



**Notice of meeting of
East Area Planning Sub-Committee**

To: Councillors Hyman (Chair), Cregan (Vice-Chair),
Douglas, Firth, Funnell, B Watson, Moore, Orrell, Taylor
and Wiseman

Date: Wednesday, 7 July 2010

Time: 2.00 pm

Venue: The Guildhall, York

AGENDA

Please note that this meeting was originally scheduled to take place on Thursday 8 July 2010 at 2.00 pm.

It will now take place on Wednesday 7 July 2010 at 2.00 pm.

Members are advised to note that if they are planning to make their own way to the Site Visits to let Judith Cumming know by **5 pm** on **Tuesday 6 July** on **(01904) 551078**.

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 - 12)

To approve and sign the minutes of the last meeting of the Sub-Committee held on 10 June 2010.

3. Exclusion of Press and Public

To consider excluding the public and press from the meeting during consideration of Annexes 1 and 2 to agenda item 7 on the grounds that this item contains information which is classed 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.

4. Public Participation

At this point in the meeting members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Sub-Committee's remit can do so. Anyone who wishes to register or requires further information is requested to contact the Democracy Officer on the contact details listed at the foot of this agenda. The deadline for registering is **Tuesday 6 July at 5 pm.**

5. Plans List

To determine the following planning applications related to the East Area.

**a) Starbucks Unit F1 Monks Cross Shopping (Pages 13 - 36)
Park Monks Cross Drive Huntington**

This application is for the erection of 3no retail buildings (total floor space 1440 sq m) for Class A1 (retail), and/or Class A3 (restaurants and cafes) and/or Class A5 (hot food takeaway) with modifications to existing car park, introduction of new servicing, landscaping and highway works. [Huntington/New Earswick] **[Site Visit]**

b) 1 Barstow Avenue York YO10 3HE (Pages 37 - 44)

This application seeks planning permission to convert a two bedroom single occupancy dwellinghouse (Use Class C3) into a five bedroom house in multiple occupation (HMO) (Use Class C4). No external changes are proposed as part of the proposed development.

This application has been brought before East Area Planning Sub-Committee at the request of Cllr Pierce in order to consider the wider context of new C4 planning applications and the lack of car parking at the application site. [Hull Road] **[Site Visit]**

c) 53 Thirkleby Way Osbaldwick York YO10 3QA (Pages 45 - 82)

This application seeks planning permission to convert a three bedroom single occupancy dwellinghouse (Use Class C3) into a five bedroom house in multiple occupation (HMO)(Use Class C4). No external changes are proposed as part of the proposed development.

This application has been brought before East Area Planning Sub-Committee due to the level of objection from local residents and Osbaldwick Parish Council. [Osbaldwick] **[Site Visit]**

d) Axcent Ltd 156B Haxby Road York YO31 8JN (Pages 83 - 102)

This application is for a proposed residential development consisting of 8no. semi-detached dwellings and 9no. apartments on site of former Co-operative Dairy.[Clifton] **[Site Visit]**

e) Sunnyside Farm Shop, 22 Mill Lane, (Pages 103 - 115) Wigginton, York. YO32 2PX

This is an outline planning application for nine houses with all matters reserved except access, which is via a private drive from Mill Lane. [Haxby and Wigginton] **[Site Visit]**

f) 31 Lea Way Huntington York YO32 9PE (Pages 116 - 129)

The application is for the erection of 14 dwellings comprising four 2-bedroom houses, five 3-bedroom houses, four 4-bedroom houses and one 4-bedroom dormer bungalow.

The application is also to extend the life of an unimplemented planning permission (07/01126/FULM), which was approved on 10 August 2007.

[Huntington/New Earswick]

**g) Derwent Barn, Langwith Stray, (Pages 130 - 135)
Heslington, York. YO10 5EJ**

This application is for a first floor pitched roof side extension above single storey play room projection (4.55m max. height) at the side of main two storey building to provide an additional bedroom.

The application has been called-in to Committee at to the request of Councillor Aspden in order to ensure that local residents have a public opportunity to make any representations and due to the special circumstances of the applicant's case that justify the very limited harm to the Green Belt in this particular location.[Heslington]

**h) Recreation Ground, White Rose Avenue, (Pages 136 - 140)
New Earswick**

This application seeks planning permission to convert an existing basketball court into a multi use games area (MUGA) at the existing recreation ground located off White Rose Avenue in New Earswick. This alteration includes the installation of 3m high metal perimeter fencing.

This application has been brought to Committee as the agent for the application works within the 'York Young People's Services' Section of the Adults, Children`s and Education Department of the City of York Council.[Huntington/New Earswick]

i) 8 Kensington Road York YO30 5XG (Pages 141 - 144)

This application seeks planning permission for the conversion of one half of a double integral garage, to form additional living accommodation, on a detached property at 8 Kensington Road, Rawcliffe.

The application has been referred to the Committee for a decision as the applicant is an employee of the City of York Council. [Skelton, Rawcliffe and Clifton Without]

6. Current position of open space and footpath provision at the former Clifton Hospital site (Pages 145 - 147)

The purpose of this report is to explain to Members the current position as to the dedication of land as public open space and the provision of a public footpath at the site of the former Clifton Hospital.

7. Enforcement Cases Update (Pages 148 - 235)

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.

8. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972

9.

Democracy Officer:

Name- Judith Cumming

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E-mail- judith.cumming@york.gov.uk

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 set out above.