the details of which should be discussed with the Local Planning Authority.'

REASON: That, subject to the conditions outlined in the report and the Informative above, the proposal would not cause undue harm to interests of acknowledged importance, with particular reference to visual/residential amenity and security. As such the proposal complies with Policies GP1 and GP3 of the City of York Development Control Draft Local Plan.

Action Required

1. To issue the decision notice and include on the weekly planning decision list within agreed timescales. JB

73. 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.

Cllr B Watson, Chair
[The meeting started at 3.00 pm and finished at 4.25 pm].