
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	25 SEPTEMBER 2008
PRESENT	COUNCILLORS MOORE (CHAIR), CREGAN (VICE-CHAIR), DOUGLAS, FIRTH, FUNNELL, HYMAN, KING, ORRELL, TAYLOR AND WISEMAN

37. INSPECTION OF SITES

Site	Attended by	Reason for Visit
St. Peters School	Councillors Moore, Douglas, Wiseman, King, Hyman	As a high number of objections have been received.
The Villa, Main Street, Elvington	Councillors Moore, Douglas, Wiseman, King, Hyman	As the scheme is an amended scheme and there have been neighbour objections.

38. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they may have in the business on the agenda.

Councillor Firth declared a personal prejudicial interest in agenda item 3a as he is a friend of St. Peters School. He left the room and took no part in the discussion or decision on this item.

39. PUBLIC PARTICIPATION

It was reported that nobody had registered to speak under the Councils Public Participation Scheme, on general issues within the remit of the Sub-Committee.

40. 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.

40a St. Peters School, Clifton, York, YO30 6AB (08/01868/FUL)

Members considered a major full application by the Governors of St. Peters School for a multi use games area (MUGA) incorporating a non-illuminated synthetic grass pitch, tennis and netball courts.

Officers updated that further letters in objection to the scheme had been received referring to the traffic problems on Queen Annes Road and North Parade and that condition 3 had been amended so that Monday - Friday the end of use time was 20:00 instead of 18:00. A condition suggested by a local resident, preventing patrons of the MUGA parking in St. Olaves car park was considered by officers too difficult to enforce. St. Peters had indicated to Officers that the main car park for the school would be used as the car park for the MUGA.

Members queried if the MUGA would be affordable and accessible to community users, Officers advised the school had offered the facilities for community use during holiday periods.

Representations in objection to the scheme were heard from local residents who raised concerns regarding the increase in traffic using surrounding residential streets both during the construction of the MUGA and once it is completed and operational. A letter of representation was also tabled with the agreement of all Members from a resident unable to attend the meeting.

Members commented that while they accept the neighbours concerns regarding traffic problems and St. Peters School, they had to consider the application itself on its merits and there was no planning reason for refusal. Members agreed that an additional condition to alleviate neighbours concerns regarding car parking, as suggested by officers, could be added to the decision notice.

RESOLVED: That the application be approved subject to the conditions listed in the report and the following additional condition¹

- i) Prior to the multi use games area hereby approved being brought into use, a management plan detailing the parking arrangements for users of and visitors to the MUGA shall be submitted to and approved in writing by the Local Planning Authority.
- ii) Prior to the commencement of development hereby approved, cross section drawings of a scale no less than 1:500 showing the existing and proposed ground level of the Multi Use Games Area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

REASON: In the opinion of the local planning authority the proposal, subject to the conditions, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the openness of the Green Belt, the impact on the historic skyline of York, impact on Clifton Ings Green Wedge, neighbour amenity, protected trees, traffic generation and highway safety and impact on the setting of the Clifton Green Conservation area and nearby Listed buildings. As such the proposal complies with Policies GB1, SP2, SP3, GP1, NE1, H2 and HE4 of the City of York Local Plan Deposit Draft (4th set of changes) approved April 2005.

Action Required

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

40b The Villa, Main Street, Elvington, York, YO41 4AG (08/01868/FUL)

Members considered a revised application for the erection of a 1no. dormer bungalow with attached single garage.

Officers updated that the main change to the scheme is that an extra bedroom with en-suite has been added to the application and that since the report, an extra letter from a neighbour complaining of being overlooked had been received.

Representations in objection were heard from a neighbour who raised concerns regarding the height of the proposed building, and stated that since the last application which neighbours were opposed, the new scheme is still too high and will overlook neighbouring properties.

Representations in support of the application were heard from the applicants agent who advised that the footprint of the bungalow was almost identical to the approved scheme but the eaves height had been increased to 600. He advised that in relation to the neighbours who complained of being overlooked, in his opinion, the separation difference between the properties is, sufficient. In summary, he stated that changes made to the application were insufficient to warrant refusal.

Members commented that the amendments to the application would result in an intrusive and over dominant form of development and supported the officer recommendation.

RESOLVED: That the application be refused.¹

REASON: In the opinion of the Local Planning Authority, the proposed dwelling would be located in close proximity to the garden boundary of surrounding properties, particularly Grange House and 1 and 3 Lorraine Avenue. It is considered that the increase in eaves height in comparison to the approved scheme would increase the mass and dominance of the proposed house to a degree that would make it unduly prominent and intrusive when viewed from these properties and have a detrimental impact on the established character and amenity of the local environment. As such the proposal fails to comply with Policy GP1 (criterion a, b, and l), Policy GP10 and Policy H4a of the City of York Local Plan 4th Set of Changes 2005.

Action Required

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

SL

R MOORE, Chair

[The meeting started at 2.00 pm and finished at 3.00 pm].