
MEETING	PLANNING COMMITTEE
DATE	17 FEBRUARY 2011
PRESENT	COUNCILLORS R WATSON (CHAIR), BOYCE, D'AGORNE, FIRTH, FUNNELL, HORTON, HYMAN, MERRETT (VICE-CHAIR), MOORE, MORLEY, REID, SIMPSON-LAING, B WATSON, ORRELL (SUB FOR CLLR AYRE), GILLIES (SUB FOR CLLR WISEMAN) AND HUDSON (SUB FOR CLLR GALVIN)
APOLOGIES	COUNCILLORS AYRE, GALVIN AND WISEMAN

34. INSPECTION OF SITES

Site	Reason for Visit	Members Attended
Proposed University Campus Lying Between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York (10/02641/FULM, 10/02696/REMM and 10/02734/REMM)	To enable Members to view the site, proposed access and landscaping in relation to the existing campus buildings.	Cllrs R Watson, D'Agorne, Horton, Merrett, Moore, Morley, Reid and B Watson
York City Art Gallery, Exhibition Square, York (10/794/FUL, 10/02795/CAC and 10/02818/LBC)	In view of objections received and to enable Members to view the site and access in relation to adjacent buildings in the Central Core Conservation Area and Area of Archeological Importance.	Cllrs R Watson, D'Agorne, Firth, Gillies, Horton, Merrett, Moore, Morley, Reid and B Watson

35. DECLARATIONS OF INTEREST

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

Councillor Morley declared a personal non prejudicial interest in relation to Plans items 4d, 4e and 4f (Proposed University Campus Lying Between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York 10/02641/FULM, 10/02696/REMM and 10/02734/REMM) and Agenda item 5 (The University of York Travel Plan – 2010-15) as a member of the Heslington East Community Forum.

Councillor Merrett declared a personal non prejudicial interest in relation to Plans item 4d (Proposed University Campus Lying Between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York 10/02641/FULM) as

his daughter was a member of the York City Baths Club and a regular user of local swimming pools.

36. MINUTES

RESOLVED: That the minutes of the last meeting of the Committee held on 20 January 2011 be approved and signed by the Chair as a correct record.

37. PUBLIC PARTICIPATION

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

38. PLANS LIST

Members considered the report of the Assistant Director (Planning and Sustainable Development) relating to the following planning applications, outlining the proposals and relevant planning considerations and setting out the views of the consultees and officers.

38a York City Art Gallery, Exhibition Square, York YO1 2EW (10/02794/FUL)

Members were advised that the full application, for the temporary siting of a 53m high Observation Wheel and permanent landscaping works following demolition of the hutments to the rear of the York City Art Gallery, Exhibition Square, had been withdrawn by the applicant, Mr Michael Woodward, prior to the meeting.

38b York City Art Gallery, Exhibition Square York YO1 2EW (10/02795/CAC)

Members were advised that the Conservation Area Consent, for the demolition of the existing hutments to the rear of the York City Art Gallery, Exhibition Square, in association with the temporary siting of the Observation Wheel and permanent landscaping works, had been withdrawn by the applicant, Mr Michael Woodward, prior to the meeting.

38c York City Art Gallery, Exhibition Square, York YO1 2EW (10/02818/LBC)

Members were advised that the Listed Building Consent, for the demolition of single storey additions to the side of the York City Art Gallery, Exhibition Square, together with alterations to the boundary walls and railings, had been withdrawn by the applicant, Mr Michael Woodward, prior to the meeting.

38d Proposed University Campus Lying Between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York (10/02641/FULM)

Members considered a major full planning application, submitted by the University of York, for the construction of a swimming pool building with

health and fitness facilities plus outdoor sports pitches and car park with associated lighting and fencing.

Officers updated members in relation to the following issues and plans of the Heslington East Masterplan for the Sports Cluster detailing the 'Landscaped Rooms', swimming pool site plan and photomontages were circulated:

- One of the circulated plans showed the draft masterplan of the campus and a draft layout for the sports village. The full size football pitch had been shown rotated 90° from that shown on the application drawings. It was confirmed that this ensured better screening along the eastern boundary, facing the A64, and provided a better setting for the right of way with the retention of the existing hedge. It was reported that the applicant had now agreed to the reorientation of the football pitch and associated landscaping which would be made a condition of any approval.
- As part of the application for the northern service road (the next application to be considered at the meeting) a signal-controlled pedestrian/cycle route would be provided under s278, across Hull Road (Draft Condition 3). However, the link was required to serve the sports village and Officers felt that the condition should more appropriately be attached to the consent for the swimming pool.
- It was pointed out that some of the draft conditions required details to be submitted prior to commencement of development or within three months of the date of approval. The applicant had therefore asked that these time periods be generally extended due to the time lost in the tender and pre-construction stages. It was therefore recommended that the period for compliance be amended to within three months of commencement of development.
- Paragraph 4.26 of the report referred to the loss of an oak tree that officers wished to retain. The applicants had examined the trees possible retention but owing to the reprofiling of that part of the site to create the playing pitches this had not been possible. Officers therefore recommended the modification of draft Condition 9 to refer to tree screening and the inclusion of semi mature specimens, as appropriate.
- The outdoor pitches included flood lighting and in order to ensure that the level of lighting did not result in any loss of amenity it was recommended that details of maximum levels should be included with the revision of Condition 21 and an additional condition.
- It was pointed out that as the development was not pursuant to the outline consent for the campus that it was not bound by the travel plan. Officers therefore proposed an additional condition requiring the development to adhere to the terms of the agreed travel plan.

Officers also circulated a list of draft revised conditions, which covered the following points (a copy of the complete list, with changes highlighted in italics, has been attached as an annex to the online agenda):

- Updated plans list.
- Requirement for sample masonry panel.
- Approval and samples of all exterior materials required.
- Drainage details to be agreed.

- Details of measures to improve pedestrian movement required.
- Submission of pre-design and post construction BREEAM assessments.
- Submission of details to demonstrate how the applicant will provide from renewable sources 10% of the buildings total energy demand, on land within the control of the applicant.
- Landscaping and screening proposals.
- Details required of refuse/recycling facilities, external seating, feature graphics and entrance canopy.
- Details of car parking barriers, showers, changing facilities and lockers and any changes to the public right of way crossing the site.
- Details of proposed transport links to the sports village.
- Surfacing of vehicular areas.
- Layout of car and cycle parking.
- Condition to ensure no mud on the highway during construction.
- Adherence to the Construction Environmental Management Plan.
- Noise generation and monitoring to protect site occupants.
- Site contamination.
- Sound levels for plant and equipment on site.
- Times of use for the outdoor sports pitches
- Control of light emissions from floodlighting to the outdoor sports pitches.
- Amenity lighting details.
- Agreement of arrangements for public access to the swimming pool and other sports facilities.
- Adherence to the approved Travel Plan.
- Orientation of the full size sports pitches required.
- Transport links to be constructed and in operation prior to opening of the Sports Village.

Representations in support were received from the applicant's agent who explained in more detail the proposals for the sports village and work undertaken to date. He pointed out that the swimming pool was a joint venture with 90% of the opening hours being set aside for public use. A draft agreement for use of the outdoor pitches had also been prepared with work commencing in May 2011. Confirmation was also given of the proposed orientation of the football pitch to allow for better landscaping of the site.

Members requested clarification and questioned a number of aspects of the development including:

- Covered cycle parking – confirmation that the details would include covered cycle parking.
- Lighting meeting IE regulations queried details in a semi rural location. Confirmation that IE guidance related to differing environments one of which covered a semi rural location.
- Site levels in respect of the reorientation of the football pitch.
- Number of disabled changing rooms/toilets and siting.
- Siting of disabled car parking spaces in relation to pool entrance.
- Wording of Condition 23 in respect of public access.
- Number and type of lockers.

- Seating numbers on poolside/spectator areas for swimming galas/competitions. Confirmed that numbers had been agreed through Sports England and the Pool Steering Group.

Following further lengthy discussion it was

RESOLVED: That the application be approved subject to Officers undertaking further discussions with the applicants in relation to the relocation of the disabled parking and to the imposition of the conditions listed in the report and the following amended and additional conditions:

Amended Condition 1: The development hereby permitted shall be carried out only in accordance with the following plans: A(00)EXP001 rev 5, A(00)GAP100 rev 20, A(00)GAP009 rev 12, A(00)GAE001 rev 5, A(00)GAS004 rev 09, 0702-60-SKT-01 rev 1, L(00)GAP003 rev 07, L(00)GAP004 rev 7, L(00)GAP005 rev 6 and L(00)GAP006 rev 3.

Amended Condition 2: A sample panel of the masonry to be used on this building shall be erected on the site and shall illustrate the colour, texture, bonding and mortar treatment to be used, and shall be approved in writing by the Local Planning Authority within three months of commencement of development. This panel shall be retained until a minimum of 2 square metres of wall of the approved development has been completed in accordance with the approved sample.

Amended Condition 5: Within three months of commencement of development details of measures to improve pedestrian movement between the public plaza shown on the approved plans and the land to the south/south-east of the application site shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Amended Condition 6: Unless otherwise agreed in writing with the Local Planning Authority, within three months of commencement of development the developer shall submit in writing and be approved by the local planning authority a formal pre-design BREEAM assessment for the design and procurement stages of the development. The developer shall submit a further BREEAM assessment after construction, at a time to be agreed in writing by the Local Planning Authority. The developer shall submit a completion assessment when issued by the BRE. All assessments shall confirm the minimum 'Very Good' rating anticipated in the preliminary BREEAM assessment submitted with the application

Amended Condition 7: Within three months of commencement of development details shall be submitted to and approved in writing by the local planning authority, to demonstrate how the applicant will provide, from renewable sources, 10% of the building's total energy demand on land within the control of the applicant. The development shall not be occupied until these works have been carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority (as part of an energy strategy for

the Heslington East campus). Not later than 12 months after the building has first been brought into use, the applicant shall submit an Energy Statement to the Local Planning Authority, which details the percentage of the buildings energy consumption that has been derived from renewable sources. Thereafter the Energy Statement shall be submitted on an annual basis unless otherwise agreed in writing with the Local Planning Authority.

Additional Condition 9: Within three months of commencement of development detailed landscaping/screening proposals (which shall include 4 no. semi-mature oak trees) shall be submitted to the local planning authority and approved in writing. The scheme, which shall show the number, species, height and position of trees and shrubs shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Amended Condition 10: Within three months of commencement of development details of the following measures shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the submitted details:

- (1) Refuse/recycling facilities including screening
- (2) External seating
- (3) Feature graphics
- (4) Entrance canopy

Amended Condition 11: Within three months of commencement of development details of the following measures shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the submitted details:

- (i) measures to ensure the proper management of the approved car parking facilities including their barrier control mechanisms.
- (ii) showers, changing facilities and lockers for staff arriving to work by cycle.
- (iii) arrangements for securing and protecting cycles belonging to both staff and visitors.
- (iv) any changes to the public right of way crossing the site, including changes to its profile, construction and surfacing.
- (v) disabled parking.

Amended Condition 12: Prior to first opening of the sports village hereby approved, the following transport links shall be constructed and be in operation in accordance with the plans as approved by the Local Planning Authority:

(i) Motor vehicle, pedestrian and cycle links to the current access road from Hull Road serving the Grimston Bar Park and Ride site.

(ii) Pedestrian linkages to the transport interchange on the Heslington East Campus.

(iii) New signal-controlled, pedestrian and cycle crossing facilities at the intersection of Hull Road and the Grimston Bar Park and Ride access road.

(iv) Pedestrian and cycle linkages from the new signalled crossings on Hull Road to the existing facilities along Hull Road.

Amended Condition 20: The outdoor sports pitches shall not be open for use outside the hours of 08:00 to 22:00 on any day.

Additional Condition: Unless otherwise approved in writing by the local planning authority light emissions from the floodlighting to the outdoor sports pitches shall not: (1) Exceed the lux levels shown on approved drawing 0702-60-SKT-01/01 (b) have an upward light ratio exceeding 2.5% (c) be in operation outside the hours of 08:00 to 22:00 on any day.

Amended Condition 21: The amenity lighting for the external areas not comprising external sports pitches shall comply with the Lighting Strategy for Heslington East campus dated 9 January 2009 unless first agreed in writing with the Local Planning Authority.

Additional Condition: The development hereby approved shall at all times adhere to the terms of the approved travel plan for the campus unless otherwise previously agreed in writing with the Local Planning Authority.

Additional Condition: Notwithstanding the approved plans, within three months of commencement of development details showing the orientation of the full-size sports pitch shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Additional Condition: Prior to the opening of the sports village details of proposals for grass-seeding the area bounded by Langwith College, the northern service road and the alignment of the movement spine shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the principle of the use, scale and appearance of the building, renewable energy, landscaping, neighbour

amenity, transport, sustainability, drainage, bio-diversity and provision of leisure facilities. As such the proposal complies with policies ED9, GP1, GP4a, GP5, GP9, GP15A, NE1, NE7 and L1a of the City of York Local Plan Deposit Draft.

38e Proposed University Campus Lying Between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York (10/02696/REMM)

The Committee considered a major reserved matters application, submitted by the University of York, for the construction of the Northern Service Road (East), sections of the Movement Spine (East) and Hull Road Link Road (South) with associated pedestrian and cycle routes.

Officers updated and circulated the following:

- Photomontage showing indicative route of the Hull Road Link Road, viewed from the A64.
- Plan of the Northern Service road showing levels.
- Concerns had been raised regarding screening of the link road and it was therefore proposed to include an additional condition to cover this. It was confirmed that the University had agreed to bring forward their proposals for landscaping/tree planting in this area.
- Removal of proposed Condition 3 relating to the s278 agreement to provide signalised crossing points and associated footways/cycle paths and its inclusion in application reference 10/02641/FULM (the previous application considered).
- Confirmation that discussions had been held between Officers and the University to ensure that the area between Langwith College and the sports village would be seeded as an interim measure, pending receipt of future reserved matter applications for the site.

Representations were received in support from the applicants agent. She referred to the circulated plans and confirmed that this was the next stage of the infrastructure for the site detailing the various elements of the application. She confirmed the necessity for the roads elevation to prevent the need to excavate a previous land fill site. She went onto outline the landscaping proposals for the campus, which would provide a parkland setting.

Members went on to question a number of details including:

- Landscaping issues at the eastern corner of the site questioning details of timescales, implementation and degree of mature planting.
- Cycle/pedestrian route access to sports village.
- Bus frequency. Confirmation that negotiations were still taking place with operators.
- Screening proposals so as to prevent distraction to drivers on A64.
- Details of barrier restrictions to prevent unauthorised access on the movement spine road.
- Design of shared pedestrian/cycle access crossing point to ensure the safety of users. Confirmation that details were yet to come forward however officers confirmed that conditions would be imposed to ensure the safety of all users.
- Details of bus drop off/parking areas and bus shelters.

- Erections and siting of entry barriers on the Northern Service Road.

Following further discussion it was

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

Amended Condition 2: The deletion of the words ‘Prior to commencement of any works..’ and their replacement with ‘Prior to the opening of the northern service road ...’.

Removal of draft Condition 3.

Additional Condition: Within three months of commencement of development details of landscaping/screening to the section of the link road between (a) Grimston Bar Park and Ride site in the north and (b) the car park of the proposed sports village in the south, shown on drg. 30080-P-367/M, shall be submitted to the Local Planning Authority and approved in writing. The scheme, which shall show the number, species, height and position of trees and shrubs shall be implemented within six months of the opening of the northern service road. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to provision of a new campus, sustainability, design, drainage, landscape and transport issues. The application therefore complies with policies GP1, GP4a, GP9, ED9, and GP15a, of the City of York Local Plan Deposit Draft.

38f Proposed University Campus Lying Between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York (10/02734/REMM)

Members considered a major reserved matters application, submitted by the University of York/Evans Advisory Ltd, for the erection of student residences in 10 no. buildings with amenity/common room building and associated access, cycle parking and landscaping (Langwith College).

Officers updated the Committee in relation to ongoing discussions with the University in relation to the provision of cycle stores with green planted roofs and to receipt of amended plans to this effect.

Representations were then received from the applicant’s agent in support of the proposals. She explained that this was the first phase of Cluster 2 of the Heslington East campus. Part of the section 106 obligation had been to provide student housing related to the number of students and to the

monitoring of student housing demand year on year. Details of the accommodation, tree planting, pedestrian dominated areas and materials were all outlined.

Following further discussion it was

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

Amended Condition 1: The development hereby permitted shall be carried out only in accordance with the approved plans numbered (00)002, (00)004 Rev A, (00)005, (00)001 Rev H, (00)003 Rev B, (20)101 Rev E, (20)102 Rev B, (20)103 Rev B, (20)201 Rev E, (20)202 Rev B, (20)203 Rev B, (20)301 Rev E, (20)302 Rev B, (20)303 Rev B, (20)401 Rev E, (20)402 Rev B, (20)403 Rev B, (20)501 Rev D, (20)502 Rev A, (20)503 Rev A, (20)504 Rev A, (20)505 Rev A, (20)506 Rev A, (20)801 Rev F, (20)701 Rev F, (20)1001 Rev F, (20)901 Rev F, (20)601 Rev C, (20)602 Rev B, (20)1101 Rev B, 24086(00)010, (21)201, (21)202, (21)203, (20)501, (20)502, (21)601, (20)1102 Rev A, 10-373002 Rev D and 10-373-RL003.

Amended Condition 8: The deletion of the words 'No building work shall take place until details have been submitted to..' and their replacement with 'Within three months of commencement of development details shall be submitted to ..'

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to provision of a campus at Heslington East, provision of student housing, sustainability, visual impact, flood risk, landscaping, and transport issues. The application therefore complies with policies GP1, GP4a, T4, ED9, ED10, GP9 and GP15a of the City of York Local Plan Deposit Draft.

39. THE UNIVERSITY OF YORK TRAVEL PLAN - 2010-15

Members considered a report which formed the cover document to the September 2010 University of York's Travel Plan. The Plan had been prepared to account for changes to the University following the establishment of the new Heslington East campus and superseded the plan previously approved in 2008.

Officers confirmed that the travel plan would need to be refreshed throughout its five year life. This was in order to satisfy planning conditions associated with the expansion of the Heslington East campus and to manage the growth of University generated traffic movements within acceptable levels.

Following a presentation on the Travel Plan to Planning Committee members on 16 December 2010 and questions subsequently raised, the plan had been amended accordingly. Additional comments raised by the Heslington Community Forum were also considered, details of which had been set out in Annex B to the report.

A number of members expressed concerns and raised the following issues:

- Concerns in relation to the travel plan and in particular to the base data which provided information on car parking which had clearly not been prior to ~~occupation~~ *development* of the first phase *and appeared to have counted development related parking*.
- Displacement parking – the original planning application anticipated early implementation of the peripheral car parking strategy. Need to press for earlier improvements by the University in line with assurances given to residents by the Planning Inspectors decision.
- Science Park *now* required greater traffic penetration which breached the *original proposals permission approach*.
- Need to ensure cycle routes both on and off campus were adequate. Connectivity required to the west from Walmgate Stray/Millennium Bridge ~~and~~ *across the west campus and a route to the north* with early implementation to provide a safe attractive cycle route.
- Need to encourage cycling with the creation of sustainable cycle routes off site with contributions being sought from the University.
- Future travel plan monitoring. Off site parking by students/employees required monitoring.
- Parking surveys previously undertaken should have requested more information e.g. student or resident. Follow up survey required.
- Reference to on site business units and concern that when all units were occupied there would be insufficient parking for employees and visitors and there was no wish to inhibit the success of these businesses.
- Need to explain University parking policies to residents.
- Concerns that proposed travel plan was inadequate and required further negotiation in relation to the above issues.

RESOLVED: That the Committee note the contents of the University Travel Plan subject to Officers in consultation with the Planning Committee Chair and Vice Chair being delegated authority to agree further amendments to the plan in line with members concerns raised at the meeting.¹

REASON: This will ensure that the evidence given and the measures proposed by the University are suitably robust to achieve the aims outlined at paragraph 2 of the report.

Action Required

1. Undertake discussions with Chair and Vice Chair.

AB, MS

[As amended at the Planning Committee meeting held on 24 March 2011]

R WATSON, Chair

[The meeting started at 4.30 pm and finished at 6.20 pm].