
MEETING	PLANNING COMMITTEE
DATE	23 AUGUST 2012
PRESENT	COUNCILLORS HORTON (CHAIR), GALVIN (VICE-CHAIR), AYRE, BOYCE, BURTON, D'AGORNE, DOUGHTY, FIRTH, KING, MCILVEEN, REID, RICHES, SIMPSON-LAING, WATSON (SUBSTITUTE), LOOKER (SUBSTITUTE) AND BROOKS (SUBSTITUTE)
APOLOGIES	COUNCILLORS CUNNINGHAM-CROSS, WILLIAMS AND WISEMAN

5. **DECLARATIONS OF INTEREST**

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

No interests were declared.

6. **MINUTES**

RESOLVED: That the minutes of the meeting held on 23rd May 2012 be approved and signed by the Chair as a correct record.

7. **PUBLIC PARTICIPATION**

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

8. **PLANS LIST**

Members considered the reports 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.

8a 9 St. Leonards Place, York, YO1 7ET (12/01975/FULM).

Members considered a Major Full Application by Rusbond PLC for the change of use of 1-9 St Leonards Place and 2 and 4 Museum Street from offices to hotel use (use class C1) and business use (B1) and/or restaurant (A3) and/or bar (A4) and/or leisure (D2) with external alterations by way of extension and selective demolition of modern attachments and associated landscaping.

Officers updated the committee on a number of details including that additional bat survey work had now been completed and the site is unlikely to hold a significant bat roost. It was confirmed that no additional comments had been received from English Heritage. Full details of the update are attached to the online agenda for information.

Members queried the following:

- Further details on the fire shutters to be used on the lifts.
- Further information on the matter of non-opening windows versus secondary glazing and a further explanation from the Environmental Protection Unit Officer on Air Quality issues in the area.
- Confirmation from Officers that a hotel is the right use for the building.
- The location of car parking and coach drop off points and details on cycle parking provision.
- Whether the installation of air conditioning would affect conservation.

The applicant spoke to advise that he had worked closely with council officers prior to submitting the applications and thanked them for their assistance. He also thanked York Museums Trust and York Civic Trust for their guidance. He advised that hotel use is the most appropriate use for the buildings and the development would compliment what York already has to offer. The support of Members would assist in attracting operators and more details on the scheme would be forthcoming once an operator is selected.

Members entered debate and commented that they were pleased to see the building would be developed in a sensitive manner.

Approval was moved and seconded subject to the conditions recommended in the report and the Officer update.

RESOLVED: That the application be approved.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the officers report, would not cause undue harm to interests of acknowledged importance, with particular reference to:

- Loss of employment use
- Principle of hotel use
- Impact on the character and appearance of the area
- Air quality
- Noise
- Neighbouring amenity
- Highways
- Sustainability
- Ecology

As such the proposal complies with Policies SP7a, GP1, GP4a, GP9, NE6, HE2, HE3, T4, E3b, S6, S7, and V3 of the City of York Development Control Local Plan.

9. 9 ST. LEONARDS PLACE, YORK, YO1 7ET (12/01976/LBC).

Members considered an application for Listed Building Consent for internal and external alterations to 1-9 St. Leonards Place and 2 and 4 Museum Street, including alterations to internal walls and windows, selective demolition and erection of rear extension.

Please refer to the previous item for details of discussion.

Approval was moved and seconded.

RESOLVED: That the application be approved.

REASON: 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 impact on the character, appearance and setting of the Grade II* and II listed buildings. As such the proposal complies with Policies HE4 and HE5 of the City of York Development Control Local Plan and the guidance within the National Planning Policy Framework.

10. APPEALS UPDATE.

Members considered a report which informed them of the Council's performance in relation to appeals determined by the Planning Inspectorate from 1st April to 30th June 2012 and provided a summary of the salient points from appeals determined in that period. List of outstanding appeals to date was also included.

Members acknowledged the report and agreed to contact Officers with any queries they may have.

RESOLVED: That Members noted the content of the report.

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

CLLR HORTON, Chair

[The meeting started at 4.30 pm and finished at 5.20 pm].