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MEETING	PLANNING COMMITTEE
DATE	19 JANUARY 2012
PRESENT	COUNCILLORS CUNNINGHAM-CROSS (CHAIR), AYRE, BOYCE, D'AGORNE, DOUGHTY, FIRTH, FUNNELL, KING, MCILVEEN, MERRETT, REID, SIMPSON-LAING, WATSON, WATT, WILLIAMS AND RICHARDSON (SUB FOR CLLR GALVIN)
APOLOGIES	COUNCILLOR GALVIN

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## 29. INSPECTION OF SITES

Site	Reason for Visit	Members Attended
Former Tarmac site, Ouse Acres, York (11/02943/REMM)	To enable Members to view the site in respect of the reserved matters proposals.	Cllrs Cunningham – Cross, Boyce, Doughty, Funnell, McIlveen, Reid and Watson
Proposed Hotel, Barbican site, Paragon Street, York (11/02658/FULM)	To enable Members to view the site in respect of the schemes impact on the surrounding area in particular the city walls, and conservation area.	Cllrs Cunningham – Cross, Boyce, Doughty, Funnell, McIlveen, Merrett, Reid and Watson

## 30. DECLARATIONS OF INTEREST

Councillor Williams declared a personal non prejudicial interest in relation to Plans items 4a (Tarmac Ltd, Ouse Acres, York) and 4b (Proposed Hotel at Barbican site, Paragon Street, York) as an employee of Yorkshire Water a consultee in respect of both applications.

Councillor Merrett declared a personal non prejudicial interest in relation to Plans item 4a (Tarmac Ltd, Ouse Acres, York) in respect of the cycle provision on the site as a member of the York Cycle Campaign and Honorary Member of the CTC.

Councillor D'Agorne also declared a personal non prejudicial interest in relation to Plans item 4a (Tarmac Ltd, Ouse Acres,

York) in respect of the cycle provision on the site as a member of the York Cycle Campaign and the CTC.

### **31. MINUTES**

RESOLVED: That the minutes of the last meeting of the Committee held on 15 December 2011 be approved and signed by the Chair as a correct record subject to the amendment of Minute 25 (Declarations of Interest) in respect of Cllr Merrett's second declaration being amended to read:

'as he was employed by Amey Consulting a parallel organisation to the joint venture'

### **32. PUBLIC PARTICIPATION**

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

### **33. PLANS LIST**

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

#### **33a Tarmac Limited, Ouse Acres, York (11/02943/REMM)**

The Committee considered a major reserved matters application, submitted by Andy Cramer, for the erection of 57 dwellings after the demolition of existing buildings following the previous approval of outline application 07/00056/OUTM.

Officers reported receipt of revised site layout plans from the applicants which detailed:

- hard and soft landscaping.
- 2m strip of land being retained on the western boundary to accommodate a pedestrian/cycle route (to be provided at a later date) between the British Sugar/Manor school development site.
- LEAP amenity space which would be provided by the developer and maintained by a management company

funded by the residents. Officers confirmed that the applicants had declined the CYC offer to run the amenity space.

- A financial contribution of £60,000, rather than £160,000 mentioned in the officers report, would be required for the provision of off-site public open space for use in the Clifton Bridge/Leeman Road area.

Members commented and questioned a number of points, including:

- Confirmation play areas adopted by CYC had worked well on a number of housing sites in area.
- The possibility of future complaints by residents from play area use by children other than from the development.
- Need for all parking courts to be visible from adjacent properties.
- Retention of land adjacent to the railway lines for provision of sustainable transport corridor as discussed at the outline application stage.

Officers confirmed that, as far as they were aware, there were no emerging proposals for retention of a route adjacent to the rail line. Land at this point had been shown on the illustrative masterplan as a landscape buffer.

The legal officer confirmed that, following the points raised by members and to any clarify the position in relation to the retention of a buffer zone that the plans approved at the outline stage required further examination.

RESOLVED: That further consideration of the application be deferred to:

- i) Allow officers to clarify the status of a possible sustainable transport route along the north east boundary of the site.
- ii) Enable officers, if required, to undertake further discussions with the developer any possible amendments to accommodate the route if warranted by the British Sugar/York Central master planning stage.<sup>1 and 2.</sup>

REASON: To allow officers to clarify the outline details to fully inform members' consideration of the reserved matters application.

Action Required

1. Clarify details of sustainable traffic route and undertake discussions with applicant. KO
2. Prepare report back to Committee. KO

**33b Proposed Hotel at York Barbican Site, Paragon Street, York (11/02658/FULM)**

Consideration was given to a major full application, submitted by Michael Davies, for the erection of a 165 bedroom hotel with public space, landscaping and access.

Updated information was circulated at the meeting relating to the following points, full details of which were outlined by officers and attached to the online agenda for the meeting:

- Details of alterations made to the scheme, following further dialogue with the applicants, relating to a reduction in size of the entrance feature, cladding materials, set back of the top floor facing Paragon Street, plant room enclosure reduced in height and set back, Kent Street facade lowered in accordance with approved scheme and reduction in rooms to 163.
- Considered that additional work still required in respect of detailing in what was a sensitive location.
- Approval now recommended subject to approval of these details prior to the 13 week determination date of 2 February 2012.
- Details of additional conditions required in any approval.
- English Heritage now welcomed the height reduction and removal of limestone cladding but reserved judgement on the proposed zinc cladding pending receipt of a sample.
- Revised plans were also circulated.

A letter received from the applicant's developers, in support of the application, was also circulated at the meeting. In this their Principal Planning Manager requested members to support the application following extensive work undertaken to resolve the outstanding matters of concern.

The developers representative spoke in support of the application and answered points that had been raised by members at the site meeting. He referred to discussions regarding car parking on the adjacent 270 space site, details of job creation and the funding in place to proceed with the development following finalisation of details.

Members went on to question a number of points including:

- Community involvement strategy – brief details of which were outlined by officers and the developer.
- Hotel grading to compliment the adjacent Barbican.
- Request for additional visitor cycle parking.
- The previously approved scheme had proposed a step down on the Barbican elevation.
- Suggested exploration of agreement with Q Park in conjunction with hotel.
- Further information/sample required of zinc cladding.
- Suggested delegation of approval of final conditions to Chair, Vice-Chair and Assistant Director, with draft conditions forwarded to Committee for comments.
- Work place travel plan and effect on air quality management area.
- Design in relation to close proximity of city walls, including visibility of plant room.
- Details of pedestrian/cycle route segregation.

Some members continued to express concerns in respect of the over domination of the proposed development on the surrounding area but following further discussion it was

**RESOLVED:** That authority be delegated to the Chair and Vice Chair of the Committee, in consultation with the Assistant Director (Planning and Sustainable Development) to approve the application subject to agreement of the following, prior to 2 February 2012 :

- Receipt of acceptable plans
- A schedule of conditions being agreed following circulation of a draft for members agreement .
- Cladding materials. <sup>1 and 2.</sup>

**REASON:** To allow approval of the application prior to the end of the 13 week determination period.

Action Required

1. Undertake further discussions with applicant and agree schedule of conditions with Chair and Vice Chair. JK
2. Circulate draft conditions to members for comment. JK

**34. 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 September 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 22 December 2011.

**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 L CUNNINGHAM-CROSS, Chair  
[The meeting started at 4.30 pm and finished at 6.05 pm].