



**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:** Thursday, 12 August 2010

**Time:** 2.00 pm

**Venue:** The Guildhall, York

**AGENDA**

**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 4 - 16)

To approve and sign the minutes of the last meeting of the Sub-Committee held on 7 July 2010.

**3. 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 Wednesday 11 August at 5.00 pm.

**4. Plans List**

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

a) **OS Field 3022, Metcalfe Lane, Osbaldwick, (Pages 17 - 27) York.**

This application seeks planning permission for the erection of 90 polytunnels in association with use of 3.29 ha of land as allotments with associated facilities including reception/shop/toilet block, associated parking area and highway improvements to Metcalfe Lane. [Osbaldwick] **[Site Visit]**

b) **University Sports Centre, Heslington Lane, (Pages 28 - 32) York.**

This application seeks to vary condition 3 of planning permission 05/00983/FULM for the erection of a lightweight temporary indoor sports hall, permanent all-weather football pitch and single-storey extension to an equipment store within the University of York's Heslington West Campus. The consent was granted in 2005. Condition 3 requires the temporary indoor sports hall to be removed after five years, i.e. by 14 July 2010. The current application seeks to extend the time limit for removal by a further ten years, i.e. to 14 July 2020. [Heslington] **[Site Visit]**

c) **18 The Village Wigginton York YO32 2PJ (Pages 33 - 41)**

This is a full application for the erection of a 2-bedroom dormer bungalow with integral garage. Access would be via a shared private drive from Longcroft. The proposals would require the removal of a mature Monkey Puzzle tree and the demolition of a timber outbuilding. The application is in effect a renewal of a previous approval (outline and reserved matters granted in 2004 and 2007 respectively), which has expired (see 04/01780/OUT and 07/01284/REM). The proposals are unchanged.

This application has been called in by Cllr Firth because local residents are concerned that circumstances have changed since the previous proposal was approved.[Haxby and Wigginton] **[Site Visit]**

**d) 45 Ashton Avenue York YO30 6HW** (Pages 42 - 47)

This application is for the erection of a three-bedroom two-storey detached house in the rear garden of 45 Ashton Avenue. Two linked single garages are also proposed to serve the existing and new dwelling and a 2.4m high brick wall is proposed alongside a public footpath to the side.

The application has been referred to committee as the applicant is employed by the City Council. [Clifton]

**e) 45 Millfield Lane, York. YO10 3AW** (Pages 48 - 54)

This application seeks planning permission to convert a three bedroom single occupancy dwellinghouse (Use Class C3) into a four bedroom house in multiple occupation (HMO)(Use Class C4).

This application has been brought before East Area Planning Sub-Committee due to the level of objection from local residents and concerns by local councillors on the amount of (H.M.O) conversions within the vicinity. A site visit will allow members to understand the nature of the objections raised and put them into context. [Hull Road] **[Site Visit]**

**f) The Villa, Elvington, York. YO41 4AG** (Pages 55 - 64)

This is a full planning application to erect a four-bedroom dormer bungalow within what was the rear garden of a detached property.

The site is adjacent to a property occupied by a Council employee. It has been referred to Committee in order to ensure transparency in the decision making process. [Wheldrake]

**g) 34 Thief Lane, York. YO10 3HU** (Pages 65 - 71)

This application consists of two parts; the erection of a two storey side and single storey rear extension, and the conversion of the dwelling house into a seven bedroom House in Multiple Occupation (HMO).

This application is being heard before the Committee at the request of Cllr. Brian Watson due to concerns about over studentification in this area.[Hull Road] **[Site Visit]**

**h) 24 Low Mill Close York YO10 5JN** (Pages 72 - 78)

This application seeks planning permission to convert a four bedroom house into a six bedroom House in Multiple Occupation.

This application is being heard before Committee at the request of Cllr Jamieson-Ball who called it in due to concerns of local residents about the balance of student housing in their community. A site visit is proposed in order for members to fully understand the context of the site and the objections of local residents.[Heslington] **[Site Visit]**

**i) 26 Earswick Chase. Earswick, York. YO32 9FY** (Pages 79 - 83)

This application seeks planning permission to erect a conservatory to the rear of the detached garage.

This application is to be determined by the Committee as one of the applicants is a serving Councillor.[Strensall]

**5. Appeals Performance and Decision (Pages 84 - 97) Summaries**

This report (presented to both Sub Committees and Main Planning Committee) informs Members of the Council's performance in relation to appeals determined by the Planning Inspectorate in the 3-month period up to 30<sup>th</sup> June 2010, and provides a summary of the salient points from appeals determined in that period. A list of outstanding appeals as at 31<sup>st</sup> July 2010 is also included.

**6. Urgent Business**

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

**7.**

**Democracy Officer:**

Name- Judith Cumming

Telephone – 01904 551078

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.