
MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	1 APRIL 2008
PRESENT	COUNCILLORS B WATSON (CHAIR), SUE GALLOWAY (VICE-CHAIR), GILLIES, GUNNELL, HORTON, REID, WALLER AND MOORE (SUBSTITUTE)
APOLOGIES	COUNCILLORS GALVIN AND SUNDERLAND

93. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Attended by	Reason for Visit
Catherine House, Harwood Road, Northminster Business Park, Upper Poppleton	Councillors Gillies, Gunnell, Horton, Waller and Brian Watson	As the proposals were for development within the Green Belt.
Waggon and Horses, 19 Lawrence Street, York	Councillors Gillies, Gunnell, Horton, Waller and Brian Watson	To allow Members to familiarise themselves with the site.

94. DECLARATIONS OF INTEREST

Members were invited to declare any personal or prejudicial interests they might have in the business on the agenda. None were declared.

95. 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.

96. 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.

96a Catherine House, Northminster Business Park, Harwood Road, Upper Poppleton, York (07/02963/OUTM)

Members considered a Major Outline Application, submitted by Pavers Shoes Ltd for an extension to a warehouse (2456sqm) with associated parking and access.

The Development Control Officer reported that if Members of the Sub-Committee were minded to approve the application then it would need to be referred to the Secretary of State for final approval as it would constitute inappropriate development in the Green Belt. He also confirmed that additional details in relation to the drainage system had now been submitted.

Members raised concerns that a sustainability statement had not been submitted and asked that a condition be added in relation to this.

Representations were received in support of the application by the Applicant's agent who said that there was a justified need for the business to expand as they had experienced a significant growth in internet sales. Alternative sites had been looked at but a viable alternative had not been found. They also confirmed that they would be happy to accept a condition in relation to sustainability of the development.

RESOLVED: That the application be approved subject to the conditions detailed in the report, the following additional conditions and subject to the approval of the Secretary of State.¹

- Development shall not begin until details of a Sustainable Urban Drainage System and foul water drainage works have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site.

- Prior to commencement of the works hereby approved, a sustainability statement shall be submitted in writing to the Local Planning Authority. Development shall then be carried in strict accordance with the written approved details and implemented in their entirety to the satisfaction of the Local Planning Authority and thereafter retained.

Reason: In the interests of sustainable development.

REASON: That the proposal, subject to the conditions detailed in the report and the additional conditions laid out above, would not cause undue harm to interests of

acknowledged importance, with particular reference to York Green's Belt. As such this proposal complies with PPS1, PPG2, PPG4, PPG14, policies Y1, YH8, YH9, E1, E2 and P2 of the Regional Spatial Strategy for Yorkshire and the Humber, policy E8 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and policies SP2, SP9, GP1, GP24a, GP4a, GB1, GB11, T4, T7c, T18 and E1a of the City of York Local Plan Deposit Draft.

Action Required

1. To refer the decision to the Secretary of State.

JB

**96b Waggon & Horses, 19 Lawrence Street, York, YO10 3BP
(08/00272/FUL)**

Members considered a full application, submitted by George Bateman and Son Ltd, for a one and a two storey extension, the use of the first floor as seven bed and breakfast rooms ancillary to the public house and a flat roof dormer to the front elevation.

The case officer updated the Sub-Committee on the following points:

- That work had already started on the site.
- Workmanship on the site was of a poor quality; specifically in relation to the roofing on the single storey rear extension. A Design, Conservation and Sustainability officer would visit the site and make recommendations for remedial work to be carried out.
- A Health and Safety officer would be visiting the site to assess Health and Safety implications and to investigate concerns Members had raised at the site visit.

Members asked the case officer to include a condition in relation to sustainability . They also asked whether it would be possible for the trial pits, as detailed in condition 3 of the report, to be dug in light of work having already commenced on this site. The case officer confirmed that this was still possible. Members also asked that condition 8 of the report be amended to state that cycle storage should be covered and condition 5 be amended to reflect works already done in relation to the dormer window to the front of the building.

Representations were received, in support of the application, from the applicant's agent who said that agreed working hours were now being adhered to.

Members expressed their disappointment with the poor quality of the workmanship they had seen at the site visit and with the lack of adherence to Health and Safety Regulations on the site. They also raised concerns in relation to works being started before planning permission had been granted.

RESOLVED: That the application be approved subject to the conditions detailed in the report and the following amended conditions. ¹

Amended condition 3 Prior to the reopening of the Public House, excavation of two archaeological trial pits shall be carried out by an approved archaeological unit in accordance with a specification supplied by the Local Planning Authority. One shall be opened inside the two storey rear extension and the other adjacent to the single storey extension which shall be of a commensurate size to the footprint of the single storey extension.

Reason: The site lies within an Area of Archaeological importance and the development must record archaeological deposits which may be found.

Amended condition 5 Prior to the occupation of the Manager's accommodation, the details of the fenestration to the newly formed front dormer shall be approved in writing by the Local Planning Authority and it shall be installed in accordance with this approval and retained thereafter. Prior to installation a detailed drawing of external windows to the two storey extension to the rear shall be submitted and approved in writing by the Local Planning Authority and thereafter retained.

Reason: To protect the special character of the Listed Building

Amended condition 8 Prior to the reopening of the Public House, details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The guest bedrooms shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

REASON: That the proposals, subject to the conditions detailed in the report and the above amended conditions, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the Waggon and Horses Grade II Listed Building, highways considerations and the amenity of existing residents and future occupiers. As such the proposal complies with policies HE2, HE3, HE4, GP1, T4, V3 and CYHE10 of the City of York Development

Action Required

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

**96c Waggon & Horses, 19 Lawrence Street, York, YO10 3BP
(08/00271/LBC)**

Members considered a Listed Building Consent application, submitted by George Bateman and Son Ltd, for internal and external alterations including one and two storey rear extensions, provision of seven bed and breakfast rooms to the first floor and a flat roof dormer to the front elevation.

The case officer updated the Sub-Committee on the following points:

- A condition requiring the preservation of the ground floor, floor tiles would be added
- Design, Conservation and Sustainable Development had provided comments in relation to the proposed combined fireplace to the Pool Room and lounge. They did not believe that fire surrounds had been in existence in either room when they made their original site visit. They advised the installation of separate hearths and fire surrounds to each room to create separate back to back fireplaces. They considered a modern combined hearth providing an opening between the two rooms to be out of keeping with the age, style and character of the interior this listed building. Condition 3 would therefore be amended to take into account this advice.

RESOLVED: That the application be approved subject to the conditions detailed in the report and the following amended conditions, additional conditions and Informatives:¹

Amended condition 3 Prior to installation, detailed drawings of two separate fire surrounds and hearths for the pool room and front lounge must be submitted and approved by the Local Planning Authority and thereafter retained.

Reason: To retain and protect the character of the Listed Building.

Additional condition 5 The original floor tiles to the ground floor hallway and bar area shall be preserved in situ.

Reason: To protect and preserve the character of the Listed Building.

Informatives

- The pantiles to the rear single storey roof extension have been fitted very poorly. Poor works detract from character and appearance of a Listed Building and the works must be remedied to the written satisfaction of the Local Planning Authority.
- Additional Listed Building Consent would be required for any proposed works to the secondary staircase and this is unlikely to be supported.

REASON: That the proposal, subject to the conditions detailed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the Waggon and Horses Grade II Listed Building. As such the proposal complies with policy HE4 of the City of York Development Control Local Plan 1995 and Planning Policy Guidance Note: PPG15.

Action Required

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

96d York City Art Gallery, Exhibition Square, York, YO1 2EW (08/00401/LBC)

Members considered a Listed Building Consent Application submitted by York Museums Trust, for alterations and repairs to the existing glazing at high level to the South Gallery.

The case officer updated that the justification for the scheme (set out in paragraph 4.4 of the report) had been expanded to include the fact that York Museums Trust needed to meet indemnity requirements for insurance purposes. The Gallery needed to provide space with a controlled environment in terms of heat and light levels and the proposed alteration (covering of roof windows) would allow the South Gallery to meet these requirements so that both borrowed and permanent displays can be housed appropriately.

The Architect and representatives of York Museums Trust were in attendance to answer questions.

Members asked for clarification as to why the original proposal to install protective film to the windows and hang high tensile fabric blinds would no longer work and the architect responded that the Gallery needed to shut out a huge amount of light and the protective film was not able to achieve this. There were also problems with the film degrading over time.

RESOLVED: That the application be approved subject to the conditions detailed in the report.¹

REASON: That the proposals, subject to the conditions detailed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to the special historic interest of the listed building. As such the proposal complies with Policy HE4 of the City of York Local Plan Deposit Draft.

Action Required

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

COUNCILLOR B WATSON, Chair
[The meeting started at 12.05 pm and finished at 1.05 pm].