



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

To: Councillors Wiseman (Chair), Douglas (Vice-Chair),
King, Fitzpatrick, Funnell, McIlveen, Watson, Hyman,
Firth and Warters

Date: Thursday, 11 August 2011

Time: 2.00 pm

Venue: The Guildhall, York

AGENDA

1. Declarations of Interest

At this point Members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

2. Minutes

(Pages 4 - 15)

To approve and sign the minutes of the last meeting of the Sub-Committee held on **7 July 2011**.

3. Public Participation

At this point in the meeting members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Sub-Committee's remit can do so. Anyone who wishes to register or requires further information is requested to contact the Democracy Officer on the contact details listed at the foot of this agenda. The deadline for registering is **Wednesday 10 August at 5.00 pm**.

4. Plans List

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

a) **The Pupil Support Centre, Danesgate, (Pages 16 - 25)
Fulford Cross, York. YO10 4PB
(11/01071/GRG3)**

This application is for the siting of a mobile temporary classroom unit with an external access ramp, at the Pupil Support Unit at Danesgate.

This application has been called in for determination by the East Area Planning Sub-Committee by Cllr D'Agorne due to the lack of information regarding sustainability, travel plan and drainage, concerns regarding misleading information in relation to pupil numbers on the site and because no indication of the length of time the unit would be sited at the centre has been provided. [Fishergate] **[Site Visit]**

b) **Site to the East of Vue Cinema, Stirling Road, York. (Pages 26 - 40)
(11/00620/OUT)**

This application seeks outline planning permission for the erection of a 70 bed hotel on the eastern edge of the Vue Cinema car park at Clifton Moor. The hotel would also include an integral restaurant and bar.

This application has been brought before East Area Planning Sub-Committee at the request of Cllr. Wiseman on the grounds of loss of car parking and impact on the character of the area. [Skelton, Rawcliffe and Clifton Without] **[Site Visit]**

c) **Vue Cinema Stirling Road York YO30 4XY (Pages 41 - 57)
(11/00516/FUL)**

This application seeks planning permission to erect a restaurant on land within the Vue Cinema car park at Clifton Moor.

This application has been brought before East Area Planning Sub-Committee at the request of Cllr. Wiseman on the grounds of loss of car parking and impact on the character of the area. A site visit is recommended in order to appreciate the objections of local residents. [Skelton, Rawcliffe and Clifton Without] **[Site Visit]**

**d) 62 Brockfield Park Drive, Huntington, (Pages 58 - 68)
York. YO31 9ER (11/01473/FUL)**

This application seeks planning permission for a change of use from a shop (Class A1) to a hot food takeaway (Class A5). The application site is 62 Brockfield Park Drive which is a single storey retail unit set within a small parade of shops in Huntington.

This application has been brought before the Committee due to the volume of correspondence received from local residents and the fact that the previous application was also determined by Committee. [Huntington/New Earswick] **[Site Visit]**

**e) Former Piggeries, Rear Of Willow Court, (Pages 69 - 85)
Main Street, Holtby, York. (11/00585/FUL)**

This application seeks planning permission to erect four detached houses on land to the rear of Willow Court in Holtby.

This application is being referred to the Committee for a decision at the request of Cllr Jenny Brooks on the grounds of public interest. A site visit is recommended in order to establish the potential impact that a new housing scheme would have on the Green Belt and also to consider the sustainability of the site for residential development. [Derwent] **[Site Visit]**

**f) 19 Bramley Garth, York. YO31 0NQ (Pages 86 - 91)
(11/00927/FUL)**

This application seeks planning permission to replace an existing rear conservatory wall and roof.

This application has been brought before East Area Planning Sub-Committee as the applicant is an employee of the City of York Council. [Heworth Without]

**g) Fantasy World, 25 Main Street, Fulford, (Pages 92 - 108)
York. YO10 4PJ (11/00523/FUL)**

This application is for the conversion of a shop to 9 bedroom house in multiple occupation (HMO) along with proposed alterations to the building; including replacement of shop frontage and insertion of new windows/doors, alterations and extension to the existing garage for use as self-contained dwelling and provision of vehicle parking area within rear garden.

The application has been called-in to Committee by the Ward Member, Councillor Aspden due to; the change of use from a local business to accommodation, a lack of parking and amenity space for 11 bedrooms plus garage conversion, a particularly narrow access point and that an additional 11-bed HMO will not maintain the community balance in Main Street. [Fulford] **[Site Visit]**

**h) 25 Derwent Road, York. YO10 4HQ (Pages 109 - 113)
(11/01547/FUL)**

This application seeks permission for the erection of a two-storey pitched roof front extension, to provide enlarged hallway, study and bathroom. A matching brick and tile construction is proposed, including a large feature window to the first floor front elevation.

The application has been brought to Committee for a decision as the applicant is an employee of City of York Council. [Fishergate]

**i) 6 Dairy Farm Court, Main Street, (Pages 114 - 121)
Fulford, York. YO10 4PN
(11/00993/FUL)**

This application is for a single storey side extension at 6 Dairy Farm Court.

The application has been called in for determination by the East Area Planning Sub-Committee by Councillor Keith Aspden as he feels the development has very limited space and is an overdevelopment of a small courtyard and that there is already limited parking and amenity space for the number of flats and households in the area. [Fulford] **[Site Visit]**

**j) 7 Dairy Farm Court, Main Street, Fulford, (Pages 122 - 129)
York. YO10 4PN (11/00925/FUL)**

This application is for a single storey rear side extension at 7 Dairy Farm Court.

The application has been called in for determination by the East Area Planning sub-Committee by Councillor Keith Aspden for the same reasons given for the application at 6 Dairy Farm Court. [Fulford] **[Site Visit]**

**k) 14 New Walk Terrace, York. YO10 4BG (Pages 130 - 138)
(11/01296/FUL)**

This application is a resubmission of a previous application (ref: 11/00099/FUL), refused under delegated powers on 9th March 2011. Planning permission is sought for the installation of 12 solar photo voltaic panels grouped as one unit measuring approx: 4.83 metres wide and 3.44 metres long on the rear roof slope of the property.

This application has been brought before East Area Planning Sub-Committee at the request of Councillor Taylor as it is an individual application but the wider context for the installation of solar panels in the City's Conservation Areas and on listed buildings needs to have some discussion by Members and for a local understanding of policy to emerge. [Fishergate] **[Site Visit]**

**l) 14 New Walk Terrace, York. YO10 4BG (Pages 139 - 146)
(11/01298/LBC)**

This listed building application is a resubmission of a previous (ref: 11/00098/LBC) refused under delegated powers on 9th March 2011. Planning permission is sought for the installation of 12 solar photo voltaic panels grouped as one unit measuring approx: 4.83 metres wide and 3.44 metres long on the rear roof slope of the property.

This application has been brought before East Area Planning Sub-Committee at the request of Councillor Taylor for the same reasons as the other application at 14 New Walk Terrace being considered by the Committee. [Fishergate] **[Site Visit]**

5. Urgent Business

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

6.

Democracy Officer:

Name- Judith Cumming

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For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details set out above.