



**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, 2 December 2010

Time: 2.00 pm

Venue: The Guildhall, York

AGENDA

Would Members who require transport to the site visit please meet in reception at 9 St Leonard's Place at 10am on Wednesday 1 December. If Members are planning to make their own way to the site visit could they please let Judith Cumming know **by 5 pm on Tuesday 30 November 2010** 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. 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 1 December at 5.00 pm.

3. Plans List

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

- a) **24 Hull Road, York, YO10 3JG** (Pages 4 - 10)
(10/01521/FUL)

The application is for the change of use of a dwelling to an office use. The application also includes alterations to the access and a parking area. [Fishergate] **[Site Visit]**

- b) **Adams Hydraulics, George Cayley Drive,** (Pages 11 - 21)
York. YO30 4XE (10/02127/FULM)

This application is for a single storey side extension to an existing industrial building after the demolition of existing detached storage building.[Skelton, Rawcliffe, Clifton Without]

- c) **The Glen Nursery, Ousecliffe Gardens,** (Pages 22 - 28)
York. YO30 6LX (10/02544/FUL)

This is a revised application for a single storey rear extension, 2 no. additional car parking spaces and replacement cycle shelter and storage units. This application was previously refused by the Committee on 14 October 2010. [Clifton]

4. **Current position of open space and** (Pages 29 - 31)
footpath provision at the former Clifton
Hospital site

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.

5. **Appeals Performance and Decision** (Pages 32 - 49)
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 31st October 2010, and provides a summary of the salient points from appeals determined in that period. A list of outstanding appeals as of the 31st October are also included as annexes.

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
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- Copies of reports

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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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EAST AREA PLANNING SUB COMMITTEE

SITE VISITS

Wednesday 1st December 2010

Members of the sub-committee to meet in reception at 9 St
Leonards Place at 10.00

TIME (Approx)	SITE	ITEM
10:10	24 Hull Road	3a

COMMITTEE REPORT

Date: 2 December 2010 **Ward:** Fishergate
Team: Householder and Small **Parish:** Fishergate Planning Panel
Scale Team

Reference: 10/01521/FUL
Application at: 24 Hull Road York YO10 3JG
For: Change of use from dwelling (use class C3) to offices (use class A2), alterations to access
By: Mr Robert MacMahon
Application Type: Full Application
Target Date: 28 September 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 The application is for the change of use of a dwelling to an office use. The application also includes alterations to the access and a parking area. The proposed offices would be for a student letting business. The parking and turning area would be for the business minibuses and visitor parking.

1.2 The site is part of a pair of semi-detached dwellings sited between a petrol filling station and car wash on the road junction and the dairy site which has recently gained planning permission for three storey student accommodation (10/01743/OUTM). To the rear of the site is Devon Place which is a street of semi-detached dwellings. Opposite the site on Hull Road is a parade of shops and takeaway units.

1.3 The application comes before committee as the application is recommended for approval and a relatively large number of objections have been received.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYH9

loss of dwellings or housing land

CYE4

Employment devt on unallocated land

3.0 CONSULTATIONS

3.1 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - No objections

ENVIRONMENTAL PROTECTION UNIT - No objections

Request that the hours of operation be conditioned to protect the amenity of the adjoining residential dwelling. Furthermore since the use class A2 includes uses such as banks, building societies, estate and employment agencies, professional and financial services and betting offices of which may not be particularly suitable next door to a residential dwelling. Request that use be restricted to the subclass which is subject of this application.

CITY DEVELOPMENT - No objections

- Loss of family dwelling

This proposal would result in the loss of a single 3-bed house. The draft local plan (policy H9) acknowledges the shortage of family housing in York, but recognises that the loss of individual houses will need to be considered in light of the specific circumstances of each application. City Development would object in principle to the loss of a house at a time when York has an acknowledged housing shortage, however it is acknowledged that the location (in close proximity to a petrol station) may cause concern for future occupiers. In this case it may be that such special circumstances are considered as valid reasoning to allow for the proposed loss of housing.

- Creation of new employment floorspace

The proposal would create a small A2 unit (73sqm office floorspace) for use as a student letting office, employing 1 full time employee and 5/6 temporary staff during peak periods. PPS4 regards this type of proposal as 'economic development'. To encourage small business, draft policy E4 supports conversions to employment use on suburban sites like this where the scale and design is appropriate to the locality.

ARCHAEOLOGY – No comments

HOUSING DEVELOPMENT – Object

- Any loss of family housing is a matter for serious concern in view of the SHMA 2007 and the need for housing of all tenures in the council's area
- There is no accompanying justification regarding the need for office accommodation nor justification for reducing housing stock in the area

EXTERNAL CONSULTATIONS/REPRESENTATIONS

FISHERGATE PLANNING PANEL – No comments received

LOCAL RESIDENTS:

15 letters have been received making the following points:

- Increased traffic on Green Dykes Lanes, existing issue due to expansion of University Science Park
- Insufficient allocation of parking spaces near to the site therefore impact on surrounding streets.
- Loss of a family home in a residential area, where many of the dwellings are converted to multiple occupancy
- Increase in cars parking in surrounding streets would affect the safety of residents by virtue of the volume and speed of traffic
- Increased noise pollution and pollution from vehicles
- Loss of privacy to neighbouring dwellings
- Increase in crime
- The area is being overwhelmed by student properties
- The business had to be relocated from the university because the car parks could not cope with the influx of traffic, concerned that may happen in surrounding streets. Proposed parking is not considered to be sufficient to deal with the volume expected.
- How will the parking be enforced?
- There is other office space better suited to this type of business, rather than lose a another dwelling
- There are 96 empty business premises in this post code
- Concerned business will run outside of the stated operating hours
- Anticipate 3000+ students turning up at the property
- The reason for the approval of the Dairy site for student accommodation was that it would release housing back into the market
- Object that adequate consultation did not take place
- Do not agree with the applicants statement that students do not possess cars
- Shortage of family housing in the area
- Do not agree with the applicants statement that the site is similar to the nearby dentist and the parade of shops opposite, the shops have been there for some time, and the dentist is not ideally placed in converted dwellings, but offers a service to local residents
- Loss of outlook to the residents of Devon Place
- Not concerned re the conversion as it would be for a limited period, however were concerned when received anonymous leaflet
- Do not believe the letter was sent by Ashton's Estate Agents
- With the increase in student numbers the use of the site will also intensify
- The drive and turning area require planning permission
- Will set a precedent for similar proposals

4.0 APPRAISAL

RELEVANT SITE HISTORY

No relevant planning history

KEY ISSUES

1. Loss of dwelling
2. Impact on neighbouring property
3. Impact on highway safety

ASSESSMENT

LOSS OF DWELLING

4.1 Policy H9 'Loss of Dwellings or Housing Land' of the City of York Council Development Control Local Plan (2005) states that planning permission will not be granted for development that would result in a net loss of dwellings or housing land, either allocated or with planning permission. The loss of individual residential properties will need to be considered in light of individual site circumstances and the character of and desired uses, in the surrounding area.

4.2 The pair of semi-detached dwellings is sited between a petrol filling station and the old Dairy site which has recently gained planning permission for a three storey student accommodation; the opposite side of the road is a parade of retail and A5 units. In this part of Hull Road the character is one of mixed use. 22 Hull Road is a residential property which has been extended with a large two storey side and rear extension. This pair of dwellings appear somewhat isolated in the context of the surrounding uses although the adjacent streets are strongly residential in character. By virtue of the siting of the building adjacent to the petrol station and the other surrounding commercial uses it is considered that the loss of this family sized dwelling in this location would not significantly harm the housing stock. The quality and proximity of the surrounding uses to the north and east are considered to impact unduly on the residential amenity and the quality of living conditions of potential occupiers of this dwelling and as such it is considered that the individual site circumstances weigh in favour of the proposal and thus the loss of this dwelling is not considered to contradict Policy H9.

IMPACT ON NEIGHBOURING PROPERTY

4.3 The attached property at 22 Hull Road is a residential property and as such it is considered that the hours of operation should be conditioned to prevent disruption to the occupants of the dwelling. It was unclear from the site visit if the building was used by students or a family. The applicant's statement that as the dwelling is occupied by students the expected level of residential amenity is not as high as for other properties is not accepted, as students are entitled to the same level of residential amenity and living conditions as any other resident. The applicants have constructed a parking and turning area to the side and rear of the property. There is some concern that the movement of vehicles to the rear of the No. 24 and in such close proximity to the dwelling and garden of No 22 could cause some disruption and harm to the amenity of the occupants of this dwellings. The level of vehicle movements has the potential to be greater than the present, including traffic movements from the two full time employees, two minibuses, and visitor traffic. As such is it considered that the hours of operation should relate to the use of the parking facilities to prevent any potential disruption to the occupants of 22 Hull Road

and to a lesser extent (by virtue of the distance) the properties to the rear. The proposed hours of use put forward by the applicant would be 9am to 5pm Monday to Friday with no opening during the weekends, and this is considered to be reasonable.

4.4 It is considered that the use should be restricted to a letting agents as other uses within the A2 use class may result in potential issues such as noise and traffic which should be considered through a formal application for planning permission.

4.5 The proposed use is not considered to cause a further loss of privacy over and above the existing use, particularly bearing in mind the proposed hours of operation. It is not considered that people visiting the site will result in a loss of privacy to the surrounding dwellings.

IMPACT ON HIGHWAY SAFETY

4.6 There has been some concern from the objectors regarding the level of parking provision on site and the surrounding streets. Much of the onsite parking provision would accommodate the mini buses. There are parking restrictions on Hull Road, Devon Place, and some on Green Dykes Lane which would prevent parking of vehicles. There are a number of regular bus routes that pass the site or pass near the site. Highways Network Management have not raised any objections to the potential increase in parked vehicles in the area and as such it is not considered that refusal can be justified on this basis.

4.7 Note - There were some comments from local residents that the application had not been adequately publicised. The properties abutting the site including 22 Hull Road, 10, 11, and 12 Devon Place, 15, 15a, 17, 17a, and 19 Hull Road, and the Petrol Filling Station 26 - 30 Hull Road were sent letters advising them of the application. In addition a site notice was posted outside of the site on 8 September 2010.

5.0 CONCLUSION

5.1 For the above reasons the proposed change of use is considered to be acceptable. Approval subject to the following conditions is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

Site Plan received 7 October 2010

Letter from applicant received 7 October 2010;

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

2 TIME2 Development start within three years

3 HWAY9 Vehicle areas surfaced

4 The hours of operation of this approved use shall be confined to:

Mondays to Fridays - 0900 to 1700 hours

No working on Saturdays, Sundays, and Bank Holidays.

Reason: To safeguard the amenities of local residents.

5 The use of the building shall be restricted to that of a letting agent and for no other purpose, including any other use falling within A2 of the Town and Country Planning (Use Classes) Order 1987, (or any provision equivalent to the Class in any Statutory Instrument revoking or re-enacting that Order with or without modification), unless specific planning permission has been granted in that respect.

Reason: To protect the residential amenity of the occupants of the nearby dwellings and the amenity of the users of Hull Road.

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 loss of housing stock, impact on the residential amenity of the occupants of the neighbouring dwellings, and highway safety. As such the proposal complies with Policies GP1, H9 and E4 of the City of York Council Development Control Local Plan (2005).

Contact details:

Author: Victoria Bell Development Management Officer

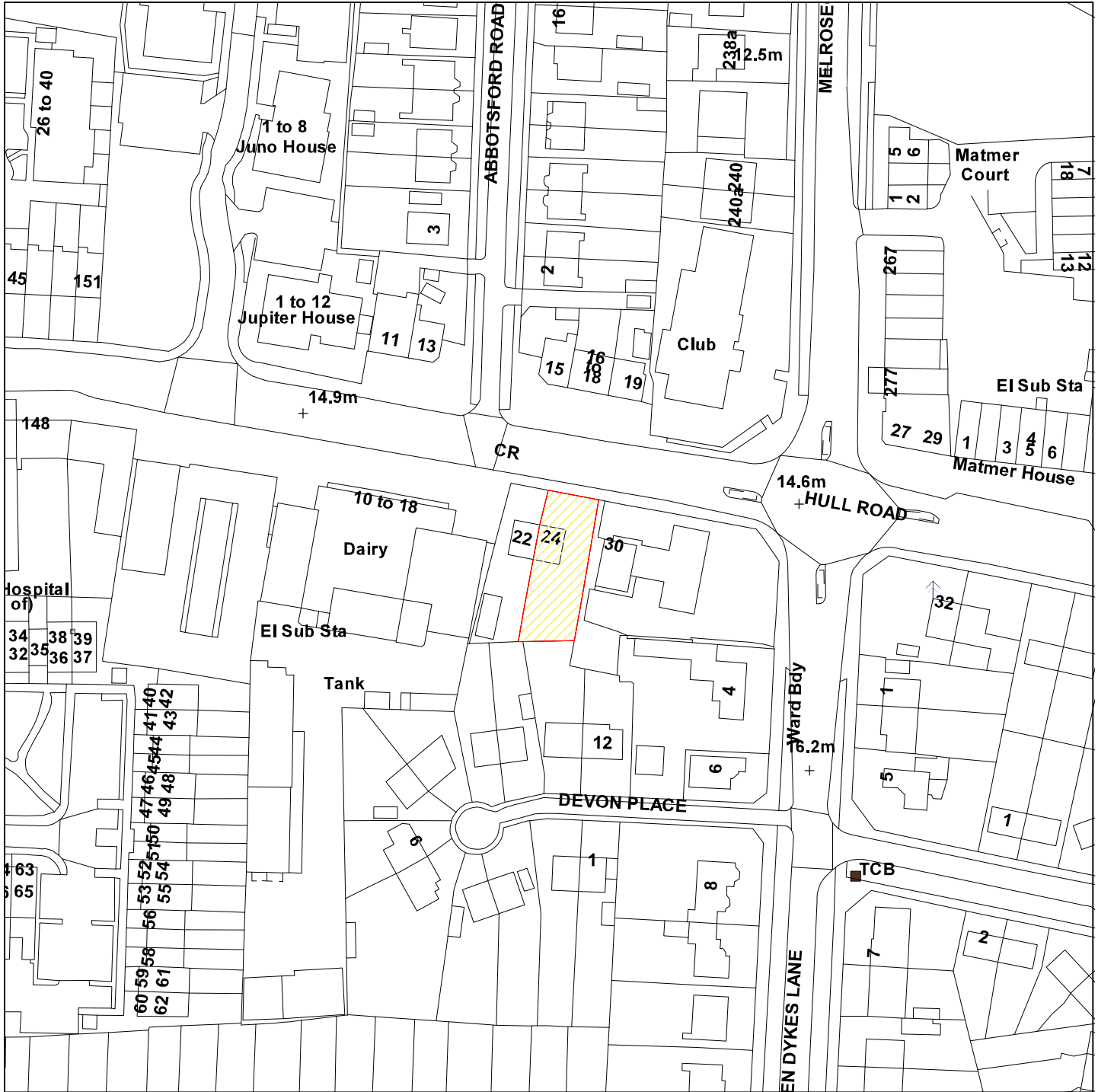
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24 Hull Road

10/01521/FUL



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Organisation	City of York Council
Department	Planning and Sustainable Development
Comments	
Date	22 November 2010
SLA Number	Not Set

COMMITTEE REPORT

Date: 2 December 2010 **Ward:** Skelton, Rawcliffe, Clifton Without
Team: Major and Commercial Team **Parish:** Clifton Without Parish Council

Reference: 10/02127/FULM
Application at: Adams Hydraulics George Cayley Drive York YO30 4XE
For: Single storey side extension to existing industrial building after demolition of existing detached storage building
By: Argon Properties Ltd
Application Type: Major Full Application (13 weeks)
Target Date: 4 January 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 The application site is situated off George Cayley Drive within Clifton Moor Industrial Park. The overall site area is approximately 1.0 hectare.

1.2 The site is surrounded by a combination of industrial, commercial and office uses. Office blocks Athena House and Concept Court are situated to the north of the application site. To the east off Lysander Close are a number of small office buildings. Builders' merchant Travis Perkins and plumber's merchant City Plumbing lie to the south, and Menzies distribution and Peter Turpin design and print are situated to the west.

1.3 The site was previously occupied by Adams Hydraulics who typically fabricate engineered structure, mainly in the field of sewage and drainage works. It comprises a large warehouse with an office accommodation block facing George Cayley Drive, a large service yard and an internal car park and access road. The existing warehouse and office accommodation is arranged over 3 floors.

1.4 It is proposed to further expand the existing industrial/storage element by erecting a single storey side extension within the existing service yard. The overall floor area would be increased by 1640sq.m to 4440sq.m. It would measure 29.6m x 68m with eaves height of 7.6m and an overall height of 10.2m. The overall height of the existing building is 8.5m. Similar to the existing warehouse the external profile of the extension would be primarily metal cladding. To enhance its visual appearance the latest plan shows that three different types of external cladding materials would be used for the construction of the principal elevation (the west elevation facing George Cayley Drive).

1.5 The access arrangements would not be altered by virtue of the proposals, although the existing gates will be brought forward towards the public highway by approximately 5.0m. Parking and internal access arrangements would also be

changed. Currently all parking bays are situated to the front of the service yard facing George Cayley Drive. It is proposed to relocate some parking spaces to the rear of the site and around the proposed extension. At the present time the site contains approximately 50 parking spaces. This would be increased to 54 as the result of the proposals. An internal access road linking the rear parking spaces and delivery area with the rest of the site and access entrance is also proposed.

1.6 There are currently 35 full-time and 1 part-time staff employed on site. It is anticipated that by virtue of the proposed business expansion the number of full-time employees would be increased to 88, although the maximum number of staff anticipated being on site at any one time would be between 45 and 53. The site would be open for business 24 hours a day Mondays to Fridays, 0:00 to 18:00 hours on Saturdays, and 06:00 to 0:00 on Sundays and Bank holidays.

RELEVANT PLANNING HISTORY:

The application site has been the subject of a number of planning applications. For the purpose of assessing the merits of the proposals the following applications are considered to be of most relevance:

1.7 3/27/310/FA: Erection of industrial units (use Class B2) with associated offices, compound, car park and access. Permission granted in August 1990.

1.8 97/01160/FUL: Erection of light industrial unit (Use Class B1). Permission granted in October 1997.

1.9 02/02875/FUL: Renewal of planning permission 97/01160/FUL for erection of light industrial unit (Use Class B1). Permission granted in May 2007.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Contaminated Land GMS Constraints:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYE4

Employment devt on unallocated land

CYGP1

Design

CYGP3

Planning against crime

CYGP4A
Sustainability

CYGP5
Renewable energy

CYGP9
Landscaping

CYT4
Cycle parking standards

CYT13A
Travel Plans and Contributions

3.0 CONSULTATIONS

EXTERNAL

3.1 Neighbours notified, site notice posted, press advertised. Consultation expired on 11 November 2010: No response received.

3.2 Clifton Without Planning Panel consulted. Response received on 12 November 2010: No objections. It is suggested that an early decision should be made on this application, as there appears to be a serious employment issue for the re-siting of a former established local company.

3.3 Safer York Partnership consulted. Response received on 25 October 2010:

- there have been no police recorded incidents reported from this site in the past twelve months.
- in respect of 'designing out crime', North Yorkshire police have no comments to make.

3.4 Internal Drainage Board – No response received to date.

INTERNAL

3.5 Environmental Protection Unit – Response received on 9 November 2010. No objections. A number of informatives regarding ground contamination and noise during construction have been recommended to ensure that the developers of the site are aware of the relevant legislation governing their activities.

3.6 Highway Network Management – First response received on 2 November 2010:
- no objections to the principal of the development. Nevertheless the cycle storage should be increased to at least 20 covered and secured spaces, and the additional cycle spaces should be located in lieu of two of the parallel spaces along side of the main extension. Furthermore the size of the disabled bays should meet the minimal requirements, and that the 2m wide footway should be constructed to the rear of the access radii and carried through to the main entrance. Finally the proposed entrance

gate should be no closer than 19m from the line of the rear of the footway/highway boundary.

3.7 Latest consultation response received on 19 November 2010 following the submission of amended scheme:

- the revisions previously suggested have now been included. As such the proposal accords with highway standards.
- it is noted that a Travel Plan has been included as part of the application. The contents of this Travel Plan are acceptable to the highways as the initial stages of such procedures but should be subject to reviews on an annual basis.
- conditions recommended.

3.8 Drainage – Response received on 29 October 2010: The team objected as insufficient information has been provided to determine the potential impact that proposals may have on the existing drainage systems.

4.0 APPRAISAL

4.1 The main issues to be considered are whether the proposed extension to existing industrial building would conflict with the aims and objectives of the City of York Draft Local Plan and whether it would materially affect the visual appearance and amenity of the area, in particular whether it would create conditions prejudicial to highway safety.

PRINCIPLE OF THE DEVELOPMENT

4.2 This application seeks planning consent to extend an existing industrial building within an established industrial estate. This accords with the policies set out in the City of York Draft Local Plan, in particular Policy E4 “ Employment Development on Unallocated Land” provided that the scale and design of the scheme is appropriate to the locality.

SCALE, DESIGN AND APPEARANCE

Scale:

4.3 The proposal would increase the size of an already large industrial block. Furthermore, the introduction of a new gable would increase the overall height of the building by 1.9m to 10.4m. Whilst the proposal would materially change the existing appearance of the locality especially the streetscene along George Cayley Drive the overall scale and massing of the scheme would not be notably larger than the adjoining commercial block to the south of the site currently occupied by Travis Perkins and City Plumbing. The principal elevation of this neighbouring property measures 66m wide with a rear projection of 63m. In considering its impact it is further noted that the bulk of the extension would be tucked away to the rear away from public view. To further reduce its visual impact the proposed extension is set 15m back from the principal elevation with a distance of more than 43m from the public highway (George Cayley Drive). As such it is unlikely that the overall scale and massing of the proposal would have a detrimental effect on the visual appearance and amenity of the area.

Cumulative effect:

4.4 The cumulative visual impact of the proposed addition and the parent building together with the neighbouring commercial block currently occupied by Travis Perkins and City Plumbing has been taken into account. Nevertheless given the separation distance between the application site and this neighbouring building (by an open builders' yard) it is not considered that the cumulative impact resulted from the development proposal would compromise the visual appearance and amenity of the locality.

Design

4.5 To enhance its visual appearance the latest plan shows three different types of external cladding materials proposed for the construction of the principal elevation (the west elevation facing George Cayley Drive). These include the use of horizontally spanning profile cladding in metallic silver grey, horizontally spanning profiled metal cladding in albatross, and vertically spanning profile profiled metal cladding in merlin grey. It is considered that a wide range of cladding materials for the external surfacing of the principal elevation would help to break up the overall massing of the extension as well as enhancing the character of the new addition.

4.6 The proposed extension would be approximately 30m away from the nearest office blocks Viking House and Wright House to the east of the application site. Given its distances from these nearby commercial properties and the nature of office use within an established industrial unit it is unlikely that the proposal would compromise the visual amenity of the nearby occupants.

ENVIRONMENTAL PROTECTION

4.7 The additional information provided indicates that the site would be engaged in the manufacture of self adhesive labels printed on both paper and filmic substrates, using U.V, water-based and solvent printing inks. The site is anticipated to be in operation 24 hours Mondays to Fridays, 0:00 to 18:00hrs on Saturdays and 06:00 to 0:00 on Sundays and Bank Holidays. Notwithstanding the hours of opening and the nature of the production no objections have been raised by the Environmental Protection team subject to the imposition of a list of standard informatives to ensure that the developers of the site are aware of the relevant legislation governing their activities.

4.8 In the interests of local amenity, it is considered that the work restriction planning condition imposed back in 1990 for the erection of the existing industrial building should be carried forward should permission be given (condition 7 of 3/27/310/FA). This condition requires work not to be undertaken on the site except within the building. It also requires all work within the building to be carried out behind closed doors except during the ingress and egress of vehicles to and from the building.

HIGHWAY CONSIDERATIONS

4.9 According to the submitted travel plan all staff are employed at George Cayley Drive, with a working shift pattern in the production and warehousing and the typical working hours for office based staff are 8:30am - 5:30pm. The vast majority of the existing staff live within 5 miles of the site. In order to reduce the impact of transporting goods it is proposed to encourage businesses to restrict the number of delivery vehicles to arrive on site on a daily basis. Planned distribution of goods is also proposed to minimise road miles travelled and ensure maximum fill rate of vehicles. To reduce the impact of staff travelling staff would be encouraged to car share and to use public transport whenever possible. In addition on site facilities such as bike shelters would be provided. York car share scheme and cycle routes would also be publicised. Campaigns to walk or cycle to work would be organised, with prizes awarded to the staff who do this.

4.10 Initial concerns raised by the Highway Network Management team in respect of cycle and parking provisions, disabled bays, the proposed footway and main gates have now been addressed following the submission of amended drawings. As such, and having taken into account the initiatives set out in the submitted Travel Plan it is considered that any increased traffic movements resulted from the proposed extension would unlikely to create conditions prejudicial to highway safety.

SUSTAINABILITY

4.11 The Sustainability Statement submitted with the application identified that heating is the predominant energy user; as such the renewable energy sources should be for heating. It recommends a combined renewable energy solution which include heat pump technology and biomass for the office heating, and photovoltaic panels for the contributions to the building electricity.

4.12 With regard to waste, the current waste stream is in the region of 7 tonnes per week and this is removed to landfill at the present time. It is the intention to biomass this waste once technology allows this to take place. Factory and office cooling will be installed using CFC free refrigerants.

4.13 Notwithstanding the above commitments, in accordance with the standards set out in the City of York Interim Planning Statement on Sustainable Design and Construction the development will be expected to achieve an overall BREEAM Standard rating of 'very good'. In addition 10% of the expected energy demand for the development is also expected to be provided for through on site renewable generation for heat and/or electricity. These are recommended to be secured by planning conditions. It has been confirmed by the applicant's engineering consultant that the proposed extension would exceed the 10% renewable energy obligation through utilising Air Source Heat pumps for the heating and cooling to the existing office. It is also the intention for the development to achieve a minimum of BREEAM 'good' with aspirations to 'very good'.

OTHER MATERIAL CONSIDERATIONS

4.14 DRAINAGE – The drainage details requested by York Drainage Consultancy are expected to be submitted and approved in writing by the local planning authority

prior to the commencement of development. These are recommended to be secured by condition.

4.15 SECURED BY DESIGN – no objections have been raised by North Yorkshire Police.

4.16 Having taken the above into account, it is considered that the proposed development accords with the Central Government guidance contained within national planning policies and the policies set out in the City of York Local Plan. Hence, this application is recommended for approval.

5.0 CONCLUSION

By virtue of the above this application is recommended for approval.

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:

AD(00)015 Rev B Proposed Elevations
AD(00)012 Rev B Proposed Floor Plan
AD(00)013 Rev C Proposed Site Plan

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

3 VISQ8 Samples of exterior materials to be app

4 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.

Reason: To safeguard the amenities of adjoining occupants.

5 No work shall be undertaken on the site except within the building hereby approved, and all work within that building shall take place behind closed door except during the ingress and egress of vehicles to and from the building.

Reason: In the interests of amenity of the area.

6 HWAY9 Vehicle areas surfaced

7 HWAY19 Car and cycle parking laid out

8 HWAY21 Internal turning areas to be provided

9 HWAY35 Servicing within the site

10 Within 12 months of occupation of the site a first year staff travel survey shall have been submitted and approved in writing by the Local Planning Authority. Results of the yearly staff travel surveys shall then be submitted annually to the authority's travel plan officer for approval.

Reason: To ensure the development complies with advice contained in PPG 13-Transport, and in Policy T13a of the City of York deposit Draft Local Plan, and to ensure that adequate provision is made for the movement of vehicles, pedestrians, cycles and other modes of transport to and from the site, together with provision of parking on site for these users

11 The developer shall aim to achieve a Building Research Establishment Environmental Assessment Method (BREEAM) assessment standard of at least "very good" for the development. Unless otherwise agreed in writing prior to the commencement of the development, the developer shall submit in writing for the approval of the Local Planning Authority a BREEAM design assessment demonstrating the progress of the BREEAM assessment, the percentage score expected to be achieved and the standard to which this relates. Where this does not meet at least a 'very good' standard then the developer shall demonstrate the changes that will be made to the development in order to achieve this standard.

Reason: To ensure that the development is sustainable and accords with Policy GP4a of the Draft City of York Local Plan and the Interim Planning Statement on Sustainable Design and Construction.

12 Unless otherwise agreed in writing by the Local Planning Authority, a minimum of 10% of the expected energy demand for the development hereby approved shall be provided through on site renewable generation for heat and/or electricity. Prior to the commencement of development a statement outlining how these are achieved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable and accords with Policy GP4a of the Draft City of York Local Plan and the City of York Interim Planning Statement on Sustainable Design and Construction.

13 Development shall not begin until details of foul and surface water drainage works have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site.

INFORMATIVE

To satisfy the above condition the following information must also be submitted to and approved in writing by the Local Planning Authority:

- i. Details to include calculations of the existing surface water system should be provided together with details to include calculations of the proposals for the new development;
- ii. A topographical survey showing the proposed ground and finished floor levels to ordnance datum for the site and adjacent properties. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties; and
- iii. Existing and proposed surfacing should be specified. Additional surface water shall not be connected to any foul / combined sewer, if a suitable surface water sewer is available.
- iv. In addition, in accordance with PPS25 and in agreement with the Environment Agency / IDB / City of York Council, peak run-off from developments must be attenuated to 70% of the existing rate (based on 140 l/s/ha of connected impermeable areas). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 20% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required. If existing connected impermeable areas not proven then a Greenfield run-off rate based on 1.4 l/sec/ha shall be used for the above.

14 HT1 IN Height - 10.2

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 principal of additional employment development on unallocated land, scale, design and appearance, environmental protection and amenity, highway considerations and sustainability. As such the proposal complies with Policies E4, GP1, GP3, GP4a, GP5, GP9, T4 and T13a of the City of York Development Control Local Plan.

2. If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a remediation scheme to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been

reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

3. The developer's attention should also be drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

i. 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".

ii. 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.

iii. 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.

iv. 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.

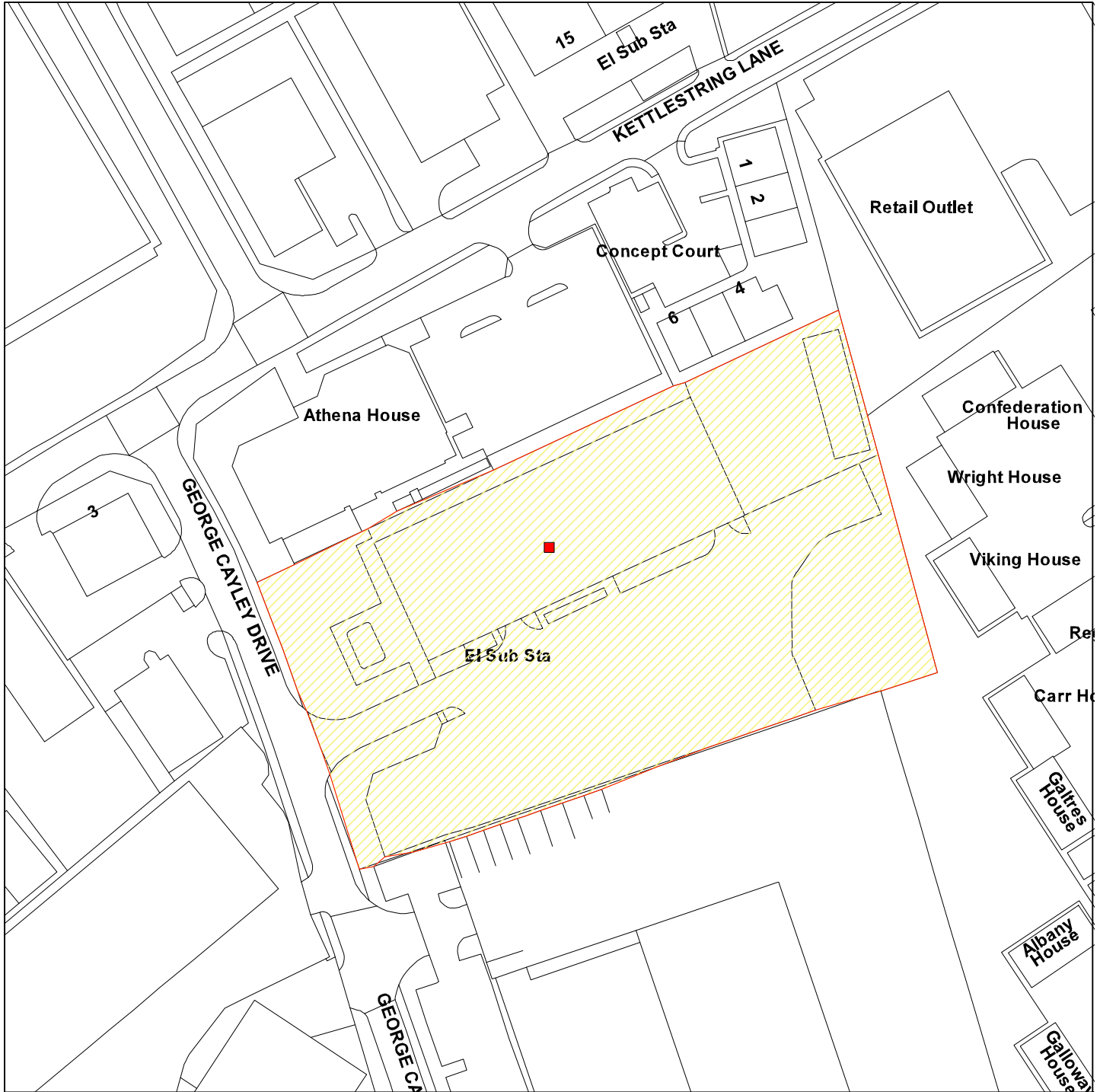
v. There shall be no bonfires on the site.

Contact details:

Author: Billy Wong Development Management Officer
Tel No: 01904 551344

Adams Hydraulics, George Cayley Drive

10/02127/FULM



Scale : 1:1250

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Organisation	City of York Council
Department	Planning and Sustainable Development
Comments	
Date	22 November 2010
SLA Number	Not Set

COMMITTEE REPORT

Date: 2 December 2010 **Ward:** Clifton
Team: Major and Commercial **Parish:** Clifton Planning Panel
Team

Reference: 10/02544/GRG3
Application at: The Glen Nursery Ousecliffe Gardens York YO30 6LX
For: Single storey rear extension, 2 no. additional car parking spaces and replacement cycle shelter and storage units (revised scheme)
By: Adults, Children And Education
Application Type: General Regulations (Reg3)
Target Date: 3 January 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 The application relates to the erection of an irregular-shaped, single-storey, pitch-roofed rear extension measuring approximately 8.5m x 12m x 4m high. The external materials mainly comprise a brick for the plinth, render for the external walls and interlocking tiles for the roof. The internal space would provide two social rooms, a lobby and a storeroom, all linked to the main building. Two additional parking spaces would be provided. Access would be from Ousecliffe Gardens, as existing. The proposals also include replacement cycle sheds and storage units and the erection of a 3.5m-high, freestanding, fabric-covered, canopy.

1.2 The application is a resubmission of 10/01628/GRG3, which was refused by members on 14 October 2010. For information, the officers' report relating to that application is attached. The application was refused for the following reasons:

(i) The proposal would, by virtue of its design, arrangement of windows and choice of materials, result in an incongruous form of development that would be out of keeping with the character and appearance of the area, contrary to national planning guidance at paragraph 34 of Planning Policy Statement 1 (Delivering Sustainable Development) and policy GP1 (Design) of the City of York Draft Local Plan.

(ii) It is considered that the proximity of the proposed extension to the northwest boundary of the site is likely to result in protected trees which make a significant contribution to the character, appearance and amenity of the area (with particular reference to trees T4, T5 and T6 shown on drawing number 2213/2 submitted with the application) being irreversibly damaged, contrary to policy NE1 (Trees, Woodlands and Hedgerows) of the City of York Local Plan Deposit Draft.

The revised proposal attempts to address these shortcomings. The main changes comprise the following:

- The size of the extension has been reduced by deleting the proposed kitchenette and external store. This has enabled the extension to be moved a further 1.5m (on average) away from the existing trees along the northwest boundary
- The corner windows at the southern end of the extension have been deleted,
- The roof would be clad in grey interlocking tiles, to simulate natural slate, rather than the previously-proposed grey membrane;
- The pitch of the roof has been increased from 15 degrees to 17.5 degrees due to the change in roof covering. This has increased the ridge height by 200mm.
- The height of the window head has been lowered to reduce the window area. This would reduce the possibility of overlooking and light spillage onto the neighbouring property.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGP1
Design

CYC1
Criteria for community facilities

CYNE1
Trees, woodlands, hedgerows

CYHE2
Development in historic locations

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - No objections.

Environment, Conservation, Sustainable Development (Trees) - The changes to the footprint move the entire extension further away from the protected trees along the northwest boundary and the building remains narrower for a greater length past the Beech (T5). This keeps most of the construction outside of the root protection area of the Beech except for a corner of Social Area 1. This is acceptable provided that pile foundations are used rather than standard trench foundations, which are more invasive. Pile foundations also offer greater tolerance to any changes in soil conditions so are more compatible with trees in the longer term. Paving should be kept to a minimum maintenance width adjacent to the store. The Beech will need a small amount of crown lifting and reduction to enable the extension to be built. This

is acceptable provided it is carried out by a suitably qualified tree surgeon. Protective fencing should be erected and made a condition of planning permission.

3.2 External

Clifton Planning Panel - No response up to the time of writing this report.

Public Consultation - The consultation period expires on 1 December 2010. At the time of writing two objections have been received raising the following issues:

- Damage to Ousecliffe Gardens access road caused by vehicles
- Impact of traffic on the character of Ousecliffe Gardens

Whilst further responses are expected they are unlikely to raise any new issues that were not reported to the committee as part of the previous application. Any representations received after the time of writing this report will be reported at the committee meeting.

4.0 APPRAISAL

4.1 KEY ISSUES

Design/Appearance
Neighbour amenity
Highway issues
Impact on trees
Impact on the adjacent listed building

4.2 THE APPLICATION SITE

The existing building is a part two-storey, part single-storey respite care home (The Glen) operated by City of York Council. It provides short breaks for disabled/special needs children and young people. The proposal would provide much needed additional space for the occupiers. The site is in a predominantly residential area, accessed from a narrow private road (Ousecliffe Gardens). The site backs onto school playing fields.

4.3 DESIGN/APPEARANCE

The design of the extension has been simplified to be more in keeping with the character of the existing building. The large areas of glazing shown on the previous application have been reduced and the proposed roof membrane has been replaced by grey interlocking tiles designed to simulate natural slate. The new roof would be in keeping with the neighbouring house at Clifton Holme and would colour-match the pitch-roofed part of the existing care home building. It is considered that the revised design of the extension would not look out of place in its surroundings. The materials could be made subject to a planning condition.

The freestanding, fabric-covered, canopy would be located in the rear garden of the care home. The applicant has confirmed that, whilst the canopy would be retractable like an umbrella, it would be a permanent feature. It would not be easily visible from adjacent properties and its visual impact would be minor.

The impact of the replacement cycle sheds and storage units would be minor and not materially different from that of the existing structures.

4.4 NEIGHBOUR AMENITY

The boundary with the adjacent house at Clifton Holme comprises 1.8m-high, hit-and-miss boarding. Whilst the impact on the adjacent occupiers is unlikely to be significant the reduction in glazed area would further reduce the likelihood of light spillage and overlooking from the extension.

4.5 HIGHWAY ISSUES

The main concern of local residents remains the effect of construction vehicles on the road surface of Ousecliffe Gardens, a private road. This is not considered to be a planning issue. Nevertheless the applicant has confirmed that a dilapidation survey on the access road would be carried out prior to the works commencing. In addition to monitoring the state of the road during construction a final inspection would be undertaken on completion. Any damage caused by the contractor's vehicles would be made good at their expense. Objectors have requested that the contract between the council and the builder limits the size of construction vehicles. In response the narrow width of the access road would ensure that only smaller construction vehicles would be used and this would minimise any damage. Prior to the works commencing the council would discuss the restricted vehicle access with the contractor and agree appropriate restrictions on vehicle numbers, size, frequency etc. together with on-site parking provision. Once agreed, those restrictions would be closely monitored to ensure compliance by the main contractor and all subcontractors at the site.

Objectors have also requested that after construction the council takes an appropriate share of responsibility for maintaining the road surface due to the increased traffic generated by the enlarged care home. The number of people occupying the enlarged care home would remain as existing so is unlikely to cause any additional traffic movements along Ousecliffe Gardens. It should be noted that one third of staff at the Glen use a bicycle and the provision of a new secure cycle shelter would encourage more staff and visitors to cycle, potentially reducing the number of car journeys to and from the Glen.

4.6 IMPACT ON TREES

The most important trees on the site would be retained and would not be affected. Nevertheless, the previous proposal would have encroached upon a large part of the root protection area of one reasonable specimen, a Beech (tree T5). Whilst the tree is not of high value it lies in a group which, together, contribute to the amenity of the area. The smaller extension now proposed would avoid most of the root protection area of T5 except for at the corner of Social Area 1. This is acceptable on the basis that it is proposed to utilise mini-pile foundations for this part of the extension, these being less invasive than standard trench foundations. Use of mini-piles could be made a condition of approval.

4.7 IMPACT ON THE ADJACENT LISTED BUILDING

As with the previous application, the revised proposal is unlikely to cause any significant harm to the setting of the adjacent listed building at Clifton Holme due to the intervening separation distance, which is in excess of 25 metres.

5.0 CONCLUSION

5.1 The revised proposal complies with relevant policies in the City of York Local Plan Deposit Draft and is considered to be acceptable.

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:- 0986/101B, /102B, /103B and /104B.

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

3 The external materials used on the extension shall comprise off-white coloured render, Sandtoft Britlock Slate interlocking roof tiles and brickwork to match the existing building unless previously agreed in writing with the local planning authority.

Reason: In the interests of visual amenity.

4 Trees shown to be retained and/or subject to a tree preservation order (TPO) shall be protected during the development of the site by the following measures. Prior to commencement on site protective fencing to BS5837: 2005 shall be erected around all existing trees shown to be retained. Before commencement on site the protective fencing line shall be shown on a plan and agreed with the local authority and subsequently adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zones: excavation, raising of levels, storage of any materials or top soil, lighting of fires, parking or manoeuvring of vehicles, mechanical cultivation. Within the exclusion zone there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new trenches and pipe runs for services or drains. The fencing shall remain secured in position throughout the construction process including the implementation of landscape works. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing.

Reason: To protect trees that are subject to a tree preservation order and contribute to the amenity of the development and/or area.

5 Unless otherwise agreed in writing by the Local Planning Authority, the method of construction for the north-west wall of the extension shall utilise mini-pile foundations.

Reason: To minimize the impact on the roots of protected trees.

6 Notwithstanding the information contained on the approved plans, the height of the extension shall not exceed 4 metres, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: to establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding 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:

Design
Provision of community facilities
Impact on trees
Highway issues
Neighbour amenity
Impact on the adjacent listed building

As such the proposal complies with policies GP1, C1, NE1 and HE2 of the City of York Local Plan Deposit Draft.

Contact details:

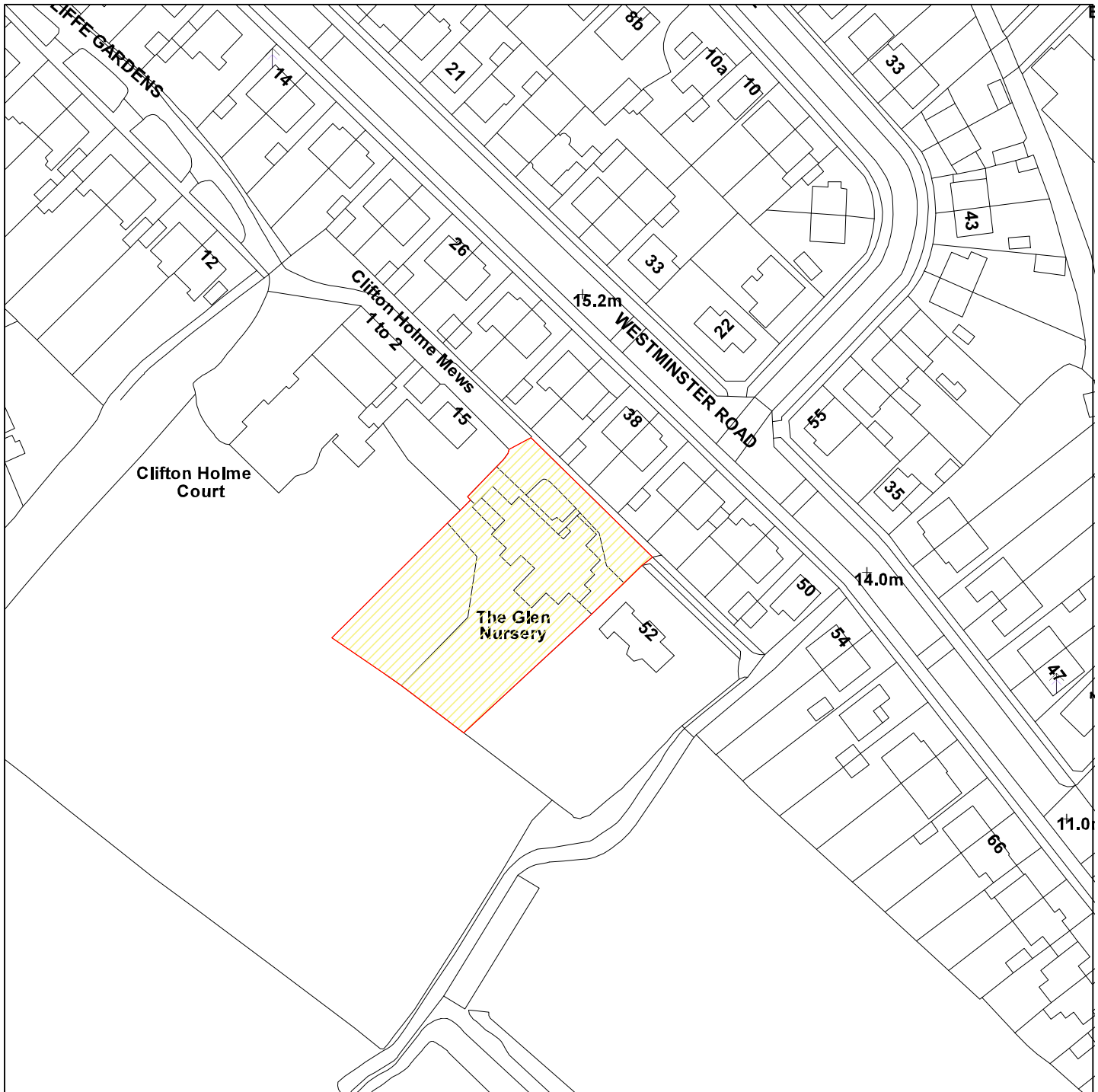
Author: Kevin O'Connell Development Management Officer
Tel No: 01904 552830

The Glen Nursery

10/02544/GRG3



GIS by ESRI (UK)



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	
Date	23 November 2010
SLA Number	Not Set



East Area Planning Sub-Committee

2 December 2010

Report of the Director of Customer and Business Support Services

Current position of open space and footpath provision at the former Clifton Hospital site

Summary

1. The purpose of this report is to update Members as to 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.

Background

2. In 1994 a Planning Agreement further to the Town and Country Planning Act 1990 Section 106 was completed between the Ryedale District Council (1) North Yorkshire County Council (2) and the Secretary of State for Health (3) with regard to the development of land and known as the Clifton Hospital Estate, Clifton Without, York.
3. This agreement dealt with a number of matters but the two that are material to this report were :-
 - (i) a duty imposed on the landowner, the then Secretary of State for Health, to provide a new footpath from Shipton Road to a point within the land to be developed and
 - (ii) an obligation by the Minister to dedicate an identified parcel of land of approximately 2.45 acres to the Ryedale District Council for a nominal sum of £1 to be used as public open space.
4. The Council of the City of York became successors in law to the Ryedale District Council on 1 April 1996 as far as the site at Clifton Hospital is concerned.
5. The two outstanding issues already identified remain unresolved and Members considered a report earlier in the year and asked to be kept informed as to progress.

6. As far as the public open space land is concerned, Legal Services has been in correspondence with solicitors who act for the current developers since January 2007. In October 2010 solicitors acting for Persimmon Homes confirmed that they were instructed to act in respect of the transfer of the open space land. The documents necessary for the transfer have now been drafted and the Council is awaiting their approval. However, investigations have confirmed that the site is owned jointly by Persimmon with Henry Lax (York) Limited and the Council therefore need the approval and co-operation of such co-owners in order to complete the matter. The Council are pursuing these joint owners.
7. Turning to the public footpath, the developers have now requested their solicitors to deal with the formal dedication required and they have agreed to submit to the Council the necessary application. Again, the co-owners will also need to be a party to such formal dedication and Legal will duly pursue.

Consultation

8. Essential discussions have taken place with the current developer.

Options

9. The sub-committee has the following options:-
10. Option 1 Commence proceedings at once to enforce the outstanding requirements of the 1994 Agreement.
11. Option 2 To follow up progress already mentioned and to deal with both outstanding issues on the basis indicated.

Analysis

12. The need to bring this matter to a conclusion is clear. It would seem at this stage that the prudent course would be to seek to follow through what has been agreed, as this is more likely to resolve outstanding issues quickly, rather than engaging in litigation. The discovery that the land is owned jointly with Henry Lax (York) Limited creates a complexity but this can be addressed. Members will be given a verbal update at the meeting.

Corporate Priorities

13. It is clearly within the public interest to ensure that outstanding obligations are duly fulfilled and that both public open space and the footpath are duly provided and made available on a proper formal basis.

Implications

14. **Finance** – None

Human Resources (HR) – None

Equalities – None

Legal – Proceedings could be commenced by the Council to compel the adherers to the requirements of the 1994 agreement.

Crime and Disorder - None

Information Technology (IT) – None

Property – None

Other - None

Risk Management

15. Should proceedings be commenced there would be a risk that they would be unsuccessful and costs could be awarded against the Council.

Recommendations

16. It is recommended that the Council accepts Option 2 and requires a further report in two months' time if by then substantial progress to resolve both outstanding issues has not been made.

Reason: Such an approach is likely to resolve the matter more expeditiously.

Contact details

Author:

Andrew Docherty
Head of Civic, Democratic &

Legal Services
Tel No: 01904 551004

Specialist Implications Officer:

Legal – Martin Blythe
Tel No. 01904 551044

Ward Affected: Clifton Without

Background Papers;
None

Annexes:
None

Chief Office Responsible for the report:

Ian Floyd
Director, Customer and Business
Support Services

Report approved ✓



East Area Planning Sub Committee	2 nd December 2010
West and City Centre Area Planning Sub Committee	9 th December 2010
Planning Committee	16 th December 2010

Appeals Performance and Decision Summaries

Summary

- 1 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 31st October 2010, and provides a summary of the salient points from appeals determined in that period. A list of outstanding appeals as of 31st October 2010 is also included.

Background

- 2 Appeal statistics are collated by the Planning Inspectorate on a quarterly basis. Whilst the percentage of appeals allowed against the Council's decision is no longer a National Performance Indicator, it has in the past been used to abate the amount of Housing and Planning Delivery Grant (HPDG) received by an Authority performing badly against the average appeals performance. Appeals performance has been close to the national average for a number of years.
- 3 Whilst the Inspectorate breaks down the appeals by type in reporting performance, the table below includes all types of appeals such as those against refusal of planning permission, against conditions of approval, enforcement notices, listed building applications and lawful development certificates. Figure 1 shows appeals decided by the Inspectorate, both by CYC Committee area and decision type for the 3 months and also the combined area (CYC) 12 month performance.

**Fig 1 : Appeals Decided by the Planning Inspectorate
For 3 months to 31st October 2010**

	East 3 months	West & CC 3 months	CYC 3 months	CYC 12 months
Allowed	2	2	4	14
Part Allowed	0	2	2	3
Dismissed	6	5	11	34
Total Decided	8	9	17	55
% Allowed	25.00%	22.22%	23.53%	25.45 %
% Part Allowed	0%	22.22%	11.76%	5.45%
Withdrawn	0	0	0	4

Analysis

- 4 The table shows that for the 3 months to 31st October 2010, a total of 17 appeals relating to CYC decisions were determined by the Inspectorate. Of those, 4 were allowed. At 23.53%, the rate of appeals allowed is well below the national average of around 33%, but higher than the 20% reported as allowed in the preceding 3 month period.
- 5 For the 12 months up to 30th June 2010, CYC performance was 25.92% allowed, a slightly higher percentage than the previously reported 12 month period of 26.32%, but still below national average.
- 6 The summaries of appeals determined in the 3 months to 31st October 2010 are included at Annex A. Details as to whether the application was dealt with under delegated powers or Committee (and in those cases the original officer recommendation) are included with each summary. In the period covered, 4 of the appeals determined related to applications refused by Committee:-
 - 10/00020/FUL: 43 West Thorpe – Part Allowed. Officer rec. approve
 - 10/00495/FUL: Derwent Barn, Langwith Stray –Dismissed. Officer rec. refuse
 - 10/00087/FUL:5 Northfileds Strensall- Dismissed. Officer rec. approve
 - 09/01324/FUL: 52 School Lane Fulford –Dismissed. Officer rec. refuse
- 7 The list of current appeals is attached at Annex B. There are 14 appeals lodged with the Planning Inspectorate, 8 in the East Sub Committee area and 6 in West and City Centre Sub Committee area. 9 are proposed to be dealt with by written representation process (W), 2 by Public Inquiry (P), 2 by Informal Hearing (I) and one by the Householder procedure (H).

Consultation

- 8 This is essentially an information report for Members and therefore no consultation has taken place regarding its content.

Corporate Objectives

- 9 The report is relevant to the furthering of the Council's objectives of making York a sustainable City, maintaining its special qualities, making it a safer city, and providing an effective organisation with high standards.

Implications

- 10 Financial – There are no financial implications directly arising from the report
- 11 Human Resources – There are no Human Resources implications directly involved within this report and the recommendations within it other than the need to allocate officer time towards the provision of the information
- 12 Legal – There are no known legal implications associated with this report or the recommendations within it.
- 13 There are no known Equalities, Property, Crime & Disorder or other implications associated with the recommendations within this report.

Risk Management

- 14 In compliance with the Council's risk management strategy, there are no known risks associated with the recommendations of this report.

Recommendation

- 15 That Members note the content of this report.

Contact Details

Author:

Jonathan Carr,
Head of Development
Management,
Directorate of City Strategy

01904 551303

Chief Officer Responsible for the report:

Mike Slater
Assistant Director Planning & Sustainable
Development, Directorate of City Strategy

Report Approved



Date

22nd November
2010

Specialist Implications Officer(s) None.

Wards Affected:

All Y

For further information please contact the author of the report

Annexes

Annex A – Summaries of Appeals Determined between 1st August 2010 and 31st October 2010

Annex B – Outstanding Appeals to 22nd November 2010

Appeal Summaries for Cases Determined 01/08/2010 to 31/10/2010

Application No: 09/01176/OUT
Appeal by: Bonnycroft LLP
Proposal: Outline application for erection of nursing home
Site: Bonnycroft □ 22 Princess Road □ Strensall □ York □ YO32 5UD □
Decision Level: COMM
Outcome: DISMIS

This application related to the development of a 50 bed nursing home in Strensall. The site is occupied by a derelict bungalow set within grounds of 0.5 ha. The site is constrained by a number of TPO's, there are dwellings on three sides and a railway line to the other. The application was in outline with all matters reserved for subsequent approval except access. □ The application was recommended for approval but refused at planning committee on the grounds that the proposal would be harmful to the amenities of local residents and to the character and appearance of the area. Indicative plans were submitted showing a building footprint; the proposal was split into three joined blocks measuring 2, 2.5, and 3 storeys in height. □ The appellants claimed that the Council was unreasonable to refuse the application on issues which were to be determined as part of any reserved matters application and that the Council could have eased any concerns through appropriate conditioning. The Inspector dismissed this stating that Circular 01/2006 expects outline applications to provide sufficient information to demonstrate that proposals have been properly considered in the light of planning policies and site constraints. Therefore the Council was entirely reasonable in refusing the application based on indicative plans. The second case for the appellant was that it had been demonstrated that the indicative plans cause no significant harm to neighbouring or visual amenity. The inspector dismissed this stating that the combination of the length, depth, and height of the proposed building was out of character with an area of modest scale individual buildings with open views above and between buildings. The Inspector also concluded that the structure would appear dominant and overbearing from neighbouring properties and that the vehicular activity along the boundary of a number of residential properties would create an unacceptable level of noise and disturbance. □

Application No: 09/01324/FUL
Appeal by: Mr J Walker
Proposal: Two storey pitched roof extension to rear
Site: 52 School Lane □ Fulford □ York □ YO10 4LS □
Decision Level: COMM
Outcome: DISMIS

The application related to a proposal to extend a granny annex (that was contained within a garage) into a two-storey dwelling (there was no occupancy/severance restriction condition). The building fronts School Lane, though was formally part of the long rear garden of 65 Main Street. The parking for the application property and 65 Main Street is accessed from School Lane and runs past the side of the existing annex. The proposal was refused because it was considered that the space for manoeuvring vehicles was too tight, the design out of character with the conservation area and the proposal would create conflict with neighbours living conditions/safety because of vehicles passing close to windows and an entrance door. □ □ The inspector felt that the design was visually acceptable but dismissed the appeal for the other reasons stated on the decision notice.

Application No: 09/01874/FUL
Appeal by: Mr Patrick Walker
Proposal: Change of use from hairdresser (use class A1) to hot food takeaway (use class A5)
Site: 4 Skeldergate □ York □ YO1 6DG □
Decision Level: DEL
Outcome: DISMIS

Appeal dismissed due to adverse impact on surrounding residents, due to potential noise and cooking smells. Advised that potential litter in the street was not grounds for refusal and that the type of food sold could not be controlled by condition, nor would this mitigate amenity concerns. □ □ Despite the proximity of the site to Micklegate/Bridge Street, Skeldergate is predominantly residential, different in character. The proposal would introduce a late night use (open until 02:00), with associated noise levels and behaviour. Also visitors in vehicles would add to noise levels. This would disturb surrounding residents, in particular the max. noise levels. □ □ Considered that cooking smells would have an unacceptable impact on residents. Despite the installation of equipment, there would be residual odour, and further cooking smells when windows/doors were open. □

Application No: 09/02095/FUL
Appeal by: Mr Nick Wright
Proposal: Change of use from domestic outbuilding to dwelling with additional storage building to side
Site: 1 Springfield Cottages□Hull Road□Dunnington□York□YO19 5LA□
Decision Level: DEL
Outcome: DISMIS

The above application (09/02095) was to convert a relatively large outbuilding to a two bedroom dwelling. The site is close to the Scarborough roundabout on Hull Road. The application was refused for the following reasons:□□"The proposed alterations and creation of a separate dwelling would leave little external amenity space for either dwelling and create a cramped environment for vehicle parking and manoeuvring. Such arrangements have the potential to create a poor living environment and conflict between the occupants of the two properties, particularly through noise associated with late night or early morning vehicle movements. As such the proposal conflicts with policy GP1 (criterion b, g and i) of the City of York Draft Local Plan (fourth set of changes) approved April 2005."□□The inspector did not feel given the location close to Hull Road that noise concerns justified refusal. He did feel however, that the amount of garden space was less than would be expected and that the cramped parking arrangements may prove impractical - he felt this was of particular concern given the property's position adjacent to a dual carriage way a little way from local shops.□□He dismissed the appeal.□

Application No: 09/02099/OUT
Appeal by: Mrs Helen Butterworth
Proposal: Outline application for construction of 4no two-storey dwellings after demolition of existing dwelling
Site: Wellgarth House □ Wetherby Road □ Rufforth □ York □ YO23 3QB □
Decision Level: DEL
Outcome: DISMIS

Outline Planning Permission was refused in respect of an Outline application for erection of four houses on the cleared site of Wellgarth House a bed and breakfast establishment on the eastern edge of Rufforth in November 2009. Rufforth is a village defined as "washed over" Green Belt so any additional housing development should constitute limited "infilling". Reasons for refusal were quite extensive including impact upon the openness of the Green Belt, the design of the scheme not amounting to limited infilling, lack of information in respect of drainage details and lack of information in respect of the provision of affordable housing as part of the wider scheme in line with Draft Local Plan Policy. □ □ The inspector Zoe Hill examined each reason for refusal in turn. She agreed that the proposal amounted to "inappropriate development " in the Green Belt and that the proposed configuration of properties did not amount to "limited infill" in terms of Policy GB2 of the Draft Local Plan. The proposal was also felt to be highly injurious to the open character of the Green Belt. Conflict with the Rufforth VDS, Draft Local Plan Policy GP10 and the recent revision to PPS 3 in respect of the use of garden land for housing was also noted. Whilst not being in Flood Zone 1 the absence of necessary information in respect of surface water drainage was itself felt to be suitable reason for refusal of the proposal and it was not felt that these were appropriate matters which could be conditioned. In relation to the need to provide "affordable housing " in line with the City's Policy the village it was felt that the issue had again not been adequately addressed. The inspector supported the Authority's previous reasons for refusal in their entirety and the appeal was dismissed.

Application No: 09/02221/FUL
Appeal by: Mr Christopher Brown
Proposal: Change of use from 1no. house to 2no. flats
Site: 38 Leven Road□York□YO24 2TJ□
Decision Level: DEL
Outcome: ALLOW

The application was for the conversion of a dwelling to two flats. The semi-detached dwelling is sited in a suburban area characterised by family sized dwellings, this part of the street is set around a relatively large grassed area. The application was refused on the grounds that the scheme would involve the loss of a three bedroom house. Based on the Strategic Housing Market Assessment 2007 it was considered that the conversion of the dwelling to create two flats would have an unacceptable impact upon the city's housing stock, in particular having regard to the higher demand for houses within the city, the levels of 1 bedroom flats already permitted, the significant number of unimplemented permissions for flats and the higher rate of flat completions. As such the application as considered to conflict with Policy H8 of the Local Plan which seeks to retain an adequate supply of family housing stock, as supported by the Strategic Housing Market Assessment 2007. Similar appeal cases which were also submitted to the Inspectorate.□□The appeal was allowed. The Inspector did not give any weight to the Local Plan as it was not adopted and it was some time since it had been placed on deposit in 1998. In addition the Inspector argued that no weight could be given to the Strategic Housing Market Assessment the Inspector questioned the reliance on data from 2005 and 2006 in 2010. The Inspector made the point that it is important that SMHAs are updated, and there is no evidence that that has been done.□□The Inspector agreed to all the conditions put forward by the Council except the standard open space condition. The Inspector considered the policy had little weight, secondly the Council's condition was considered to be of doubtful precision; and thirdly the requirement for a commuted sum is not properly based, the level of occupation of the building would be unlikely to increase and as such suggests that there would be no additional requirement for public open space.

Application No: 09/02308/FUL
Appeal by: Mr David Grierson
Proposal: First floor rear extension
Site: 9A Green Lane □ Acomb □ York □ YO24 3DA □
Decision Level: DEL
Outcome: ALLOW

Proposed first floor rear extension above existing single storey rear extension at carpet shop to allow increased residential accommodation at first floor. Neighbouring house has large window at first floor side elevation, which appeared to be only window to that room (access to rear not possible due to ownership issues) Refused on impact/loss of light. At appeal site visit applicant allowed us into the rear area and became apparent that the side window was a secondary window. Appeal allowed.

Application No: 09/02322/FUL
Appeal by: Mr Jonathan Brack
Proposal: Erection of detached bungalow to rear after demolition of existing garage
Site: Acomb Chiropractic Clinic □ 60A York Road □ Acomb □ York □ YO24 4NW □
Decision Level: DEL
Outcome: DISMIS

The application was for a detached bungalow to the rear of the 60a York Road. The host building is a chiropractors practice, with a flat above and is set back from the road with a large parking area to the front and a small garden area and double garage to the rear. The proposed dwelling was of a modest scale but it was considered that its siting in the rear garden would result in a development that would appear cramped and out of character with the local form of development and the conservation area. In addition the proposal by virtue of its size, height and proximity to 60B York Road would have an overbearing and over dominant impact on the occupiers and would create an unacceptable sense of enclosure that would harm residential amenity and would result in a loss of outlook for the occupiers of No 60B York Road. The application was also refused on the grounds that insufficient drainage details have been submitted □ □ The appeal was dismissed, the Inspector agreed that the proposal would create a cramped situation, and noted that there was no other situation in the area so "enclosed and hemmed in" and considered that the proposal would adversely affect the character and appearance of the area, which is part of the Acomb Conservation Area. The Inspector agreed the proposal would create a second dwelling which would deprive the original dwelling of its domestic amenity space. The Inspector also considered that although the proposal would be on lowered land levels, and the roof would be hipped, it would still intrude significantly above the wall/fence. The proximity of the new dwelling would harmfully affect the living conditions of the occupants of No.60B by dominating the outlook from those primary windows. The Inspector felt that the drainage issues could be dealt with by condition. □

Application No: 10/00018/ADV
Appeal by: Mr Graham Kennedy
Proposal: Display of 1no externally illuminated fascia sign
(retrospective) (resubmission)
Site: Inner Space Stations□339 - 341 Hull
Road□Heslington□York□YO10 3LE□
Decision Level: DEL
Outcome: ALLOW

This site is the BP Hull Road petrol filling station known as 'Inner Space Station'. Planning permission was granted on appeal several years ago for a number of car wash bays towards the rear of the site behind the main garage forecourt, bays which could open well into the evening. The appellant topped these bays with large internally illuminated bright yellow signs advertising the car washes. These signs faced directly towards houses on Tranby Avenue and were highly visible from the rear gardens and rooms of these houses. It was refused on the basis of the large spread of the signs across quite a substantial area coupled with their brightness and garish colour (bright yellow).□□The Inspector concluded that the level of artificial lighting and other signs on and around the site i.e. the adjacent B&Q site and the rest of the garage forecourt was already quite high. He also noted the fencing on the rear boundary between the houses and the appeal site and that this was supplemented by trees and hedges in most gardens and evergreen planting on the appeal site adjacent to this fencing. As a result the Inspector concluded that the signs were not particularly prominent from the gardens or ground floor rooms of the adjacent dwellings. (the hedges and vegetation had grown up significantly since the application was first refused). He did however agree that the very end illuminated sign should be removed along with the method of illumination as this was the most harmful part of the advert. This was volunteered by the appellant in order to improve the situation in his report the Inspector said that without this suggested deletion he would have dismissed the appeal. □□□□□□□□□□

Application No: 10/00020/FUL
Appeal by: Mr John McGarry
Proposal: First floor rear extension. Boundary wall to front and side.
Change of use and extension of garage to form retail unit
(resubmission)
Site: 43 West Thorpe □ York □ YO24 2PP □
Decision Level: COMM
Outcome: PAD

The appeal property is a semi-detached house on the corner of West Thorpe and Chaloners Road. The development proposed was a first floor rear extension, boundary wall to front and side; change of use and extension of garage to form retail unit. Sub-committee had refused the application but only in relation to the boundary wall (which was considered should be formed with infill railings rather than the proposed fence panels) and the retail unit (which was considered to harm residential amenity). □ □ The Inspector opined that even a modestly sized retail unit would be significantly at odds with the established pattern of development. Moreover as the intention was to draw business from passing trade the unit would need to be reasonably prominent in the streetscene, so as to attract the attention of potential customers. In these respects she considered that the proposal would cause substantial harm to the character and appearance of the surrounding area. She did not feel that there would be harm to amenity from the key-cutting process but considered that the additional activity around the unit from the comings and goings of customers and vehicles would cause an unacceptable degree of disturbance to neighbouring residents. The Inspector noted that whilst the proposed wall would have a somewhat more solid quality than the low walls and hedges which tend to characterise nearby properties, it would be seen in the context of quite a spacious road junction. Consequently, she was not convinced that it would cause harm to the open aspect of the streetscene. □ □ The Inspector part allowed the appeal and granted planning permission for the extension to the house and the new wall.

Application No: 10/00073/FUL
Appeal by: Mr Richard Foster
Proposal: Garage with berths for 3no. cars and 1no. caravan
Site: Forest Farm □ Lingcroft Lane To Crockey Hill □ York □ YO19
4RE □
Decision Level: DEL
Outcome: DISMIS

Appeal relating to the erection of a garage with berths for three cars and one caravan. Garage was proposed to be used for domestic purposes in relation to Forest Farm House, located off the A19 in Fulford. The site is within the Green Belt. The original application was refused as the garage was considered to be a disproportionate addition to the dwelling which was inappropriate in the Green Belt and also that the garage would harm the openness of the Green Belt given its size and height and prominent location. The Inspector was in agreement with the Council's decision and dismissed the appeal.

Application No: 10/00087/FUL
Appeal by: Moorside Developments Ltd
Proposal: Erection of 3no. dwellinghouses to rear of 5 and 6 Northfields (amended scheme) (resubmission)
Site: 5 Northfields □ Strensall □ York □ YO32 5XN □
Decision Level: COMM
Outcome: DISMIS

The application is for a terrace of three starter homes facing the public highway in a residential area. The planning committee overturned the officers recommendation, which was to approve. The essence of the reason for refusal was that the amount of street frontage occupied by hardstanding, relative to the amount retained for landscaping, resulted in a development that was out of keeping with the distinctive character and appearance of the area □ □ The inspector disagreed and found that the scheme struck a good balance between developing the site in an efficient manner while providing adequate off street parking and meaningful landscaping. Turning to the councils suggested conditions she found that there was a clear requirement under policy L1c for a financial contribution towards open space; she acknowledged that the local plan has not been adopted but found that L1c reflects the objectives of PPG17. However, paragraph 13 of Circular 11 of 1995 is clear that planning permission cannot be granted subject to a condition that the applicant enters into a s.106 agreement. In the absence of such an agreement the appeal was dismissed. □ □ Regarding costs, the inspector made clear that whilst Members are not bound to accept the recommendation of officers they must substantiate their decision and reasons for refusal. She found that Members had carried out little objective analysis of the scheme or adjacent buildings. This constituted unreasonable behaviour resulting in the applicant incurring unnecessary expense due to the councils reason for refusal. She found that the council had not acted unreasonably by failing to secure an open space contribution through a s.106 agreement. The award of costs was therefore only partial because the need for the appeal could not have been wholly avoided due to the failure of the appellant to provide a s.106 agreement. □ □ Kevin O'Connell □

Application No: 10/00495/FUL
Appeal by: Matthew Clements
Proposal: First floor pitched roof side extension (resubmission)
Site: Derwent Barn □ Langwith Stray □ Heslington □ York □ YO10 5EJ □
Decision Level: COMM
Outcome: DISMIS

The appeal relates to a converted barn - one of two which, along with the adjacent farmhouse, forms a small enclave of homes surrounded by open countryside in the York Green Belt. It was against refusal of an increase in the roof height by 1m of an existing s/s side extension, on the western side of the barn, between it and the original farm house. The proposal was to allow the creation of a fourth bedroom. The Council's refusal was on the basis of the harm to the character and appearance of the site and the openness and visual amenity of the Green Belt from the height and design of the proposal (which involved the breaking into the roof slope of the original barn). The proposal would reduce the sapce between the barn and former farm house and erode the setting and relationship between this collection of former farm buildings. □ The Inspector, in dismissing the appeal, referred to the distinctive attributes of this cluster of buildings, being: 1. the palpable sense of spaciousness from its setting in open countryside and generous plots; and 2. the resemblance to a farmstead with two stone barns reflecting their former function from the retention of the dominant two storey elements. He noted that the existing extension (allowed at the time of conversion to replace a lean to) was out of place due to its size and design. He felt that the increase and domestic design of the proposal would further reduce the 'visual penetration' and erode the feelin of space between and around the appeal property and buildings, resulting in a cramped and awkward appearance. This would diminish the positive visual characteristics of the appeal property and grouping of buildings, and as it would be visible form the countryside beyond, would harm the character and appearance of the existing house, surrounding area and the visual amenity of the Green Belt, contrary to national and local policy. □ No harm to neighbour. Personal circumstances did not outweigh harm.

Application No: 10/00544/FUL
Appeal by: Mr Alan Press
Proposal: Erection of wall, pillars, gates and railings to east and north boundaries
Site: Victoria Farm House □ Victoria Farm Estate □ York □ YO30 6PQ □
Decision Level: DEL
Outcome: ALLOW

The appeal related to the erection of a 1.5m high dwarf wall and railings around the open plan front garden of the above property. As the area of Water Lane where the wall is proposed is semi-rural in appearance and partly characterised by narrow landscaped verges in front of buildings/hedgerows it was requested that the wall be set back around a metre from the pavement edge and a strip of greenery retained. The applicant refused to do this. □□The Inspector allowed the appeal. He felt that the proposal was not unacceptable and that a lower wall that might be less attractive could be built flush to the footpath without needing planning permission. □□Although not a planning issue, it seems to be the case that though within the applicant's ownership the front strip of his garden is classified as part of the highway and there may be highway objections to erecting a wall flush to the edge of the footpath. This was clarified in an informative on the refusal notice.

Application No: 10/00548/FUL
Appeal by: Mr Darren Callaghan
Proposal: First floor pitched roof side extension
Site: 12 Weavers Close □ Copmanthorpe □ York □ YO23 3XL □
Decision Level: DEL
Outcome: DISMIS

The appeal property is situated on a corner plot and set forward of the neighbouring dwellings on Weavers Close. The appeal dwelling has already been extended at the side adjacent to No 11, to provide a garage and dayroom. The appeal proposal is to extend above the garage to create an □additional bedroom □□Because of the proximity of the proposed extension to the front elevation of No 11, its position forward of that neighbouring dwelling, and the orientation of these properties, it would be likely to increase overshadowing of the front garden area and reduce daylight within the nearest front facing rooms. □□The proposed extension would be set back from the front elevation and have a lower ridge height. Thus, it would have a subservient relationship to the original front elevation. However, the proposed ground floor roof treatment would result in an uncharacteristic, relatively bulky, hipped element to the front □of the proposed first floor extension. The design of this part of the roof would also result in the front facing, first floor, window in the proposed extension appearing awkwardly placed.

Application No: 10/00664/FUL
Appeal by: Prof Stuart Murray
Proposal: Two storey pitched roof side extension and excavation of part of front garden to create a parking space
Site: 111 Holgate Road □ York □ YO24 4AZ □
Decision Level: DEL
Outcome: PAD

The application was for a two storey side extension and excavation of part of front garden to create a parking space. The house is adjacent to the boundary of the St Paul's Square/Holgate Road Conservation Area. It is part of a small estate of typical mid C20th semi-detached houses. The house is in an elevated position behind a landscaped front garden facing Holgate Road where it curves as it starts a descent towards the junction with Acomb Road. The road appears to be in a cutting at this point with brick walls on either side. □ □ The Council did not have an objection to the two storey side extension however the proposed parking space was considered to result in a damaging wide gap to the high brick retaining wall which provides an attractive means of enclosure to the road. As such the proposed parking space was considered to cause harm to the character and appearance of the conservation area and its setting and was refused on this basis. □ □ The two storey side extension was allowed but the appeal for the parking space was dismissed. The Inspector took note of the CYC Conservation Area Statement of the area. The Inspector agreed that the works would severely diminish the sense of containment, and in doing so would significantly compromise the character and appearance of the street scene and the Conservation Area. The inspectorate did not agree with the Council's statement that the parking space would materially harm the character and appearance of the existing dwelling. □

Application No: 10/01088/FUL
Appeal by: Mr David Littlewood
Proposal: Two storey side and rear extensions and single storey rear extension after demolition of existing extension
Site: 10 Ouse Acres □ York □ YO26 5SJ □
Decision Level: DEL
Outcome: DISMIS

The appeal property sits at right angles to the adjacent houses to the north, Nos. 2 and 4 Caxton Avenue. The two storey element of the proposal would be set back slightly from the front elevation of the house but would project some 2.7m beyond the main rear wall. No. 4 Caxton Avenue has a small rear garden which is already relatively enclosed because of the surrounding development. In this context, the proposed extension would appear extremely dominant and intrusive in views from the neighbouring property, owing to its height and its position on the boundary. I appreciate that the extension would not cast a great deal of shade during the summer months, as indicated by the submitted photograph. Nevertheless, given the relationship between the two properties, it would be likely to do so at other times of year when the sun is lower in the sky.

Decision Level:

DEL = Delegated Decision

COMM = Sub-Committee Decision

COMP = Main Committee Decision

Outcome:

ALLOW = Appeal Allowed

DISMIS = Appeal Dismissed

PAD = Appeal part dismissed/part allowed

Outstanding appeals

Officer: Billy Wong						Total number of appeals: 1
Received on: 11/05/2010	Ref No: 10/00024/REF	Appeal Ref No: APP/C2741/A/2128424/NWF	Process: I	Site: Land Lying To The West Of Metcalfe Lane Osbaldwick	Description: Change of use of agricultural land into nature conservation area with public access	
Officer: Erik Matthews						Total number of appeals: 1
Received on: 01/09/2010	Ref No: 10/00042/REF	Appeal Ref No: APP/C2741/E/10/2134335	Process: W	Site: 35 Micklegate York YO1 6JH	Description: Retention of a suspended ceiling on the ground floor	
Officer: Gareth Arnold						Total number of appeals: 1
Received on: 11/10/2010	Ref No: 10/00048/REF	Appeal Ref No: APP/C2741/A/10/2138037/WF	Process: W	Site: Nursery Moor Lane Bishopthorpe York YO23	Description: Two storey pitched roof detached dwelling on land between North Moor and Foxglove Cottage	
Officer: Hannah Blackburn						Total number of appeals: 2
Received on: 20/07/2010	Ref No: 10/00032/FUL	Appeal Ref No: APP/C2741/A/10/2131700/NWF	Process: W	Site: OS Field 0553 Elvington Lane Dunnington York	Description: Erection of stable block (retrospective)	
Received on: 01/07/2010	Ref No: 10/00030/EN	Appeal Ref No: APP/C2741/C/10/2131736	Process: P	Site: OS Field 0553 Elvington Lane Dunnington York	Description: Appeal against	
Officer: Heather Fairy (Mon - Wed)						Total number of appeals: 2
Received on: 26/07/2010	Ref No: 10/00036/REF	Appeal Ref No: APP/C2741/A/10/2133267/WF	Process: W	Site: 19 West Thorpe York YO24 2PN	Description: Two storey detached dwelling (resubmission)	
Received on: 29/09/2010	Ref No: 10/00045/REF	Appeal Ref No: APP/C2741/A/10/2137575	Process: W	Site: Site Of Proposed Telecommunications Mast	Description: Erection of 11.8 m high streetpole telecommunications monopole with ancillary equipment	
Officer: Jonathan Kenyon						Total number of appeals: 1
Received on: 13/10/2010	Ref No: 10/00049/REF	Appeal Ref No: APP/C2741/A/10/2138481/WF	Process: W	Site: Land On Corner Of Tadcaster Road And Old Moor Lane	Description: Detached single storey dwelling with access from Old Moor Lane (revised scheme)	

Officer: Kevin O'Connell **Total number of appeals: 3**

Received on:	Ref No:	Appeal Ref No:	Process:	Site:	Description:
08/07/2010	10/00033/REF	APP/C/2741/X/10/2132047	P	22 Mill Lane Wigginton York YO32 2PX	Lawful Development Certificate for the existing use of an outbuilding to the rear of 22 Mill Lane as a retail shop (Class A1)
01/09/2010	10/00043/REF	APP/C2741/A/10/2135743/NW/F	W	Lake Cottage Wheldrake Lane Elvington York YO41	Change of use from holiday let (use class C1) to residential dwelling (use class C3) for family member
27/10/2010	10/00051/REF	APP/C2741/A/10/2139477/NW/F	I	The Stables Elvington Lane Elvington York	Change of use of buildings/land for travelling showpeople's site for one family

Officer: Matthew Parkinson **Total number of appeals: 2**

Received on:	Ref No:	Appeal Ref No:	Process:	Site:	Description:
17/06/2010	10/00029/EN	APP/C/2741/C/10/2130522	W	106 Albion Avenue York YO26 5QY	Appeal against
08/09/2010	10/00047/REF	APP/C2741/A/10/2136045/W/F	W	440 Malton Road Huntington York YO32 9TE	Conversion of former dairy barn to single dwelling incorporating double garage

Officer: Sharon Jackson **Total number of appeals: 1**

Received on:	Ref No:	Appeal Ref No:	Process:	Site:	Description:
25/10/2010	10/00050/REF	APP/C2741/D/10/2139229	H	13 Grange Street York YO10 4BH	Single storey pitched roof rear extensions

Total number of appeals: 14