



Notice of meeting of

West & City Centre Area Planning Sub-Committee

- To:** Councillors Horton (Chair), Reid (Vice-Chair), Crisp, Steve Galloway, Galvin, Gillies (apologies received), Sunderland, B Watson, Morley and Wiseman (as a substitute for Cllr Gillies)
- Date:** Thursday, 15 July 2010
- Time:** 2.00 pm (*Please note start time*)
- Venue:** The Guildhall, York

AGENDA

Site visits for this meeting will commence at 11.00 am on Wednesday 14 July 2010 at Memorial Gardens.

1. Declarations of Interest

At this point Members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

2. Minutes (Pages 5 - 10)

To approve and sign the minutes of the meeting of the West & City Centre Area Planning Sub-Committee held on Thursday 17 June 2010.

3. Exclusion of Press and Public

To consider excluding the public and press from the meeting during consideration of annex A to agenda item 6 on the grounds that this item contains information which is classed as exempt under Paragraphs 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.

4. Public Participation

It is at this point in the meeting that members of the public who have registered their wish to speak can do so. The deadline for registering is by 5pm the working day before the meeting, in this case **5pm on Wednesday 14 July 2010**. Members of the public can speak on specific planning applications or on other agenda items or matters within the remit of the committee.

To register please contact the Democracy Officer for the meeting, on the details at the foot of this agenda.

5. Plans List

To determine the following planning applications related to the West and City Centre Area.

a) **De Grey Rooms, St Leonards Place, York, YO1 7HB (10/01089/FUL)** (Pages 11 - 18)

Use as theatre workshop and ancillary theatre uses including rehearsal space, costume making, costume hire and storage. *[Guildhall Ward]* **[Site Visit]**

b) **De Grey Rooms, St Leonards Place, York, YO1 7HB (10/01090/LBC)** (Pages 19 - 26)

Internal alterations including disabled access, additional sanitary facilities, insertion of mezzanine floor in Oak Room, and removal of bar, stage and suspended laylight in Ballroom. *[Guildhall Ward]* **[Site Visit]**

c) **5 County House Mews, Monkgate Cloisters, York, YO31 7NR (10/00726/FUL)** (Pages 27 - 32)

Installation of an air source heat pump to rear elevation *[Guildhall Ward]*

d) **Luxury Ice Cream Company, 20 Back Swinegate, York YO1 8AD (10/00788/FUL)** (Pages 33 - 40)

Change of use of highway to form seating area to front of property in connection with existing business *[Guildhall Ward]* **[Site Visit]**

- e) **68 Bootham, York, YO30 7DF (10/00016/OUT)** (Pages 41 - 52)
Erection of 2no. dwellings with access from St Mary's following demolition of existing garage block [*Guildhall Ward*] **[Site Visit]**
- f) **Forge House, The Ridings, Wetherby Road, Rufforth, York (10/00714/FUL)** (Pages 53 - 58)
Construction of tennis court with 2.75m high mesh fence [*Rural West York Ward*] **[Site Visit]**
- 6. Enforcement Cases Update** (Pages 59 - 160)
Members will consider a report which provides a continuing quarterly update on the number of enforcement cases currently outstanding for the area covered by the Sub-Committee.
- 7. Any other business which the Chair considers urgent under the Local Government Act 1972**

Democracy Officers:

Name: Catherine Clarke and Louise Cook (job share)

Contact Details:

- Telephone – (01904) 551031
- E-mail – catherine.clarke@york.gov.uk and louise.cook@york.gov.uk

(If contacting us by e-mail, please send to both democracy officers named above)

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out above.

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The majority of councillors are not appointed to the Executive (38 out of 47). Any 3 non-Executive councillors can 'call-in' an item of business from a published Executive (or Executive Member Decision Session) agenda. The Executive will still discuss the 'called in' business on the published date and will set out its views for consideration by a specially convened Scrutiny Management Committee (SMC). That SMC meeting will then make its recommendations to the next scheduled Executive meeting in the following week, where a final decision on the 'called-in' business will be made.

Scrutiny Committees

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

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WEST AND CITY CENTRE AREA PLANNING SUB COMMITTEE

SITE VISITS

Wednesday 14 July 2010

**Members of the sub-committee to meet at Memorial Gardens at
11.00**

TIME (Approx)	SITE	ITEM
11:15	Forge House, The Ridings, Rufforth	5f
11:45	Garages rear of 68 Bootham	5e
12:15	De Grey Rooms, St Leonards Place	5a & b
12:45	20 Back Swinegate	5d

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City of York Council

Committee Minutes

MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	17 JUNE 2010
PRESENT	COUNCILLORS HORTON (CHAIR), CRISP, STEVE GALLOWAY, GALVIN, GILLIES, SUNDERLAND, MORLEY, MOORE (AS A SUBSTITUTE FOR CLLR REID) AND SIMPSON-LAING (AS A SUBSTITUTE FOR CLLR B WATSON)
APOLOGIES	COUNCILLORS REID AND B WATSON

1. INSPECTION OF SITES

The following sites were inspected before the meeting.

Site	Attended by	Reason for Visit
Bentham Lodge, 92 Tadcaster Road	Councillors Crisp, Galvin, Gillies, Horton, and Moore.	At the request of Cllr Reid.

2. DECLARATIONS OF INTEREST

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

Councillor Morley declared a personal and prejudicial interest in Plans Items 4d and e (Penleys House, 59A Monkgate) as he is the applicant for both applications.

Councillor Steve Galloway declared a personal and prejudicial interest in Plans Item 4d and e (Penleys House, 59A Monkgate) as he knows the applicant, a fellow elected Member, on a personal basis.

Councillor Moore declared a personal interest in Plans Item 4d and e (Penleys House, 59A Monkgate) as the applicant is an elected Member.

3. MINUTES

RESOLVED: That the minutes of the meeting of the West and City Centre Area Planning Sub Committee held on 13 May 2010 be approved and signed as a correct record.

4. PUBLIC PARTICIPATION

There were no registrations to speak under the Council's Public Participation Scheme on general issues within the remit of the Sub-Committee.

5. 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.

5a Bentham Lodge, 92 Tadcaster Road, Dringhouses, York, YO24 1LT (10/00450/FUL)

Members considered a full application from Mr Patrick Logan for a detached single storey dwelling to the rear of 92 Tadcaster Road.

Officers advised the Committee that the address of the development had now been altered to "Land adjacent to 92 Tadcaster Road". They stated that a letter of support had been received from the occupant of 92 Tadcaster Road which put forward several points in support of the application (*this document has been appended to the agenda papers*).

Representations were received from a resident in objection to the application. He raised concerns over the potential noise and inconvenience neighbours would be subjected to during construction and queried how deliveries would be made to the site without causing obstruction. He also expressed disappointment that several trees had previously been removed from the owner's land and made reference to covenants on the land.

Representations were also received from the applicant in support of the application. He addressed concerns raised in the report and by the first speaker with regard to size of plot and issues surrounding drainage and covenants. He explained that his intention was to provide a family home for his wife and daughter, advised that the trees had been removed from the land prior to him purchasing it and that the pitch of the roof was too low and roof space too limited to make future installation of dormer windows possible.

Some Members expressed the view that the proposed building would be a tight fit on the plot with insufficient amenity space and Councillor Moore moved and Councillor Sunderland seconded a motion to refuse the application. On being put to the vote, the motion was lost.

Members agreed that the site was larger than some housing plots on neighbouring streets and that subdivision of terraced houses with no amenity space have been permitted in the past. However they voiced concerns that insufficient drainage details had been submitted and officers

advised that on smaller sites it was important that full drainage details are submitted before a decision is taken.

RESOLVED:

That delegated authority be given to officers to approve the application once foul and surface water details have been received and resolved by the planning department.

REASON:.

The Sub Committee considered that the proposal, subject to foul and surface water drainage details being resolved, would not cause undue harm to interests of acknowledged importance, with particular reference to the character and appearance of the area and adjacent conservation area, highway safety and residential amenity. As such the proposal complies with Policies GP1, H4A and GP10 of the City of York Development Control Local Plan.

5b 20 Weddall Close, York, YO24 1EG (10/00561/FUL)

Members considered a full application from Mr Ian Goater for a rear conservatory.

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

REASON: 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 appearance of the dwelling and residential amenity. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to private dwelling houses' supplementary Planning Guidance.

5c 32 Thorpe Street, York, YO23 1NL (10/00736/FUL)

Members considered a full application by Mr and Mrs Harrison for a single storey rear extension.

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

REASON: 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 appearance of the dwelling and residential amenity. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control

Local Plan and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

5d Penleys House, 59A Monkgate, York (10/00579/FUL)

Members considered a full application from Mr Jonathan Morley for the change of use from offices to two flats (use Class C3) with estate agents office at part ground floor, the erection of a single storey extension to rear and new wall and gates following demolition of existing garage.

Officers drew Members' attention to paragraph 3.5 of the report which referred to a letter from a local resident noting that Respark Zone R8 was already heavily oversubscribed. They also noted that Highways had taken this into account but considered that a recommendation of refusal based on the lack of vehicle parking for the one bedroom flat could not be substantiated due to the proximity of the city centre and public transport links. Members accepted the issue of parking but agreed that the proposed development would enhance the area.

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

REASON: 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 supply of employment accommodation in the City
- impact of proposed changes on the character and appearance of the Central Historic Core Conservation Area,
- the impact on the residential amenity of neighbouring residents.

As such the proposal complies with Policies HE2, HE3, E3b, L1c, H4a and GP1 of the City of York Development Control Local Plan.

5e Penleys House, 59A Monkgate, York (10/00582/CAC)

Members considered an application for Conservation Area Consent for the demolition of a garage. The application was associated with the previous application for change of use of the building from offices to 2 residential units and a single storey extension and alterations to the boundary treatment (planning reference 10/00579/FUL – minute 4d refers)

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

REASON: The proposal would not cause undue harm to interests of acknowledged importance, with particular reference to the character and appearance of the Central Historic Core Conservation Area. As such the proposal

complies with Policy HE5 of the City of York
Development Control Local Plan

Councillor D Horton, Chair

[The meeting started at 3.00 pm and finished at 3.30 pm].

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COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 15 July 2010 **Parish:** Guildhall Planning Panel

Reference: 10/01089/FUL
Application at: De Grey Rooms St Leonards Place York YO1 7HB
For: Use as theatre workshop and ancillary theatre uses including rehearsal space, costume making, costume hire and storage.
By: Mr Ian Daniels
Application Type: Full Application
Target Date: 13 July 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks planning permission for works associated with the proposed change of use of the De Grey Rooms for use as theatre workshops and ancillary theatre uses that include rehearsal space, costume making, costume hire and storage. The proposal would result in the Theatre Royal occupying the building as the sole tenant for mainly school/ youth theatre workshops.

1.2 The ground floor of the building was previously occupied by Tourist Information Service and its associated call centre. The Theatre Royal currently uses the ballroom, cocktail bar and Oak Room for youth theatre workshops. The rooms in the basement have been used as secure stores by the Trading Standards department, and a first floor office has been used as a base for the York Voluntary Guides.

1.3 The proposed internal changes are covered in detail in the related application for listed building consent (LPA Ref. 10/01089/LBC). The only external change that would affect the appearance of the building would be in the side passage where an existing side entrance to the basement level would be adapted to accommodate wheelchairs via a levelled access. The agent has advised that a future assessment of the heating and ventilation of parts of the building will be carried out, and that the mechanical ventilation system will be redesigned (to include the removal of unsightly and prominent ventilation ducts). This detail will be submitted in a future application for listed building consent.

CONTEXT

1.4 The De Grey Rooms and De Grey House are now owned by the Yorkshire Conservation Trust following their purchase from the City of York Council in 2005. The building is an example of an early Victorian Assembly Room built by private subscription in 1841-2. It is associated with Col Rt Hon Earl De Grey KG and officers of the Yorkshire Hussars who had an annual assembly in York, though the scale of the principal room, reception areas and large kitchens made it suitable for various types of meeting and exhibitions. It was designed by the notable York architect GT

Andrews and is a good example of late Regency architectural design. It is listed at grade II* and it is situated within the Central Historic Core conservation area adjacent to Bootham Bar.

1.5 Councillor Brian Watson has requested that the listed building and planning applications for the works are the De Grey Rooms are referred to the West/ Central Sub- Planning Committee for determination because they relate to an important city centre building.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006

Conservation Area GMS Constraints: Central Historic Core CONF

DC Area Teams GMS Constraints: Central Area 0002

Listed Buildings GMS Constraints: Grade 2*; Tourist Information Centre De Grey Rooms St Leonar 0669

2.2 Policies:

CYHE3
Conservation Areas

CYHE4
Listed Buildings

CYGP1
Design

CYGP12
Access to upper floors

3.0 CONSULTATIONS

INTERNAL

3.1 Design, Conservation and Sustainable Development- No objections

EXTERNAL

3.2 Guildhall Planning Panel - No comments at the time of writing

Public Consultation - No representations have been received.

4.0 APPRAISAL

KEY ISSUES

- Proposed use
- Visual Impact on the listed building/ conservation area
- Access

RELEVANT PLANNING POLICY

4.1 National Guidance- Planning Policy Statement 5 " Planning for the Historic Environment " seeks to ensure that the special characteristics of listed buildings and conservation areas are not adversely affected by inappropriate developments.

4.2 Local Plan- Policy HE4 states that consent will only be granted when there is no adverse effect on the character, appearance or setting of listed buildings and Policy HE3 seeks to protect the character and appearance of Conservation Areas. Policy GP12 encourages new proposals, including change of use applications, to facilitate improved access to upper floors from the ground floor.

PROPOSED USE

4.3 The building has been under-occupied for some time and recently the Visitor Information Service on the ground floor vacated the premises. The management of the York Theatre Royal has a long held aspiration to increase its space and facilities by reusing both De Grey House and the De Grey Rooms, and on an intermittent basis the company has been using the larger spaces within the De Grey Rooms for Youth Theatre workshops. The current proposals would facilitate this use within the De Grey Rooms where it is intended to accommodate school groups within theatre workshops. The premises would also create further space for a costume making workshop, costume storage and costume hire following relocation from premises in Walmgate. The proposed works would also upgrade the existing WC's provision for the intensified use. The proposal to make the building more accessible for all members of the public by providing a level access to the basement and improved internal access will enhance the building for the proposed and future users.

4.4 Recent national planning policy contained in Planning Policy Statement 5 advises that uses of heritage assts should be viable, not just for the owner but also for the future conservation of the asset. It is considered that the building can accommodate the proposed range of uses without significantly harming the listed building and would be compatible with the long-term conservation of the asset. The existing uses within the building have been relocated elsewhere without losing their contribution to the vitality of the city. The proposed employment numbers would be similar to employment levels for the existing uses. The hours of operation from 09:00- 23:00 would be acceptable in the city centre, and would result in greater use of an important heritage building. The alterations affect the groundwork of the passageway would not obstruct the existing vehicular and pedestrian access to the buildings at the rear.

4.5 The De Grey Rooms make an important contribution to the character and appearance of the conservation area and the intensification of use for the proposed activity would assist in maintaining the building's public role within the conservation area. Its external appearance would be unchanged though further signage might be required. The scheme would satisfy the aims of policy HE3 of the Local Plan and policy HE7.4 of Planning Policy Statement 5. The policy requires local planning authorities to take account of the positive contribution that conservation of heritage assets can make to the maintenance of sustainable communities and to economic vitality in the conservation area.

VISUAL IMPACT ON THE LISTED BUILDING AND THE CONSERVATION AREA

4.6 The proposals have been designed to have minimal impact on the special significance of the listed building or the wider conservation area. The building would be adapted for the new uses with minimal alteration to the original fabric, and the proposed new works would be sympathetic to the special interests of the listed building. The proposed alterations in the side passageway to improve access to the building would not be visible from public vantage points. It is therefore concluded that there would be no adverse impact on the character and amenity of the conservation area. The proposal would therefore accord with Policy HE4 of the Local Plan.

ACCESS

4.7 The De Grey Rooms are located in the city centre close to the pedestrianised zone, well served by public transport modes. There is no on-site car parking but there are nearby car parks. It is not anticipated that the proposal would harm highway safety.

5.0 CONCLUSION

5.1 The proposed works to the listed building would be acceptable changes that would not detrimentally harm the very special interests of the Grade II* listed building. They would allow the building to be adapted for a use that is likely to secure the long-term use of the building and increase its significance as a heritage asset. There is the added benefit that members of the general public and visitors to the City would have access to parts of the building for the first time in many years. The proposals would accord with Policies HE3, HE4 and GP12 of the Local Plan, and related national guidance.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Drawing No. 0907.6 Received 17 May 2010

Drawing No. 0907.7 Received 17 May 2010

Drawing No. 0907.8 Received 17 May 2010

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Prior to the commencement of the works hereby approved, the following details shall be submitted for the written approval of the Local Planning Authority, and thereafter the works shall be implemented and retained in accordance with the approved details:

a) Details of the extent of alteration to form the ramped access outside the service door within the rear yard, including typical finishes, further lighting provision, handrails etc.

Reason: To ensure that the details would be acceptable in the interests of the visual amenity and historical and architectural interest of the Listed Building.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to compatibility with surrounding uses, the special interests of the Grade II* listed building, the character and amenity of the conservation area, and improved access to the building. As such, the proposal complies with Policies HE3, HE4, GP12 of the City of York Development Control Local Plan (2005) and national planning guidance contained in Planning Policy Statement 5 " Planning for the Historic Environment.

2. ADVERTISEMENT CONSENT

Please note that advertisement consent/listed building consent may be required for the display of any new signage in association with the use hereby approved. You are therefore advised not to display any advertisements until you have confirmed that express consent of the City of York Council is not required / obtained under the Town and Country Planning (Control of Advertisements) Regulations 1992 and the Town and Country Planning Act 1990.

Contact details:

Author: Fiona Mackay Development Control Officer (Tues - Fri)

Tel No: 01904 552407

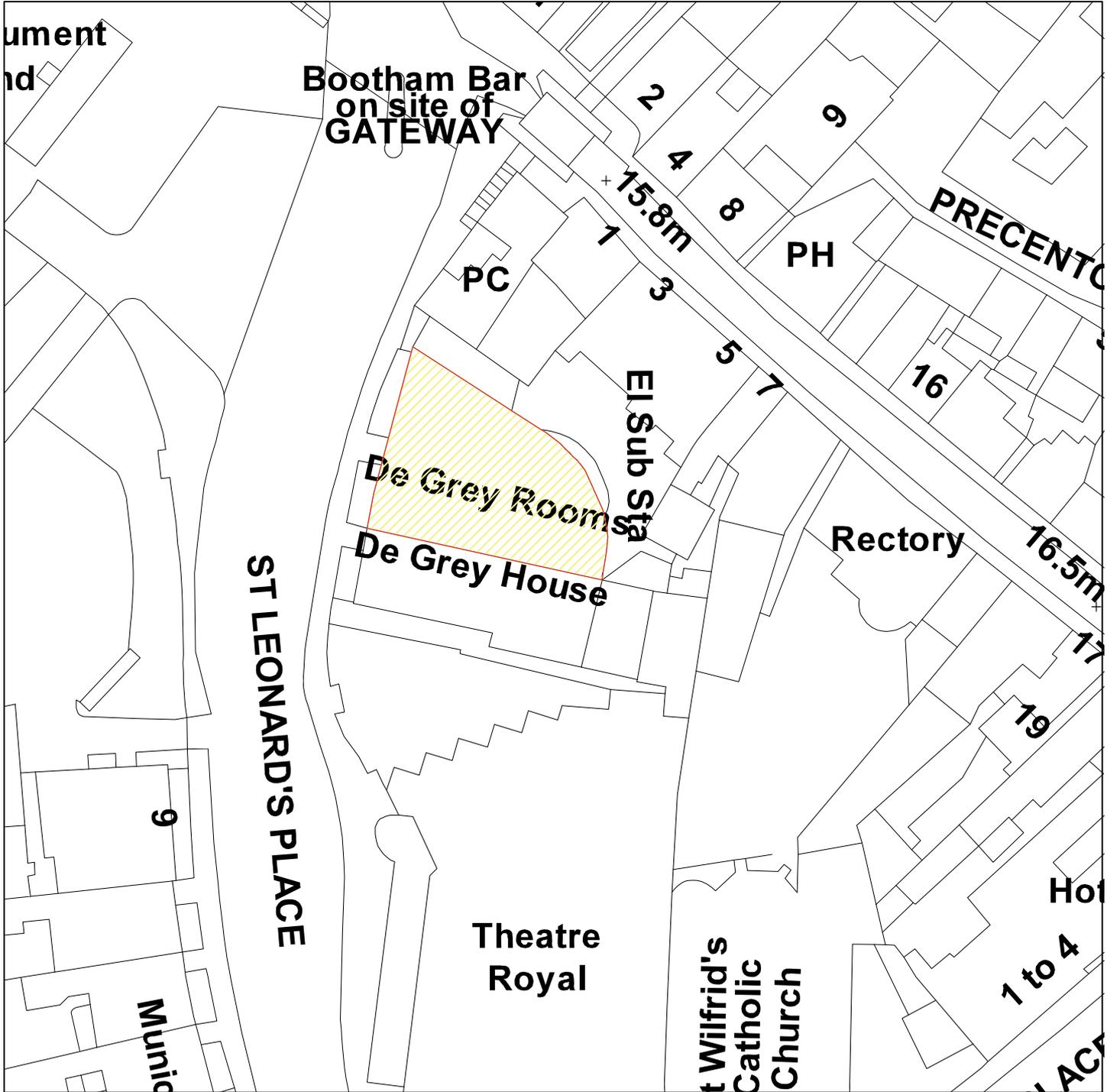
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De Grey Rooms, St Leonards Place

10/01089/FUL



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Organisation	City of York Council
Department	Planning & Sustainable Development
Comments	Application site
Date	01 July 2010
SLA Number	Not set

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COMMITTEE REPORT**Committee:** West/Centre Area**Ward:** Guildhall**Date:** 15 July 2010**Parish:** Guildhall Planning Panel**Reference:** 10/01090/LBC**Application at:** De Grey Rooms St Leonards Place York YO1 7HB**For:** Internal alterations including disabled access, additional sanitary facilities, insertion of mezzanine floor in Oak Room, and removal of bar, stage and suspended laylight in Ballroom**By:** Mr Ian Daniels**Application Type:** Listed Building Consent**Target Date:** 13 July 2010**Recommendation:** Approve**1.0 PROPOSAL**

1.1 This application seeks listed building consent for works associated with the proposed change of use of the De Grey Rooms for use as theatre workshops and ancillary theatre uses that include rehearsal space, costume making, costume hire and storage. The proposal would result in the Theatre Royal occupying the building as the sole tenant.

1.2 The proposed works would include:

INTERNAL PROPOSALS-

- improved accessibility to the ground and first floors for all users with installation of a platform lift from the side door (basement level) to the ground floor and a stair climber lift fitted to the main staircase to give access to the first floor
- the provision of a wheelchair accessible toilet and baby changing room on the ground floor
- construction of a mezzanine floor in the Oak Room
- removal of a modern 'plastic' suspended ceiling in the ballroom to reveal the glazed lantern
- removal of modern service hoist and restoration of service stair
- removal of internal mechanical ducts
- removal of goods hoist between the basement and former tourist information counter
- upgrade of certain doors to meet fire standards
- removal of bar fittings and modern stage fittings
- refurbishment of existing chandeliers
- two first floor rooms combined as a single office
- removal of modern partitioning in the basement to create a more flexible storage area
- new, larger access to balcony in the ballroom.

EXTERNAL PROPOSALS-

- the formation of a level access to an existing side door create a disabled access
- removal of redundant drainage

1.3 The agent has advised that an assessment of the effect of the works on the heating and ventilation of parts of the building will be carried out, and that the mechanical ventilation system will be redesigned (to include the removal of unsightly and prominent ventilation ducts). The related application for planning permission is pending a decision- LPA Ref. 10/01089/LBC.

CONTEXT

1.4 The building is an example of an early Victorian Assembly Room built by private subscription in 1841-2. It is associated with Col Rt Hon Earl De Grey KG and officers of the Yorkshire Hussars who had an annual assembly in York, though the scale of the principal room, reception areas and large kitchens made it suitable for various types of meeting and exhibitions. It was designed by the notable York architect GT Andrews and is a good example of late Regency architectural design. It is listed at Grade 11* and it is situated within the Central Historic Core conservation area adjacent to Bootham Bar.

1.5 Councillor Brian Watson has requested that the listed building and planning applications are referred to the West/ Central Sub- Planning Committee for determination because they relate to an important city centre building.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006

Conservation Area GMS Constraints: Central Historic Core CONF

Listed Buildings GMS Constraints: Grade 2*; Tourist Information Centre De Grey Rooms St Leonard 0669

2.2 Policies:

CYHE4

Listed Buildings

3.0 CONSULTATIONS

INTERNAL

3.1 Design, Conservation and Sustainable Development- No objections

EXTERNAL

3.2 Guildhall Planning Panel- No objections

3.3 National Amenity Societies- No responses at time of writing

4.0 APPRAISAL

KEY ISSUE

- Impact on the special interests of the listed building

RELEVANT PLANNING POLICY

4.1 National Guidance- Planning Policy Statement 5 " Planning for the Historic Environment " seeks to ensure that the special characteristics of listed buildings and conservation areas are not adversely affected by inappropriate developments.

4.2 Local Plan - Policy HE4 of the Local Plan states that consent will only be granted when there is no adverse effect on the character, appearance or setting of listed buildings.

ASSESSMENT

4.3 The majority of interventions proposed are small scale in nature and would not affect the historic or architectural significance of the building. The upper rooms survive intact and several proposals would enhance the building such as taking down the C20th suspended ceiling below the central lantern of the assembly room, removing the cocktail bar fittings from the first floor reception room, detaching the late C20th stage from beneath the minstrel's gallery, and restoring the service staircase by removing the hoist.

INTERNAL ALTERATIONS

4.4 The interventions with the greatest impact would affect the "Oak Room" and the main staircase.

Oak Room

4.5 In the 1930s, a restaurant and tearoom were created out of the former two-storey kitchen to the rear of the building. The room was relined in plaster with oak strips and a new oak staircase was introduced to give direct access for the public from the ground floor to the basement restaurant. A serving hatch was formed at basement level. It is proposed to reuse this space in the Oak Room for costume making, storage and costume hire and additional floor-space would be formed by inserting a mezzanine floor across the room at ground floor level. This would be a timber floor supported on steel posts (encased) which could be removed without damaging the walls or staircase. Further clarification of the bearing capacity and condition of the original floor would be required to assess whether strengthening work would be

required and/or original floor coverings needed protection. The new floor would alter the spatial condition of the original Oak Room but subject to conditions that the protection of any original floor coverings, the harm to this secondary area of the building would be less than substantial with the benefit of being reversible. The additional floor space is required to make the whole scheme more viable and the proposals therefore meet the justification tests of policy HE9.4 (i) & (ii) of Planning Policy Statement 5.

4.6 For safety reasons, additional space is required at the head of the later staircase to the Oak Room and a new partition would replace the existing late C20th partition on a different alignment. This alteration would not be detrimental to the special interests of the listed building.

Main Staircase

4.7 The main staircase is located off the main entrance to the ground floor and is not noticeable from the front of the building. It is cantilevered and has broad steps with a timber handrail supported by cast-iron vine scroll balusters. It is proposed to introduce a stair lift over the staircase as there is currently no lift provision. This measure is proposed as an interim solution whilst the building operates as a stand-alone facility.

4.8 The stair lift would be attached to the steps of the staircase and fortunately would favour the side adjacent to the plastered wall away from the decorative balustrade. Whilst the staircase is not immediately apparent on entering the building, the stair lift would have a minor detrimental visual impact on the staircase and its enclosure. However this intervention is considered to be a reasonable and reversible adjustment to the staircase in order to make the building accessible to the widest number of people and it meets the tests of policy HE 9.4 (ii) of Planning Policy Statement 5.

EXTERNAL ALTERATIONS

4.8 The external changes would affect the elevation of the building to a passageway that provides vehicular access/ parking for properties on High Petergate. The surface of the passageway would be altered by a small graduated increase in its level that would enable wheelchair access to the existing side door. An existing grille in the side elevation of the building would be enlarged to accommodate improved ventilation to the existing male toilets and it is also intended to remove redundant pipework. Altogether the changes would have no detrimental impact on the listed building, eventually improving its appearance.

5.0 CONCLUSION

5.1 The long term future of this nationally important building has been uncertain for a number of years. The measures proposed would greatly enhance the flexibility and usefulness of the building. The magnificent interiors of the major spaces would be unaffected by proposals and they would be available for public use as originally intended. The proposals conform with recently introduced national policies governing the protection of the historic environment such as HE 9.4 of PPS 5. The proposals

also accord with Policies HE4 of the Local Plan that reflects national policy guidance and seeks to ensure that the special interest of the listed building is maintained.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIMEL2 Development start within 3 yrs (LBC/CAC)

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Drawing No. 0907.6 Received 17 May 2010

Drawing No. 0907.7 Received 17 May 2010

Drawing No. 0907.8 Received 17 May 2010

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Prior to the commencement of the works hereby approved, the following details shall be submitted for the written approval of the Local Planning Authority, and thereafter the works shall be implemented and retained in accordance with the approved details:

a) Method Statement and large scale details showing the new mezzanine floor in context. Details to include a typical edge condition, foundation details, information describing the effect on any historic floors, details of the partition at the top of the C20th staircase showing its integration with the existing higher soffit and any mouldings

b) Large scale details of the following items:

- (i) blocking to basement hatch & ground floor glazed screen
- (ii) restoration of the service staircase on removal of the loft hatch
- (iii) stair-lift in context, including fixing details and manufacturer's literature
- (iv) secondary glazing to assembly room lantern
- (v) ventilation provision for the assembly room lantern
- (vi) making good to the curved rear wall of the first floor reception room
- (vii) new mechanisms for remote control of chandeliers (in context)
- (viii) new doors (proportions and details should match existing doors in similar locations)

c) Measures for upgrading of doors for fire resistance

d) Details of any alterations required to services such as power, light, heating, cooling and ventilation

e) A method statement and details for the first floor reception room explaining the full impact of any measures necessary to make the room suitable for use as an office eg IT outlets, improved lighting, blinds

f) Details of changes to the interior paint scheme

g) Details of the extent of alteration to form the ramped access outside the service door within the rear yard, including typical finishes, further lighting provision, handrails etc.

Reason: To ensure that the details would be acceptable in the interests of the visual amenity and historical and architectural interest of the Listed Building.

4 Making good shall be carried out to a high standard with materials and details shall match adjacent work

Reason: To ensure that any new works harmonise with the architecture and visual amenity of the listed building.

5 Any new partitions shall be scribed around existing details, such as cornices, skirtings etc.

Reason: To ensure that existing features are retained undamaged in the interests of the historic, architectural and visual interests of the Listed Building.

6 Any redundant signage, external wiring and external ductwork shall be removed with fixing holes and finishes made good in materials and details that match existing finishes and details.

Reason: The removal of any redundant external attachments to the listed building would remove visual clutter and improve the appearance of the listed building and the wider conservation area in accordance with national and local plan policy.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the special interests of the listed building. As such, the proposal complies with Policy HE4 of the City of York Development Control Local Plan (2005) and national planning guidance contained in Planning Policy Statement 5 " Planning for the Historic Environment.

Contact details:

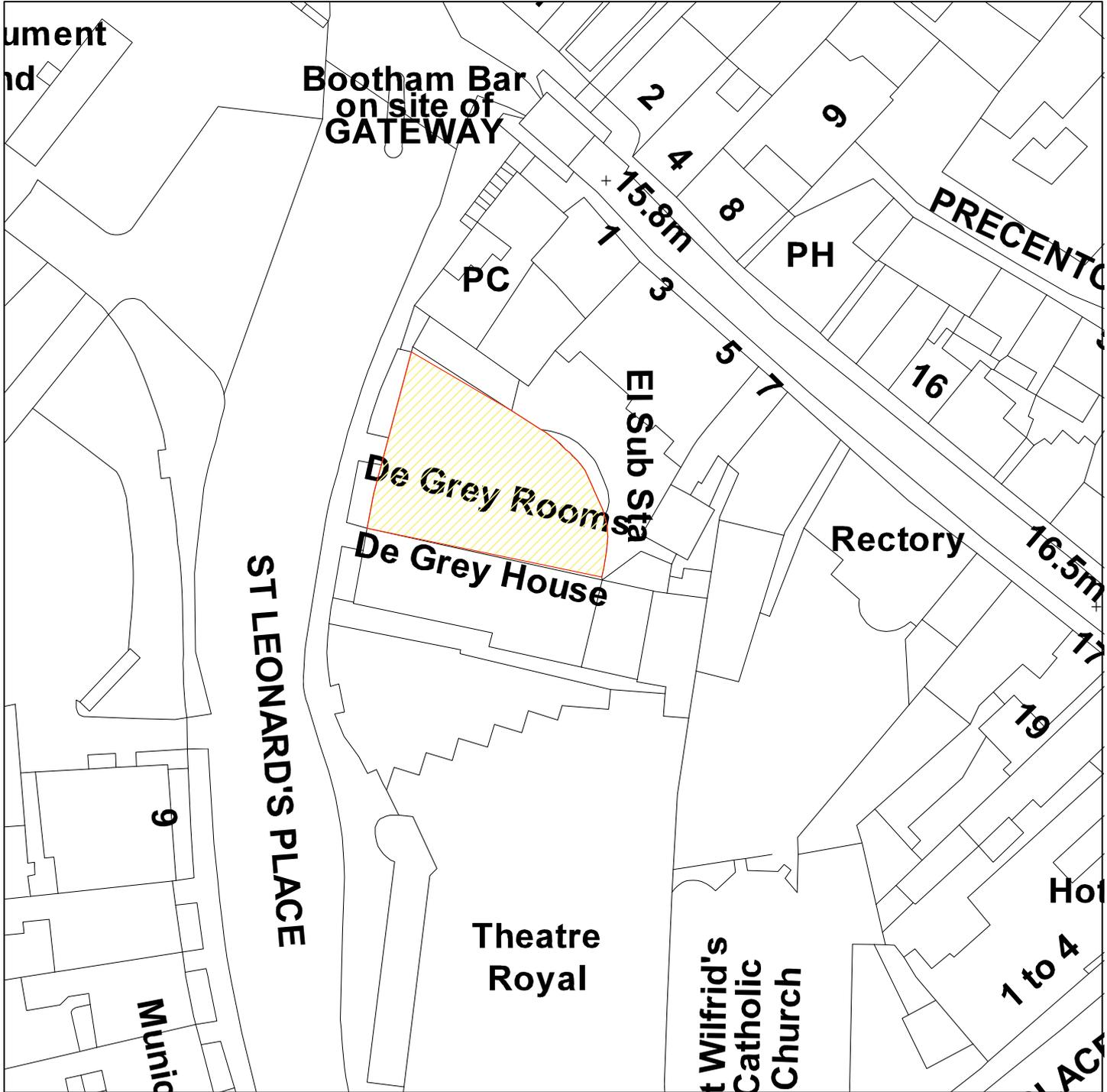
Author: Fiona Mackay Development Control Officer (Tues - Fri)
Tel No: 01904 552407

De Grey Rooms, St Leonards Place

10/01090/LBC



GIS by ESRI (UK)



Scale : 1:625

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Organisation	City of York Council
Department	Planning & Sustainable Development
Comments	Application site
Date	01 July 2010
SLA Number	Not set

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COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 15 July 2010 **Parish:** Guildhall Planning Panel

Reference: 10/00726/FUL
Application at: 5 County House Mews Monkgate Cloisters York YO31 7NR
For: Installation of an air source heat pump to rear elevation
By: Mr Stuart Blackmore
Application Type: Full Application
Target Date: 1 July 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks permission for the installation of an air source heat pump to the rear elevation of 5 County House Mews. The unit will measure 750mm x 950mm and will be situated at ground floor level.

1.2 The property is a three bedroom modern townhouse situated on the outskirts of the city centre in the Central Historic Core Conservation Area.

1.3 The application is being taken to committee as the applicant is an employee of the council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006
Conservation Area GMS Constraints: Central Historic Core CONF
DC Area Teams GMS Constraints: Central Area 0002

2.2 Policies:

CYGP1 Design

CYHE3 Conservation Areas

CYGP18 External attachments to buildings

3.0 CONSULTATIONS

INTERNAL

3.1 DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT - No objections. The proposal preserves the character and appearance of the conservation area.

3.2 ENVIRONMENTAL PROTECTION UNIT - The EPU officer has concerns that the neighbouring properties would experience a loss of amenity based on the resulting noise from the air source heat pump. However the installation of a close boarded wooden fence on both party fence lines would reduce noise levels to a more acceptable level which is not considered to significantly harm residential amenity.

EXTERNAL

3.3 GUILDHALL PLANNING PANEL - The Panel do not object, however they express concern regarding noise levels.

3.4 PUBLICITY - The application was advertised by side notice and neighbour notification letter. No responses have been received.

4.0 APPRAISAL

KEY ISSUES

- Visual impact on the dwelling and the conservation area
- Impact on neighbouring property

RELEVANT PLANNING POLICY

4.1 Local Plan Policy GP18 states that where planning permission is required for external attachments to buildings permission will be granted where their design, location, materials and colouring do not significantly detract from the visual appearance of the building or the visual amenity of the area, or the character and appearance of conservation areas. GP1 states that development proposals will be expected to ensure that residents living nearby are not unduly affected by noise.

4.2 Local Plan Policy HE3 states that within conservation areas, proposals will only be permitted where there is no adverse effect on the character and appearance of the area.

VISUAL IMPACT ON THE PROPERTY AND CONSERVATION AREA

4.3 The air source heat pump is relatively small in size and will be positioned on the rear wall of the property, 0.5m from ground level situated between the French windows and the side boundary with no. 6. The property has a small enclosed rear yard which is not visible from the surrounding area. As such the proposal is not considered to harm the character and appearance of the conservation area nor the appearance of the dwelling.

IMPACT ON NEIGHBOURING PROPERTY

4.4 The main concern with this proposal is the potential loss of amenity due to noise as a result of the fan associated with the unit. The literature submitted with the application states that the unit produces a free field sound pressure level of 46dB(A) at 1 meter from source when operating at full capacity, and information from the

applicant claims that the unit when operating at reduced capacity produces a free field sound pressure level of 40dB(A) at 1 meter from source. Since these figures are given in free field conditions an additional 3dB needs to be added to take account for reflection from the rear property wall on which the unit is to be mounted and a further 3dB due to reflection off the boundary fencing. As a result the estimated noise levels are 52dB(A) at 1 meter and 46dB(A) at 1 meter, under the two different operating capacities. The noise level currently experienced in the rear yard is approximately 44dB(A) Leq 15 minute, although this is currently elevated due to building works being undertaken to the rear of the property and therefore it would be reasonable to suggest that the background noise level is actually in the region of 40dB(A).

4.5 As a result, the predicted noise levels at the neighbouring property (No 9 County House Mews) is predicted to be 10dB(A) above acceptable levels when the unit is operating at full capacity or 4dB(A) above acceptable levels when operating at reduced capacity. This would likely result in loss of amenity to the neighbours using their garden. For the neighbours at No 7 County House Mews noise levels are predicted to be 6dB(A) above the 40dB(A) threshold when the unit is operating at full capacity or just at acceptable levels when operating at reduced capacity.

4.6 Whilst these levels would usually be unacceptable, the internal layout of the neighbouring properties is such that most habitable rooms e.g. living room, bedrooms etc are on upper floors mostly with windows on the other side of the property. As a result the main concern relates to the potential for noise affecting the ground floor study/living areas with patio doors to the rear yards. It has been proposed by the applicant to install a close boarded wooden fence to both party wall fence lines. This would reduce the noise levels by approximately 15dB and would as such ensure that the noise levels at the nearest residential dwellings do not result in the loss of amenity.

5.0 CONCLUSION

5.1 The proposal, by virtue of its scale and position, and the agreement of the applicant to erect a close boarded fence is considered to prevent significant harm to residential amenity with regard to noise levels and with preserve the character and appearance of the conservation area.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 PLANS1 Approved plans

3 The air source heat pump shall not be brought into use until a 1.8m high close boarded fence has been erected in accordance with the details submitted and the fence shall remain in situ for as long as the air source heat pump is installed.

Reason: To reduce noise levels caused by the unit and to protect the residential amenity of adjacent neighbours.

**7.0 INFORMATIVES:
Notes to Applicant**

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the character and appearance of the conservation area and residential amenity. As such the proposal complies with Policies GP1, GP18 and HE3 of the City of York Development Control Local Plan.

Contact details:

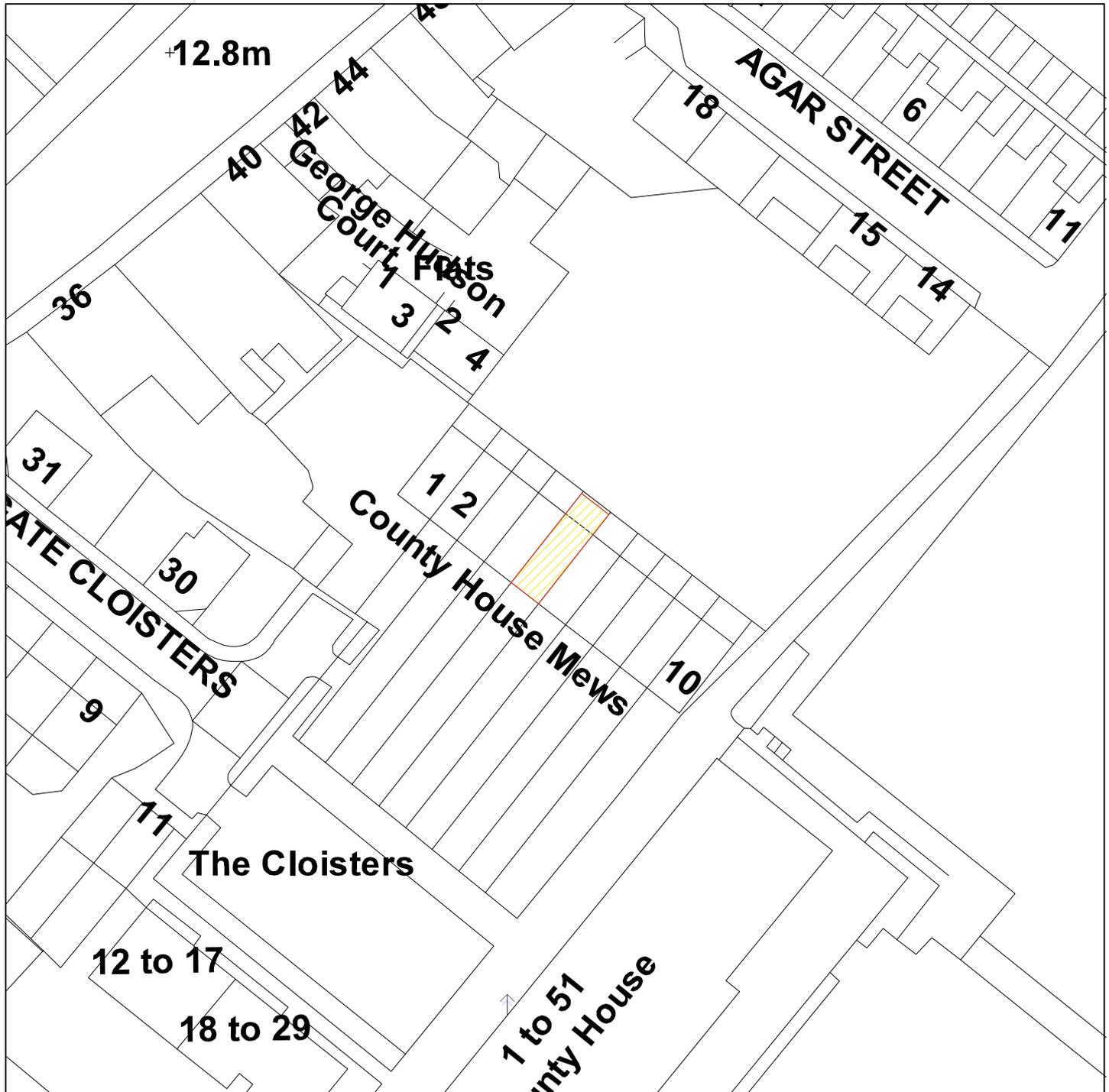
Author: Elizabeth Potter Development Control Assistant
Tel No: 01904 551350

5 County House Mews, Monkgate Cloisters

10/00726/FUL



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Organisation	City of York Council
Department	Planning & Sustainable Development
Comments	Application site
Date	01 July 2010
SLA Number	Not set

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COMMITTEE REPORT**Committee:** West/Centre Area**Ward:** Guildhall**Date:** 15 July 2010**Parish:** Guildhall Planning Panel**Reference:** 10/00788/FUL**Application at:** Luxury Ice Cream Company 20 Back Swinegate York YO1 8AD**For:** Change of use of highway to form seating area to front of property in connection with existing business**By:** Mrs Dawn Argyle**Application Type:** Full Application**Target Date:** 14 June 2010**Recommendation:** Approve**1.0 PROPOSAL**

1.1 This application seeks permission for a change of use of part of the highway to form an outside seating area associated with the Luxury Ice Cream Company, 20 Back Swinegate. The seating area will measure 2.2m x 6.6m and will comprise 3no. tables and 10no. chairs. 20 Back Swinegate is situated in the Central Historic Core conservation area.

1.2 This application has been called in to sub-committee by Councillor Brian Watson in view of some conflicting issues down the street.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006

Conservation Area GMS Constraints: Central Historic Core CONF

DC Area Teams GMS Constraints: Central Area 0002

2.2 Policies:

CYGP1 Design

CYHE3 Conservation Areas

CYS6 Control of food and drink (A3) uses

3.0 CONSULTATIONS**INTERNAL**

3.1 DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT - Proposed barriers will be slender post connected by rope which are considered acceptable. Also the design of the tables and chairs is considered acceptable also. No metal barriers or advertising will be supported. Conditions should be applied, if approval is given, to prevent the use of umbrellas.

3.2 CONSERVATION AREA ACTION PANEL - The panel felt there was insufficient information to make an informed comment as no details of furniture, means of enclosure etc were not included. If the application were to be approved enclosures should be by means of post and rope (not railings) no more than 1m high. The panel felt the proposed area was too wide and should be less than 50% of the carriageway.

3.3 HIGHWAY NETWORK MANAGEMENT - The proposed seating area will reduce the highway to 2.7m in width which is less than the 3m recommended width to allow for emergency vehicles, disabled and security carriers. At its current width a Pavement Cafe Licence would not be issued, it is therefore suggested that the seating area be reduced by 0.3m to achieve the required highway clearance. If this were revised there would be no highway objections. Operation hours need to comply with traffic order for Back Swinegate - close at 16:00pm on a Saturday and cannot commence until 13:00pm on a Sunday.

3.4 CITY CENTRE MANAGEMENT - In principle, no objections to seating area during footstreet hours, however this area can get busy during loading times - up to 11am.

EXTERNAL

3.5 NORTH YORKSHIRE POLICE - No comments to make regarding 'designing out crime'. Have referred the application to the Police Traffic Management Officers for comment.

3.6 POLICE TRAFFIC MANAGEMENT OFFICER - Objects to the scheme on safety grounds:

- City centre has medieval design and layout with many streets reflecting this in width and style. The city centre area is particularly vulnerable to fire with many buildings in the Quarter used as restaurants and bars which increases this risk.
- Stonegate has previously been highlighted as being extremely vulnerable with serious evacuation problems envisaged should a fire or other emergency occur - outside seating areas increase congestion and are a cause for real concern as the numbers of outside seating areas have increased and may compromise large scale evacuation and access for emergency vehicles
- Whilst the footpath is left clear of tables, movement across the pathway will likely be obstructed by staff servicing tables, customers etc causing further obstruction.
- The proposed tables are directly opposite the exit to Nether Hornpot Lane which is a busy pedestrian route. The siting of tables narrows the road significantly at this point and will push pedestrian and vehicular traffic nearer the exit with potential conflict.

3.7 GUILDHALL PLANNING PANEL - The panel have concerns that the wheel chair access will be compromised.

3.8 PUBLICITY - The application was advertised by site notice and neighbour notification letter. One objection has been received from the owners of the 20 Back Swinegate. Whilst they support the increase in activity within streets, they consider that this can only be achieved where it does not have potentially harmful implications. Their main concerns are:

- practicality of controlling the seating area so it doesn't conflict with passing pedestrians
- the revised 1.9m area for seating will be informally extended due to the restricted area required by Highway access for emergency vehicles.
- pedestrians will be forced to walk around the seating area, the barriers themselves would be hazardous to pedestrians
- the proposal will create a different situation from that on more traditional streets where pedestrians can still walk freely in front of shops

4.0 APPRAISAL

KEY ISSUES

- Principle of proposed seating area
- Effect on the character and appearance of the conservation area
- Amenity
- Highway safety

RELEVANT PLANNING POLICY

4.1 Draft Local Plan Policy HE3 states that within conservation areas, proposals will only be permitted where there is no adverse effect on the character and appearance of the area.

4.2 Draft Local Plan Policy S6 states that planning permission for the extension, alteration or development of premises for A3 uses (food and drink) will only be granted in York City Centre provided there is no unacceptable impact on the amenities of surrounding occupiers as a result of traffic, noise, smell or litter.

4.3 Draft Local Plan Policy GP1 states that development proposals will be expected to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

PRINCIPLE OF PROPOSED SEATING AREA

4.4 There are no other outside seating areas within Back Swinegate however the principle for external seating is already established on the neighbouring street Little

Stonegate at Kennedys and Bobo Lobos which have seating predominantly on the pavement. The proposal for outside seating in this area of the city centre (The Quarter) is generally encouraged by both the city centre management team as well as other similar business within the locality.

4.5 The introduction of a seating area in Back Swinegate is not considered to be detrimental to the amenity of customers or owners of other businesses in the street, and would not adversely affect the vitality of the street.

EFFECT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

4.6 The seating area will be situated in the Central Historic Core conservation area where there are other similar schemes operating throughout the city centre. The proposed seating area is not felt to harm the character and appearance of the conservation area. The submitted details showing the proposed design of the tables, chairs and rope barriers are in keeping with the simple style associated with the conservation area and as such the proposal is felt to preserve the character and appearance of the conservation area.

AMENITY

4.7 It is the aim of local businesses to make this food and drink area of the city more inviting and as such they hope that more outside seating will be allowed in this part of the city centre. While this area is predominantly in cafe and retail use, there are some upper floor offices on Back Swinegate. Whilst it is acknowledged that this area is generally a quieter part of the city centre, it is still a public area which is frequently used by members of the public and therefore due to the limited seating provided it is unlikely that noise levels will increase so significantly that the proposal would impact negatively on neighbouring properties.

HIGHWAY SAFETY

4.8 The applicant has applied for the trading hours for the outside seating area to reflect foot street hours to operate between 11.15 - 15.45 Monday - Friday, 10.45 - 16.15 on Saturday and 12.15 - 15.45 on Sundays and Bank Holidays as the area will be located within the public highway. However due to the current Traffic Order for Back Swinegate, the operating hours should be amended on Saturdays so that the seating area is removed by 16.00 and cannot commence on Sundays and Bank Holidays until 13.00.

4.9 There are strong objections to the proposal from the Police on the grounds of highway obstruction with regard to access for emergency vehicles and the possible need to evacuate premises in the case of fire or other emergency. Whilst this issue is considered to be extremely important, at present there are no other seating areas in Back Swinegate to cause further obstruction. The proposal includes 3no. tables and 10no. chairs which is not considered to overly crowd the highway or cause a problem for pedestrians or wheel chair users. The seating area has also been reduced so that the required 3m width is available for emergency vehicles, which has been considered acceptable in other areas of the city centre.

4.10 There is also some concern about the obstruction of the footpath outside the premises as people walk to and from tables including staff servicing tables. It was the intention due to the narrow pavements that the seating would be situated wholly within the highway to reduce disruption to the pavement. However as this area is predominantly pedestrianised it is not felt that the movement of people to and from the premises is considered to be a serious obstruction to the pavement, in most cases people would simply walk around the tables as they do in other areas of the city centre.

4.11 The point is also raised about the location of the seating area directly opposite the exit to Nether Hornpot Lane which is a busy pedestrian walkway. It is suggested that the position of the tables would narrow the road significantly at this point pushing traffic and pedestrians nearer the exit with potential conflict. However the tables and chairs are only proposed during footstreet hours when there will be little if any vehicular traffic. Due to the narrow roads it is likely that any vehicle travelling down Back Swinegate would be going at a very reduced speed thereby further reducing the chance of an accident.

4.12 Therefore by virtue of the limited space occupied by the proposed seating, the available highway width and the lack of any other obstructions to the highway the proposal is not considered to cause significant highway safety issues. However it should be noted that any increase in outside seating in this street would likely cause additional issues for highway safety with the cumulative effect being significant for highway safety in the event of an emergency. However given the circumstances it is recommended to the sub-committee that the planning permission should be temporary for a period of two years to allow for the situation to be monitored.

5.0 CONCLUSION

5.1 The proposal would not have an adverse affect on the character and appearance of the conservation area and would not cause harm to highway safety. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 This use shall cease by 31 July 2012 unless prior to that date the permission of the Local Planning Authority has been obtained to extend the period of the permission.

Reason: To assess the ongoing impact on the conservation area and highway safety, as circumstances of the land may change in future.

2 PLANS1 Approved plans - Revised drawing received 14.06.10

3 The tables and chairs shall not be placed on the highway except between the hours of 11.15 - 15.45 Mondays to Fridays, 10.45 to 16.00 on Saturdays and 13.00

to 15.45 on Sundays. Outside of these hours, all equipment associated with the use shall be removed from the public highway.

Reason: In the interests of users of the public highway and to avoid clutter, in the interests of the character and appearance of the conservation area.

4 The tables and chairs associated with the use hereby approved shall be stored within No. 20 Back Swinegate when not in use.

Reason: In the interests of the safety and rights of way of users of the public footway, and in the interests of visual amenity of the conservation area.

5 There shall be no change or addition to the furniture used in association with the outdoor seating area from that shown in the details submitted on 7 May 2010 (tables, chairs, barrier posts and ropes) without the prior written approval of the Local Planning Authority.

Reason: In the interests of the appearance of this part of the Central Historic Core Conservation Area.

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the character and appearance of the conservation area and highway safety. As such the proposal complies with Policies GP1, HE3 and S6 of the City of York Development Control Local Plan.

2. CAFE LICENCE INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Cafe Licence - Section 115 - Heather Hunter or Anne-Marie Howarth (01904) 551418

Contact details:

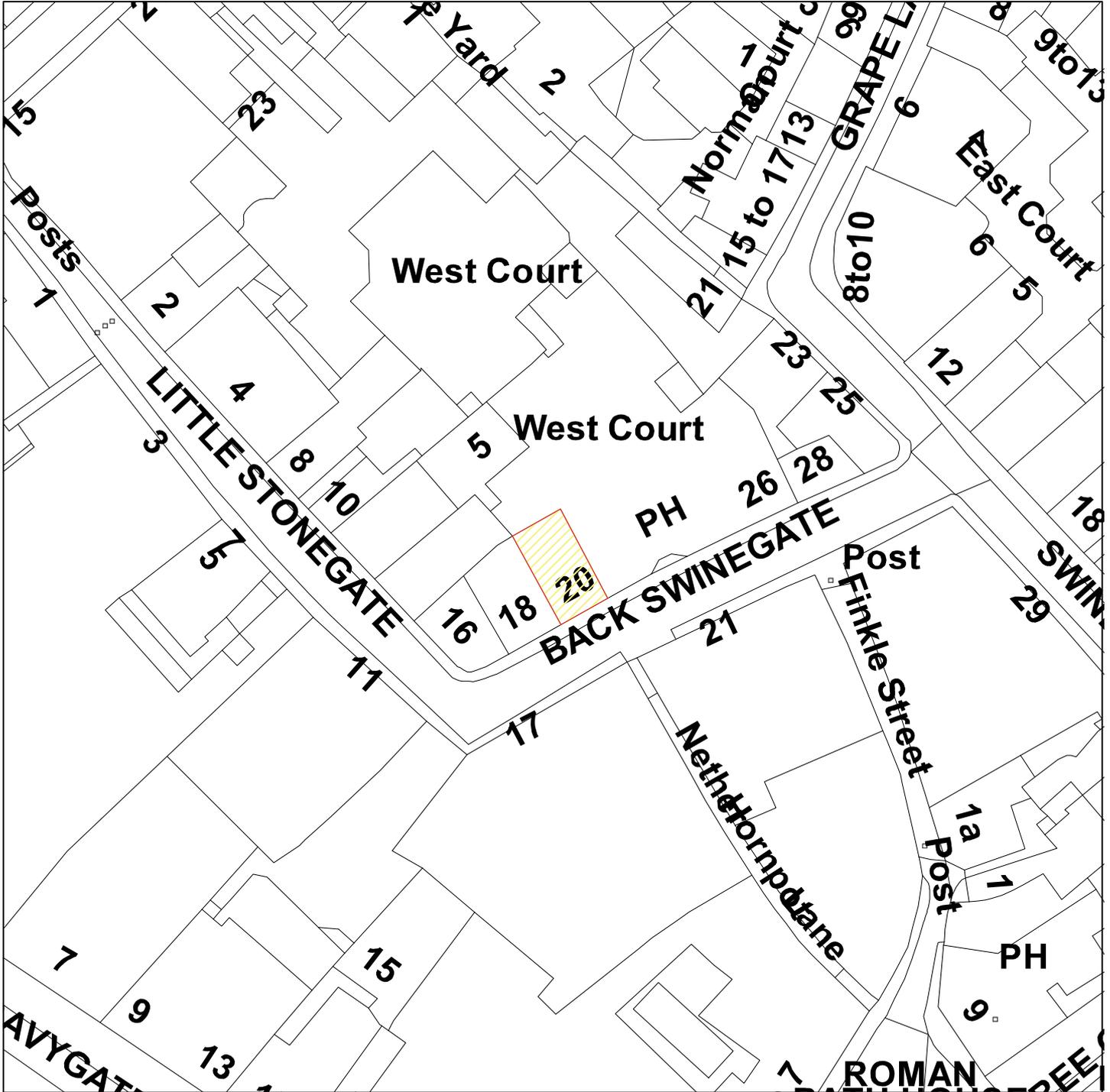
Author: Elizabeth Potter Development Control Assistant
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20 Back Swinegate, YO1 8AD

10/00788/FUL



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Organisation	City of York Council
Department	Planning & Sustainable Development
Comments	Application site
Date	01 July 2010
SLA Number	Not set

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COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Guildhall
Date: 15 July 2010 **Parish:** Guildhall Planning Panel

Reference: 10/00016/OUT
Application at: 68 Bootham York YO30 7DF
For: Erection of 2no. dwellings with access from St Mary's following demolition of existing garage block
By: Mr A Woodland
Application Type: Outline Application
Target Date: 25 June 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 Penn House, 68 Bootham comprises a substantial brick built Grade 11 Listed Early Victorian property used in conjunction with the directly adjacent 38 St Mary's to provide accommodation for Bootham School. The substantial brick boundary wall to the south west is separately Listed and the site as a whole lies within the Historic Core Conservation Area. Outline planning permission is sought for the construction of two one and a half storey mews type houses on the cleared site of a disused block of 8 garages with 6 parking spaces to the rear accessed from St Mary's. Details of access, layout, scale and following amendment appearance are submitted for approval at this stage.

1.2 Councillor Brian Watson has called the application in for determination by the Planning Committee in view of concerns in respect of the access to the site.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006

Conservation Area GMS Constraints: Central Historic Core CONF

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: Central Area 0002

2.2 Policies:

CYH4A
Housing Windfalls

CYHE2
Development in historic locations

CYHE3
Conservation Areas

CYL1C
Provision of New Open Space in Development

CYGP1
Design

CYGP4A
Sustainability

CGP15A
Development and Flood Risk

CYGP10
Subdivision of gardens and infill devt

3.0 CONSULTATIONS

INTERNAL:-

3.1 Highway Network Management raise no objection in principle to the proposal but express concern in respect of the impact of the loss of parking spaces on the local residents only parking scheme and the configuration of the access track leading to the site.

3.2 Design, Conservation and Sustainable Development raise no objection to the proposal subject to any permission being conditioned to require details of landscaping, external materials and large scale details of fenestration and rainwater goods being submitted for further approval.

3.3 Lifelong Learning and Leisure raise no objection to the proposal subject to a commuted payment being made in lieu of on site open space provision.

3.4 Structures and Drainage Engineering Consultancy object to the proposal on the grounds of insufficient information having been submitted with the application in relation to surface water drainage. Further information has been submitted subsequent to these comments being received , any further comments will be reported verbally at the meeting.

EXTERNAL:-

3.5 Guildhall Planning Panel raise no objection in principle to the proposal but express regret that more natural materials are not being utilised for the proposal.

3.6 York Conservation Areas Advisory Panel raise no objection to the proposal.

3.7 St Mary's Conservation Group object to the proposal on the grounds that the proposed development would not respect the architectural language or contextual scale of its surroundings. Concern is also expressed at the loss of much-needed parking spaces in an area of extreme pressure.

3.8 Four letters of objection have been received in respect of the proposal. The following is a summary of their contents:

- * Concern that the proposal would represent over development with a cramped relationship to the existing plot size;
- * Concern that the proposal would result in loss of outlook for surrounding properties;
- * Concern that the proposal would result in excessive pressure on the availability of parking places in the locality;
- * Concern that the proposal would result in excessive disruption and loss of amenity to local residents during the period of construction;
- * Concern that the proposal would have an adverse impact upon the amenity of adjoining properties;
- * Concern that the proposal would adversely impact upon restrictive covenants benefiting adjoining properties;
- * Concern at the massing, proportions and elevational materials of the proposed properties;
- * Concern at the impact of the proposal upon the character and appearance of the Conservation Area and the setting of Listed Buildings within the wider vicinity.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- Impact upon the character and appearance of the Historic Core Conservation Area;
- Impact upon the setting of adjacent Listed Buildings along the Bootham and St Mary's street frontages;
- Impact upon the residential amenity of neighbouring properties;
- Impact upon mature trees and landscaping fringing the site;
- Impact upon the safety and convenience of highway users using St Mary's and the rear access points to properties fronting on to Bootham;
- Impact upon the local pattern of surface water drainage;
- The presence of contamination within the site;

IMPACT UPON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA:-

4.2 Policy HE3 of the York Development Control Local Plan sets a firm policy requirement that planning permission will only be forthcoming for development within the Conservation Area where there would be no adverse effect upon the character or appearance of the area. Applications for development in the Conservation Area will also only be considered if full design details are included. The current proposal envisages the erection of two small scale mews type dwellings on a back land site to

the rear of 68 Bootham and 37 St Mary's. The site is presently occupied by a block of disused garages. The surroundings comprise a densely developed area of Late Georgian/Early Victorian terraced housing with long gardens containing mature landscaping. Directly to the north of the site lies a recently constructed small scale garage/workshop building associated with the properties on the Bootham frontage. This is constructed in a light red brick with a slate roof. The proposed development would follow the same broad design principles with principle living areas facing into the site, a shallow pitched roof in Welsh slate and a massing and roof form that doesn't seek to compete with the properties surrounding the site. External amenity space for both properties whilst not substantial would be entirely consistent with similar inner urban developments. The scheme as envisaged would not amount to an over-development of the site. On balance it is felt that the scheme would fulfil the statutory test of preserving and enhancing the character and appearance of the Conservation Area and that the terms of Policy HE3 of the Draft Local Plan would therefore be complied with.

IMPACT UPON THE SETTING OF ADJACENT LISTED BUILDINGS:-

4.3 Policy HE2 of the York Development Control Local Plan sets a firm policy presumption that new development within the setting of Listed Buildings must respect adjacent buildings and their settings and have regard to local scale, proportion, detail and materials. The current proposal envisages a conjoined development of two 1 and 1/2 storey brick built properties set well back from the rear of the properties facing onto both Bootham and St Mary's. In terms of their scale and massing the proposed properties would fit closely with the existing garage block to the north associated with properties facing Bootham and would compare closely with the stable and coach house developments commonly associated with such sites. The suggested palette of materials in terms of brick colour, texture and detailing would appear somewhat different to the dark red, blue or buff of surrounding properties but the nature of views into and out of the site mean that no material harm would be engendered. The terms of Policy HE2 would thus be complied with and the setting of nearby Listed Buildings would be safeguarded.

IMPACT UPON THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES:-

4.4 Policy GP 1 of the York Development Control Local Plan sets a firm policy presumption in favour of new development which respects or enhances the local environment, is of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials and ensuring that residents living nearby are not unduly affected by noise disturbance, overlooking, overshadowing or dominated by overbearing structures. The proposal envisages the erection of a "mews" style development with the windows associated with principal living areas focussed into the yard area shared between the two properties. At ground floor level the boundary with the rear garden of 78 Bootham would be a 1.7 metre high brick wall with an art stone coping. There would be no issue of overlooking from the kitchen window of the more northerly of the two properties due to the relationship of the window to the boundary wall. There would be some potential for overlooking from the rear first floor windows of the more northerly property. It is recommended therefore that any permission be

conditioned to ensure that these windows are obscure glazed and non-opening. Concern has been expressed in terms of the potential loss of outlook for properties on Bootham and St Mary's arising from the proposal. The relationship of the proposal to nearby properties is however such that in direct views it would be blocked, by existing boundary walls, mature landscaping and the garage block to the north east. The terms of Policy GP 1 of the Draft Local Plan would thus be complied with.

IMPACT UPON EXISTING MATURE TREES AND LANDSCAPING FRINGING THE SITE:-

4.5 A significant characteristic of the visual amenity of the surrounding street scene is the preponderance of mature trees and other landscaping in surrounding gardens and adjacent to the York to Scarborough railway. A detailed tree report was submitted with the application. This clearly demonstrates that the proposal would not have an adverse impact upon the physical health or townscape significance of the surrounding trees. In order to further enhance the sylvan nature of the surroundings and to enable the development to blend in with its surroundings it is recommended that any approval be conditioned to require the submission of a detailed landscaping scheme for further approval.

IMPACT UPON THE SAFETY AND CONVENIENCE OF HIGHWAY USERS:-

4.6 The application site lies within a residents parking area presently under a significant degree of pressure. The applicant has confirmed that the existing garage block and associated parking are significantly under-utilised with places rented to staff and students who can easily be accommodated elsewhere within the school campus. There would be no implications for on-street parking arising from the current proposal. The proposed development would have a communal yard area and space directly adjacent for parking two cars. This is consistent with the parking standards for the inner urban area. Concern has been expressed in relation to the configuration of the access road to the application site and the rear garages serving the adjacent properties. The access track is bounded by the side wall of Constantine House St Marys and the rear boundary wall of Penn House, 68 Bootham. Both structures are of significant townscape importance and Listed in their own right. The track is some 2.6 metres wide for the 17 metre section approaching St Mary's. The track is wide enough, with sufficient visibility for the envisaged volume of pedestrian and vehicular traffic to access the site in safety without the need to demolish the rear boundary wall of Penn House to the north east with consequent adverse impacts upon the character and appearance of the Conservation Area.

IMPACT OF THE PROPOSAL UPON THE LOCAL PATTERN OF SURFACE WATER DRAINAGE:-

4.7 Policy GP15a) of the York Development Control Local Plan sets a firm policy requirement for new development to manage flood risk with minimum environmental effect ensuring that the site can be developed, serviced and occupied safely. Discharges should not exceed the capacity of the existing and proposed surface water drainage network and levels of run-off should always be less than the level of pre-development run-off. The application site lies entirely within Flood Zone 1 and the applicant has submitted detailed drainage information relating to the site

including the availability of a surface water sewer connection. Detailed design of the surface water drainage scheme is currently on-going and is the subject of a draft condition to be attached to any approval.

THE PRESENCE OF POSSIBLE CONTAMINATION WITHIN THE SITE:-

4.8 Concern has been expressed in relation to the possible presence of contamination on the site relating to previous activities that have taken place. The applicant has submitted a brief contamination assessment in view of the proposal being for residential development which is categorised as a potentially vulnerable use. This clearly indicates that the previous use of the site as a walled garden mean that it is unlikely to have been subject to significant or hazardous contamination.

RESTRICTIVE COVENANTS:-

4.9 Concerns have been expressed in respect of the relationship of the proposal to restrictive covenants governing rights of access to the rear of the properties facing Bootham. Such matters relating to private property rights are not material considerations in the determination of the current application.

5.0 CONCLUSION

5.1 Penn House, 68 Bootham comprises a substantial brick built Early Victorian Grade 11 Listed Property within the Historic Core Conservation Area. Outline Planning permission with only landscape details reserved is sought in respect of the erection of two conjoined " mews" style properties on the cleared site of an existing garage block to the rear of the site. The surrounding area is characterised by a series of Late Georgian/Early Victorian villas set within long well landscaped garden.

5.2 The current application site part of the detached former walled garden associated with 68 Bootham. The scheme envisages the erection of two conjoined 1 1/2 storey mews type properties in a mid-red brick with a reconstituted slate roof. A garage block constructed to a similar scale with a similar palette of materials lies directly to the north east. The scale, massing and design of the scheme would not give rise to an adverse impact upon the character or appearance of the Conservation Area or the setting of Listed Buildings surrounding the site. Adequate amenity space would be provided for the occupiers of both proposed properties and the scheme would have the nature of coach house or stable developments characteristic of such locations. The scheme would not represent over-development development of the site and any impact upon the residential amenity of neighbouring properties would be minimal. Any impact upon the availability of off-street parking in the area would similarly be minimal. On balance the scheme would preserve and enhance the Historic Core Conservation Area and approval is therefore recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 OUT1 Approval of Reserved Matters

2. OUT2. Landscaping

3. The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs: BSPH-130-P5 ; BSPH-133-P1; BSPH-131-P3 ; BSPH-132-P4 ; BSPH-141-P2. Date Stamped 7th January 2010.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

4 VISQ8 Samples of exterior materials to be app

5 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

i All external doors and window types in the context of their openings at 1:20 and 1:5; Timber only shall be used;

ii Section through the eaves showing the position of roof lights and upper windows;

iii All rainwater goods including proposed material.

Reason: So that the Local Planning Authority may be satisfied with these details.

6 DRAIN1 Drainage details to be agreed

7 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The Open space shall thereafter be provided in accordance with the approved scheme or the alternatives arrangements agreed in writing by the Local Planning Authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1c of the Development Control Local Plan which requires that all new housing sites make provision for the open space needs of future occupiers.

INFORMATIVE:

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £4,248

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of

the local planning authority's enforcement powers in this regard.

- 8 Prior to the development commencing 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: To promote the use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours

- 9 Prior to the development coming into use, all areas used by vehicles shall be surfaced, sealed and positively drained within the site, in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority.

Reason:- To prevent egress of water and loose material onto the public highway.

- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A, B, C, E and H; of Schedule 2 Part 1 of that Order shall not be erected or constructed.

Reason: In the interests of the amenities of the adjoining residents and to safeguard the character and appearance of the Conservation Area the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 1995.

- 11 Prior to the commencement of development , a report demonstrating that the dwelling would comply with the Code for Sustainable Homes Level 3 assessment for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved report.

Reason: To ensure that the proposal complies with the principles of sustainable development and the Council's adopted Interim Planning Statement on Sustainable Design and Construction.

- 12 Prior to the commencement of development , full details of a renewable energy strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include i) the dwelling's proposed renewable energy generation, which shall be at least 5% of total energy generation; ii) measures to reduce energy demand; iii) measures to reduce CO2 emissions to a level lower than required under Building Regulations Part L. The development shall then be carried out in accordance with the approved assessment.

Reason:- To ensure that the proposal complies with the principles of sustainable development and the Council's adopted Interim Planning Statement on Sustainable Design and Construction.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the character and appearance of the Historic Core Conservation Area; impact upon the setting of adjacent Listed Buildings; impact upon the residential amenity of neighbouring properties; impact upon mature trees and landscaping fringing the site; impact upon the safety and convenience of highway users; impact upon the local pattern of surface water drainage. As such the proposal complies with Policies H4a), HE2, HE3 ,L1c); GP1 ; GP4a) GP15a) GP10 of the City of York Development Control Local Plan.

2. DEMOLITION AND CONSTRUCTION:-

i) All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday 08:00 to 18:00
Saturday 09:00 to 13:00
Not at all on Sundays and Bank Holidays.

ii) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for " Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled " Control of Noise and Vibration".

iii) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and /or fitted with effective and well maintained mufflers in accordance with manufacturers instructions.

iv) The best practicable means as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times in order to minimise noise emissions.

v) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

vi) There shall be no bonfires on site.

3. VEHICLE CROSSING WORKS:-

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980

(unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

4. RESIDENTS PARKING ORDER:-

The Highway Authority recommend that the site be removed from qualification for inclusion within the R12 Marygate Respark Zone. This will involve amendment to the Traffic Regulation Order and the costs incurred in making such an amendment shall be born by the applicant.

5. THE PARTY WALL ETC ACT 1996

The proposed development may involve works that are covered by the Party Wall etc Act 1996. An explanatory booklet about the Act is available from City Strategy at 9 St Leonard's Place or at :

<<http://www.communities.gov.uk/publications/planningand building/partywall>>

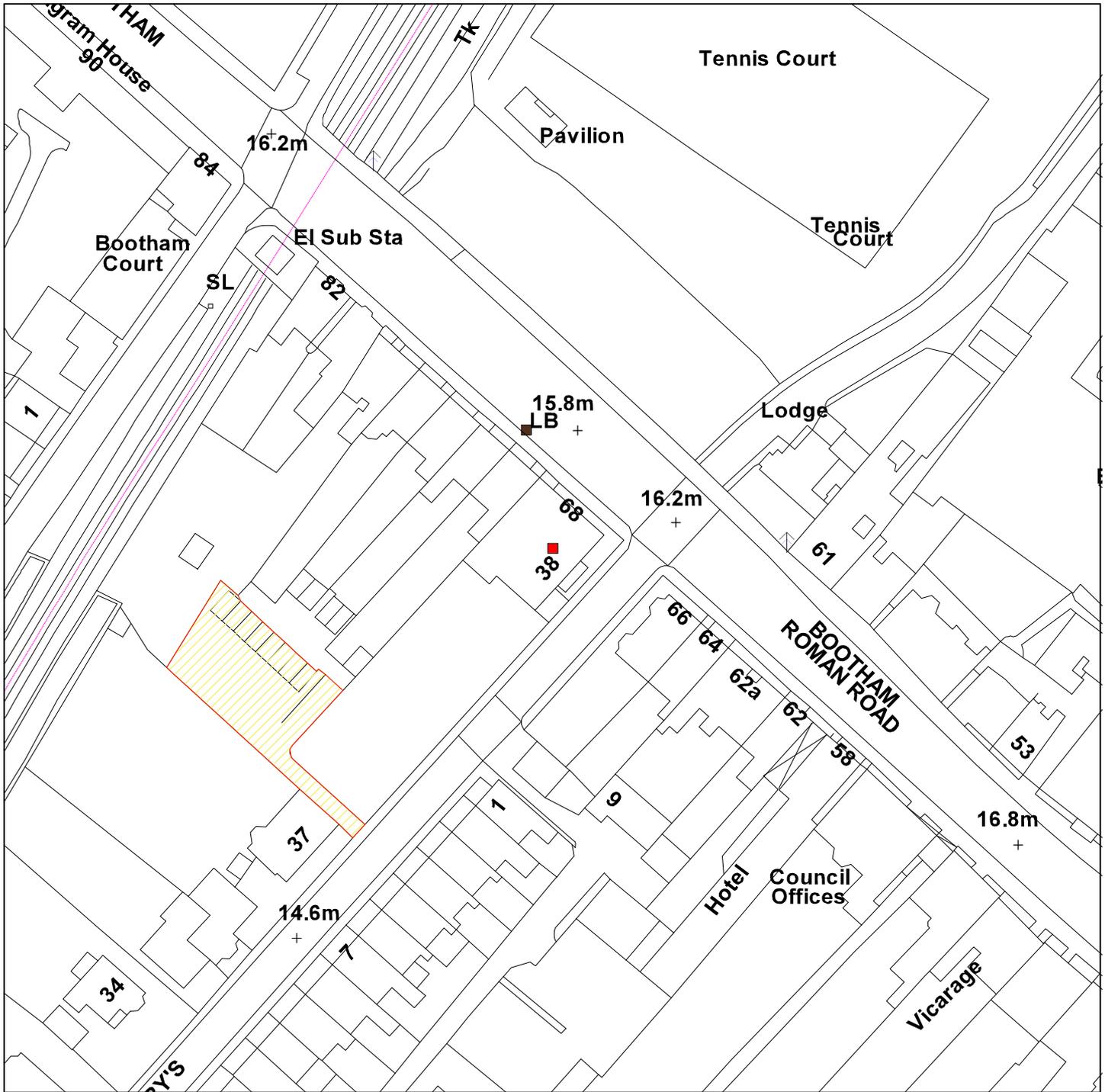
Furthermore the grant of planning permission does not override the need to comply with other statutory provisions(for example the Building Regulations)neither does it override other private property rights(for example building on, under or over, or accessing land which is not within your ownership.)

Contact details:

Author: Erik Matthews Development Control Officer
Tel No: 01904 551416

68 Bootham, YO30 7DF

10/00016/OUT



Scale : 1:1000

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Organisation	City of York Council
Department	Planning & Sustainable Development
Comments	Application site
Date	01 July 2010
SLA Number	Not set

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3.0 CONSULTATIONS

INTERNAL:-

3.1 Design, Conservation and Sustainable Development – any response will be reported verbally.

3.2 Structures and Drainage Engineering – any response will be reported verbally.

EXTERNAL:-

3.3 Rufforth Parish Council object to the proposal on the grounds of unacceptable impact upon the openness of the Green Belt, a conflict with the purposes of including the land within the Green Belt and an unacceptable impact upon the residential amenity of neighbouring properties.

3.4 Marston Moor Internal Drainage Board – any response will be reported verbally.

3.5 One letter of objection from a nearby resident has been forthcoming expressing concern in respect of the impact of the proposal upon the open character and purposes of designation of the Green Belt and expressing concern in respect of its impact upon the residential amenity of neighbouring properties.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS:-

- * Impact upon the open character and purposes of designation of the York Green Belt;
- * Impact upon the residential amenity of nearby properties.

IMPACT UPON THE YORK GREEN BELT:-

4.2 Policy GB1 of the York Development Control Local Plan building upon Central Government Guidance outlined in PPG2 "Green Belts", sets a firm policy presumption that in Green Belt areas permission will only be forthcoming where the scale, location and design of such development would not detract from the open character of the Green Belt, it would not conflict with the purposes of including land within the Green Belt and would be for a number of specific purposes including essential facilities for outdoor sport and outdoor recreation.

4.3 The current proposal envisages the erection of a tennis court some 34.75 metres long, 17.1 metres wide and with a fence some 2.79 metres high. Whilst "essential facilities" for outdoor sport and recreation are deemed to be appropriate development within the Green Belt the construction of a standard sized tennis court with associated fencing and hard surface outside of a garden area would not be appropriate by virtue of its impact upon openness as well as running contrary to the purposes of inclusion of the land within the Green Belt. The application site comprises a new development with long plots incorporating a paddock running north

from the village boundary into open countryside. The area retains the historic pattern of land boundaries associated with Rufforth village and contributes significantly to the openness of the Green Belt in that area. As proposed the development would appear poorly related to the domestic curtilage of the property and as a highly urbanised and engineered structure would be contrary to Green Belt policy as outlined in both the Draft Local Plan and Central Government Planning Guidance outlined in PPG2 "Green Belts". The applicant is a professional tennis coach , however no " very special" circumstances have been advanced to justify over-riding the usual presumption against inappropriate development within the Green Belt.

IMPACT UPON THE RESIDENTIAL AMENITY OF NEARBY PROPERTIES:-

4.3 Policy GP1 of the York Development Control Local Plan sets a firm policy requirement that new development proposals respect or enhance the local environment, are of a layout and scale that is compatible with neighbouring buildings, spaces and the character of the area and ensure that residents living nearby are not unduly affected by noise and disturbance. The current proposal envisages the construction of a professional standard tennis court some 16 metres from the closest residential property to the south west with other properties overlooking at an albeit greater distance. Whilst no lighting is proposed the size, fencing and proposed surfacing of the court presuppose a degree of intensive use of the proposal. This would have a degree of impact upon the residential amenity of neighbouring properties but this would not be sufficient as to justify refusal of the proposal.

5.0 CONCLUSION

5.1 Forge House comprises a two storey brick built mews type development to the north east of Rufforth village. It lies within the designated York Green Belt and incorporates a long plot containing paddock land stretching significantly beyond the built up development limit of the village. The current proposal envisages the erection of a 34.5 metre by 17.1 metre hard surfaced tennis court with a 2.79 metre high fence. The construction of a tennis court within the domestic curtilage of the property would be acceptable in principle, however the proposed construction would be awkwardly related to the edge of the existing curtilage and the nature and extent of the engineered structure would detract from the openness of the Green Belt whilst conflicting with the purposes of including the land within it. As a consequence the development would be contrary to Draft Local Plan Policy GB1 together with Central Government Planning Policy Guidance in respect of Green Belts outlined in PPG2 "Green Belts" and refusal is therefore recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Refuse

1 The development by virtue of its size, location and relationship to neighbouring properties would cause serious harm to the openness of the designated York Green Belt and by virtue of its urbanised heavily engineered

appearance would be contrary to the purposes of including the land within it contrary to Policy GB1 of the York Development Control Local Plan together with Central Government Planning Guidance in respect of Green Belt areas outlined in PPG2 "Green Belts".

7.0 INFORMATIVES:

Contact details:

Author: Erik Matthews Development Control Officer

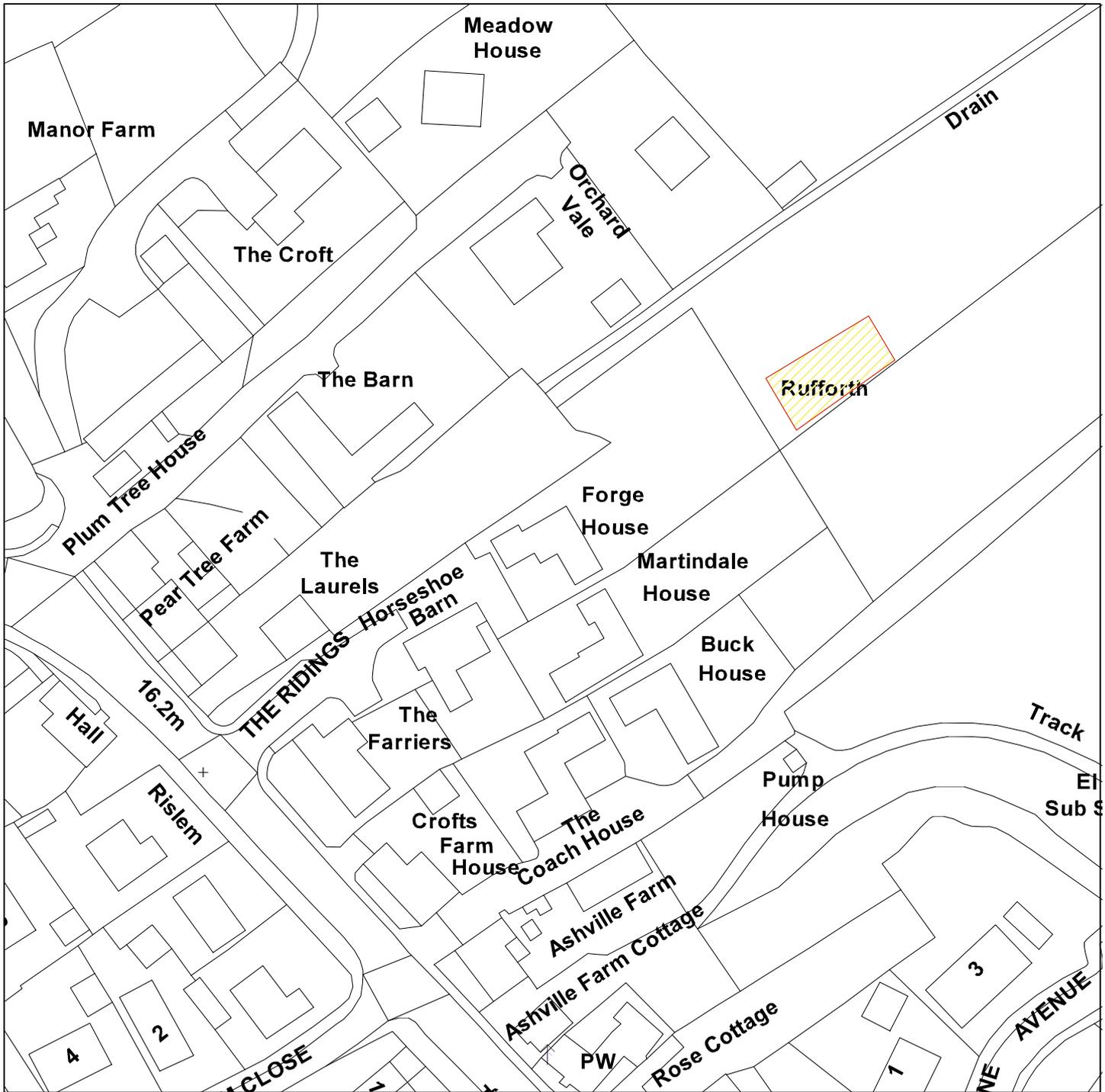
Tel No: 01904 551416

Forge House, The Ridings, Rufforth

10/00714/FUL



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Scale : 1:1000

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Organisation	City of York Council
Department	Planning & Sustainable Development
Comments	Application site
Date	01 July 2010
SLA Number	Not set

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West & City Centre Area Planning Sub-Committee

15 July 2010

Report of the Director of City Strategy

Enforcement Cases - Update

Summary

1. The purpose of this report is to provide Members with a continuing quarterly update on the number of enforcement cases currently outstanding for the area covered by this Sub-Committee.

Background

2. Members have received reports on the number of outstanding enforcement cases within the Sub-Committee area, on a quarterly basis, since July 1998, this report continues this process.
3. Some of these cases have been brought forward as the result of information supplied by residents and local organisations, and therefore “The annexes to this report are marked 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, as 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 direction under any enactment”.
4. In order to give Members an up to date report, the schedules attached have been prepared on the very latest day that they could be to be included in this report on this agenda.

Current Position

5. Members should note that 62 new cases were received for this area within the last 3 months. 58 cases were closed and 191 remain outstanding. There are 77 Section 106 Agreement cases outstanding for this area after the closure of 3 for the last 3 months.

Consultation

6. This is an information report for Members and therefore no consultation has taken place regarding the contents of the report.

Options

7. This is an information report for Members and therefore no specific options are provided to Members regarding the content of the report.

Corporate Priorities

8. Improve the actual and perceived condition and appearance of city's streets, housing estates and publicly accessible spaces.

9. Implications

- **Financial** - *None*
- **Human Resources (HR)** - *None*
- **Equalities** - *None*
- **Legal** - *None*
- **Crime and Disorder** - *None*
- **Information Technology (IT)** - *None*
- **Property** - *None*
- **Other** - *None*

Risk Management

10. There are no known risks.

Recommendations

11. That Members contact the relevant Enforcement Officers to discuss any particular case detailed in the attached ongoing annex and also note the cases closed annex.

Reason: To update Members on the number of outstanding enforcement cases within the Sub-Committees area.

Contact Details

Author:

Hilary Shepherd/
Andy Blain
Planning Enforcement Officers

Chief Officer Responsible for the report:

Chief Officer's name

Michael Slater
*Assistant Director (Planning and Sustainable
Development)*

Dept Name City Strategy
Tel No. 551647/551314

Report Approved

Date 5.07.2010

Specialist Implications Officer(s)

None

Wards Affected: *All Wards in the West and City Centre area*

All

For further information please contact the authors of this report

Background Papers:

Environment and Development Services Business Plan (2000/2001).

Report to Area Sub-Committee in July 2006 – Enforcement Cases Update.

Annexes

Annex A - Enforcement Cases – Update (Confidential)

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By virtue of paragraph(s) 1, 2 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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