

MEETING	PLANNING COMMITTEE
DATE	22 SEPTEMBER 2011
PRESENT	COUNCILLORS WILLIAMS (CHAIR), GALVIN (VICE-CHAIR), AYRE, BOYCE, CUNNINGHAM-CROSS, D'AGORNE, DOUGHTY, FIRTH, FUNNELL, KING, MCILVEEN, MERRETT, REID, SIMPSON-LAING AND WATSON
APOLOGIES	COUNCILLOR WATT

13. **DECLARATIONS OF INTEREST**

Members were invited to declare, at this point in the meeting, any personal or prejudicial interests they might have in the business on the agenda. No interests were declared.

14. **MINUTES**

RESOLVED: That the minutes of the last meeting of the Committee held on 25 August 2011 be approved and signed by the Chair as a correct record, subject to the amendment of Minute 9 (Declaration of Interest by Councillor Merrett) being amended to read:

Councillor Merrett declared a personal non prejudicial interest in relation to Plans item 4a (Holgate Villa, 22 Holgate Road, York YO24 4AB) in respect of the adjacent cycle route as a member of the York Cycle Campaign and Honorary Member of the CTC. *Following the resident's briefing, which both Cllr Fraser and himself had been unable to attend, they had received a briefing from the applicant.*

15. **PUBLIC PARTICIPATION**

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

16. PLANS LIST

Members considered the report of the Assistant Director (Planning and Sustainable Development) relating to the following planning application, which outlined the proposals and relevant planning considerations and set out the views of the consultees and officers.

16a **Nestle Product Technology Centre, Haxby Road, York YO31 8XY**

Members considered a major full application, submitted by Dr Walter Sommerville, for extensions to the existing Product Technology Centre together with associated hard and soft landscaping and a new footpath.

Officers updated that, if members were minded to approve the application, the following words 'and maintained thereafter' would require adding at the end of Condition 7.

Members examined scheme plans and questioned a number of points including:

- Further details in relation to Condition 13 and the reference to 'in the event of contamination being found on site following commencement of works'. Officers confirmed that this was only a warning to the applicants as surveys had already been carried out as part of the application submission.
- Confirmation that at least 10% of the energy demand would be provided from renewable energy.
- Concern at the reference to the design of the building 'drawing the eye of users of Haxby Road'. Officers confirmed that Highways had raised no concerns in respect of the scheme.
- Confirmation received that there would be additional tree planting to replace the 2/3 trees lost by the development.
- Details of disabled, cycle and motorcycle parking.

Representatives of Nestle and their Architects were in attendance to answer Members questions. They confirmed that excess heat from the factory plant would be piped into the Centre to assist with energy generation and that between 50 and 60 cycle spaces would be provided together with 3

dedicated disabled parking bays, motor cycle parking and car recharging points.

Following further discussion members expressed their unanimous support for the scheme which they felt would enhance the area and provide additional jobs for the city.

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

Condition 7. Details of the two electric vehicle recharge points shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The electric recharge points shall be installed in complete accordance with the approved plans prior to the approved extension coming into use and maintained thereafter.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the principle of development; design and visual impact; impact on neighbouring amenity; car and cycle parking; and sustainability. As such the proposal complies with Policies GP1, GP4a, GP9, GP15a, SP8, T4, and E4 of the City of York Development Control Local Plan.

17. APPEALS PERFORMANCE AND DECISION SUMMARY

Members considered a report which detailed the Council's performance in relation to appeals determined by the Planning Inspectorate in the 3 month period up to 30 June 2011. The report also provided a summary of the salient points from appeals determined in that period and set out details of the outstanding appeals as at 30 August 2011.

A Member referred to a site which had seen a number of planning breaches over a period of time however no stop

notices had been issued. Officers confirmed that it depended on the issue and level of harm caused as to whether a stop notice was the appropriate form of enforcement. They confirmed that they would examine the issues raised outside the meeting.

RESOLVED: That the appeals performance report be received and noted.

REASON: So that Members can continue to be updated on appeal decisions within the CYC area and informed of the planning issues surrounding each case for future reference when determining planning applications.

CLLR D WILLIAMS, Chair

[The meeting started at 4.30 pm and finished at 4.45 pm].