
MEETING	PLANNING COMMITTEE
DATE	20 JUNE 2013
PRESENT	COUNCILLORS HORTON (CHAIR), GALVIN (VICE-CHAIR), AYRE, BOYCE, BURTON, D'AGORNE, DOUGHTY, FITZPATRICK (SUBSTITUTE), KING, MCILVEEN, ORRELL (SUBSTITUTE), REID, SIMPSON-LAING, WATT AND WILLIAMS
APOLOGIES	COUNCILLORS CRISP, FIRTH AND RICHES

Site	Reason for Visit	Members Attended
Wickes, 1 Stirling Road, York, YO30 4XZ.	To enable Members to familiarise themselves with the site.	Councillors Galvin, Horton, McIlveen, Reid and Orrell
Clifton Moor Centre, Units 3 to 6, Stirling Road, York.	To enable Members to familiarise themselves with the site.	Councillors Galvin, Horton, McIlveen, Reid and Orrell.

1. DECLARATIONS OF INTEREST

At this point in the meeting, Members were asked to declare any personal, prejudicial or disclosable pecuniary interests they may have in the business on the agenda. None were declared.

2. MINUTES

RESOLVED: That the minutes of the last Planning Committee held on 16th May 2013 be approved and signed by the Chair as a correct record.

3. PUBLIC PARTICIPATION

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

4. PLANS LIST

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

4a **Wickes Building Supplies Ltd, 1 Stirling Road, York, YO30 4XZ (13/00361/FULM).**

Consideration was given to a major full application by Clifton Moor Ltd for the erection of a retail building comprising of 5 units with associated car parking, recycling facilities and landscaping following demolition of an existing retail unit.

Officers circulated an update to the committee report. The update covered the following points:

- There was no further update from the flood risk team, although the site is within zone 1 and there will be no further hard surfacing. Condition 13 as detailed in the report was considered sufficient.
- No additional response had been received from Clifton Parish Council.
- An error at the start of paragraph 4.10 which should read 'The Western elevation....'
- Proposed condition 8 had been redrafted.
- There were two versions of condition 15 in the committee report. The first version should be disregarded.

The applicants agent had registered to speak but reported he was in attendance to answer any questions.

Members queried if the roof tiles on the existing building could be re-used. The agent confirmed that any materials would be re-used where possible.

RESOLVED: That the application be approved subject to the conditions detailed in the report and re-drafted condition 8 as follows:

Condition 8 – Six electric vehicle recharge parking bays shall be installed within the Retail Development. The location and specification of the parking bays shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the commencement of development and the recharging bays shall be installed and fully operational prior to any of the approved retail units commencing trading.

Reason – To promote the use of low emission vehicles on the site in the interests of sustainable development and air quality.

REASON:

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

Retail Impact
Design and Visual Impact
Traffic Implications, Car and Cycle
Parking and Accessibility

As such the proposal complies with Policies SP7a, GP1, GP4a, GP16,T4 and S2 of the City of York Development Control Local Plan (2005).

4b Clifton Moor Centre, Units 3 to 6, Stirling Road, York, (13/00362/FUL).

Consideration was given to a full application for the alterations to the front elevations of units 3 to 6 of Clifton Moor Retail Park and for the erection of free standing structures for the display of advertisements and minor alterations to shop front elevations to units 3 to 6.

Officers reported that there was no update to the committee report.

Members queried the times that the signs would be illuminated. The agent confirmed it would only be during opening hours.

RESOLVED: That the application be approved.

REASON: In the opinion of the Local Planning Authority, the proposal subject to the conditions listed in the report would not cause undue harm to interests of acknowledged importance with particular reference to visual impact on the character and appearance of the area. As such the proposal complies with Policies GP1 and GP16 of the City of York Development Control Local Plan.

5. FORMER TERRY'S FACTORY SITE - SECTION 106 UPDATE REPORT.

Consideration was given to a report which updated on the current position with the draft section 106 agreement in relation to the Terry's Factory site, York.

An application for the mixed use redevelopment of the former Terry's Factory Site was approved by the Council's Planning Committee in February 2010, subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act. The Heads of Terms for the agreement were agreed at that meeting. The site is now under new ownership and the draft agreement requires completion to enable development to commence at the site.

Full details of the current position and updates to conditions were contained at paragraphs 1.6 to 1.21 of the committee report.

Peter Morris had registered to speak on behalf of David Wilson Homes. He advised members that along with the joint owner Henry Boot Ltd, both companies were keen to deliver the scheme and hoped to be on site before the end of 2013.

Members questioned if there would be some controls to manage traffic in the area. Officers advised a construction management condition was in place which would include traffic.

Members also asked for assurance that the Terry's Community Forum would be consulted as the development progresses. This was confirmed by the developers representative.

- RESOLVED: (i) Officers be authorised to agree the provisions of the legal agreement and complete the document.
- (ii) The conditions as amended be imposed on the permission.

REASON: In order that permission can be granted subject to the legal agreement and the schedule of conditions as detailed in the committee report.

CLLR D HORTON, Chair

[The meeting started at 4.30 pm and finished at 4.50 pm].