
MEETING	PLANNING COMMITTEE
DATE	21 JANUARY 2009
PRESENT	COUNCILLORS R WATSON (CHAIR), CRISP, D'AGORNE, FIRTH, FUNNELL, GALVIN, HORTON, HUDSON, JAMIESON-BALL, PIERCE, POTTER (VICE-CHAIR), REID, SIMPSON-LAING, VASSIE (JOINED THE MEETING AT 4.40PM) AND WISEMAN
APOLOGIES	COUNCILLOR MOORE

45. 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 Jamieson-Ball declared a personal prejudicial interest in Plans items 4a and 4b (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as he had spoken at the Planning Inquiry regarding the outline permission and he left the room and took no part in the discussion or voting thereon.

Councillor D'Agorne declared a personal non-prejudicial interest in Plans items 4a and 4b (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as the Local Authority representative on the Ouse and Derwent Internal Drainage Board and as an employee at York College.

Councillor Pierce declared a personal non-prejudicial interest in Plans items 4a and 4b (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as a member of the Heslington East Community Forum and former member of staff and student of the University.

46. MINUTES

RESOLVED: That the minutes of the last meeting of the Committee held on 23 December 2008 be approved and signed by the Chair as a correct record.

47. 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 Committee.

48. 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 planning considerations and setting out the views and advice of consultees and officers.

48a **Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/02572/REMM)**

Members considered a major reserved matters application, submitted by the University of York, for an academic Hub building with associated access, cycle parking and landscaping following the previous approval of outline application 04/01700/OUT.

Officers updated on the report and made the following points:

- A 3D visualisation booklet in relation to the Hub and Law and Management Buildings, displaying both aerial and camera views of the buildings was circulated at the meeting;
- Recommended the addition of Condition HT1 to any approval to limit the height of the building;
- Amendment of Condition 3 to allow plant and equipment to be installed on the roof as long as it was confined to the two recesses and did not protrude above the parapet;
- Amendment of Condition 10 to require cycle parking areas to be submitted within '12 months' rather than '6 months' to ensure consistency with previous applications;
- The applicant had requested the removal of details of the University Transit System in proposed Condition 11 (iii). Officers confirmed that these details were part of the sustainable Travel Plan for the University and they recommended that this condition should be retained;
- The applicant had also requested the removal of proposed Condition 12 relating to the method of piling. Officers recommended that this Condition should be retained to protect the aquifer;

Representations were received in support of the application from the applicant's Consultant who confirmed that the Hub would be the focal point and public face of the Cluster 1 development. He stated that it would be a striking building using a number of different materials, which incorporated a central atrium bringing together the various uses.

Members then questioned the following aspects of the proposals:

- Requested that Condition 3 should be worded to ensure that plant was positioned in the recesses/wells and that it could not be seen above the profile of the roof;
- Relationship of the building to the square;
- Reference to paragraph 3.4 of the report stating that the space between the building and the lake "should offer great opportunities for formal and informal events" which it was felt could cause

disturbance to local residents. Officers confirmed that this areas was outside the application site;

- Clarification of the capacity figures of the building;
- Difference in number of cycle spaces between this and the previous application.

Following further discussion it was

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

Additional Condition. Notwithstanding the information contained on the approved plans, the height of the roof of the approved development shall not exceed 25.649m above ordnance datum. Before any works commence on the site, a means of identifying ordnance datum on the site shall be agreed in writing, and any works required on site to identify that level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Amended Condition 3. No mechanical, electrical, telecommunications or other plant, equipment or apparatus shall be installed on the roof of the building hereby approved without the prior written consent of the local planning authority unless it: (a) is confined to the two recesses marked 'External Plant' on approved drawing H(PL)A005/A; and (b) does not project above the plane of the roof.

Amended Condition 10. Within 12 months of commencement of development details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building 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: 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 principle of the use, scale and appearance of the building, landscaping, transport, sustainability, drainage and constructional impact. As such the proposal complies with Policies GP4a, GP9, GP15A, NE7, ED9 and T4 of the City of York Local Plan Deposit Draft.

Action Required

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

SS

48b Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/02573/REMM)

Consideration was given to a major reserved matters application, submitted by the University of York for a Law and Management academic building with associated access, cycle parking and landscaping following the previous approval of outline application 04/01700/OUT.

Officers updated on the report and made the following points:

- A 3D visualisation booklet in relation to the Law and Management and Hub Buildings, displaying both aerial and camera views of the buildings was circulated at the meeting;
- Recommended the addition of Condition HT1 to any approval to limit the height of the building;
- The applicant had requested the removal of details of the University Transit System in proposed Condition 10 (iii). Officers confirmed that these details were part of the sustainable Travel Plan for the University and they recommended that this condition should be retained;
- The applicant had also requested the removal of proposed Condition 12 relating to the method of piling. Officers recommended that this Condition should be retained to protect the aquifer;

Representations in support of the application were received from the Consultants. She confirmed that the Law and Management Building was one of the central buildings within Cluster 1 of the new campus at Heslington East. She referred to proposed Condition 11 of the Officers report, which required details of foul and surface water drainage works being provided within 1 month of commencement of development. She stated that this level of detail was normally left to the contractor and that the condition had not been imposed on earlier approvals for the University. She also questioned the need for proposed Condition 10 (iii) relating to the University Transit System and bus stop as she felt that this was already covered in the University's Travel Plan.

Officers confirmed that although they understood that drainage works were at an advanced stage they still wished to secure these works by condition.

Members then questioned the following aspects of the scheme:

- Refuse and separation of waste details;
- Disabled parking arrangements;
- BREEAM rating of the building;
- Felt opportunity missed for inclusion of different types of renewables;

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

Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 25.649m above

ordnance datum. Before any works commence on the site, a means of identifying ordnance datum on the site shall be agreed in writing, and any works required on site to identify that level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

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 principle of the use, scale and appearance of the building, landscaping, transport, sustainability, drainage and constructional impact. As such the proposal complies with Policies GP4a, GP9, GP15A, NE7, ED9 and T4 of the City of York Local Plan Deposit Draft.

Action Required

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

R WATSON, Chair

[The meeting started at 4.30 pm and finished at 5.20 pm].