
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	11 JUNE 2009
PRESENT	COUNCILLORS HYMAN (CHAIR), CREGAN (VICE-CHAIR), DOUGLAS, FUNNELL, KING, MOORE, ORRELL, TAYLOR AND WISEMAN
APOLOGIES	COUNCILLORS FIRTH

INSPECTION OF SITES

Site	Attended by	Reason for Visit
16 Fairway	Cllrs. Hyman, Orrell, Wiseman and Moore	In view of objections received and to familiarise Members with the site.

1. 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 Orrell declared a personal non prejudicial interest in agenda item 4b as Ward Member.

Councillor Hyman declared a personal non prejudicial interest in agenda item 4b as Ward Member.

Councillor Wiseman declared a personal non prejudicial interest in agenda item 4b as she sits on Earswick Parish Council.

2. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held 7 May 2009 be approved as a correct record by the Chair and be signed by the Chair.

3. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak at the meeting under the Councils Public Participation Scheme.

4. PLANS LIST

4a 16 Fairway, York, YO30 5QA (09/00456/FUL)

Members considered an application for the erection of a first floor side extension over an existing garage and single storey rear extension at a semi detached property.

Officers updated that on page 11 paragraph 3.4 of the report there is an error in that 16 Fairway is the applicants property and they had not submitted a letter of objection.

Representations in objection to the application were heard from a neighbour. She had carried out a number of measurements and felt that the proposed extension would have an overpowering effect on her property and that the only way to access the guttering for maintenance purposes would be via her property.

Representations in support of the application were heard from the applicant who advised that the extension would be set back by more than the minimum requirement. He felt that the design was not insensitive to the streetscene and that as a resident, the streetscene was important to him.

Members delegated authority to approve the application to Officers, upon the receipt of a revised drawing, showing the guttering within the boundary of the applicants land.

RESOLVED: That the application be approved upon receipt of a revised drawing showing the whole of the extension including all external guttering on land owned by the applicant.

REASON: In the opinion of the Local Planning Authority the proposal subject to the conditions listed in the Officers report, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the residential amenity of neighbour and the effect on the character and appearance of the area. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

INFORMATIVE: You are advised that the development may involve building work covered by the Party Wall etc Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until you comply with provisions of this Act. An explanatory booklet may be obtained from the Department of Development and environment Services, alternatively it is available on the communities and local government website.

4b 26 Earswick Chase, Earswick, York, YO32 9FY. (09/00709/FUL)

Members considered an application for the erection of a conservatory on the rear elevation of a detached dwelling extending from patio doors into the garden area. The proposed conservatory would occupy a small recess at the rear of the property.

Officers updated that the application had been brought to Planning Committee as one of the applicants is a serving Councillor, and the other applicant has been a serving Councillor within the last 4 years.

RESOLVED: That the application be approved subject to the conditions listed in the Officers report and the following amendment to condition 2.¹

Condition 2 – approved plans should relate to a revised drawing received on 2 June 2009.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the residential amenity of neighbours and the effect on the character and appearance of the area. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

Action Required

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

4c Pool Bridge Farm, Wheldrake Lane, Crockey Hill, York, YO19 4SQ. (09/00480/FULM)

Members considered a retrospective application for the creation of a new fishing pond. The application site lies within 138 acres of land known as Pool Bridge Farm which is located off Wheldrake Lane. It is situated within the York Green Belt and an area of land which is designated as an SSSI (Site of Special Scientific Interest).

The applicant was present to answer any questions which Members may have, but did not wish to make a statement.

Members queried whether the pond in question was built before or after the other four fishing ponds. The applicant confirmed that the pond may have been put in place before the others. Officers advised that the fifth pond was noticed whilst inspecting the other four ponds on the applicants land.

Certain Members expressed strong concerns about the work being carried out in advance of planning permission being granted, but as the pond would be an enhancement to the area, approved the application.

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

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the Officers report, would not cause undue harm to interests of acknowledged importance, with particular reference to:

- Leisure Development in the Green Belt
- Nature Conservation and the need for Environmental Impact Assessment
- Design and Appearance
- Parking and Highway Safety
- Residential Amenity
- Sustainability
- Flood Risk and Drainage
- Environmental Protection

As such the proposal complies with Planning Policy Guidance 2 'Green Belts', Planning Policies Statement (PPS) no.7 'Sustainable Development in Rural Areas', PPS 1

Action Required

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

SS

Councillor J Galvin, Chair

[The meeting started at 2.00 pm and finished at 2.35 pm].