



## Notice of a public meeting of

### Planning Committee

- To:** Councillors Horton (Chair), Galvin (Vice-Chair), Ayre, Boyce, Burton, Crisp, D'Agorne, Doughty, Firth, King, McIlveen, Reid, Riches, Simpson-Laing, Watt and Williams
- Date:** Thursday, 20 March 2014
- Time:** 4.30 pm
- Venue:** The George Hudson Board Room - 1st Floor West Offices (F045)

### AGENDA

Would Members please note that the mini-bus for the Site Visit for this meeting will depart Memorial Gardens at 12.30 on Tuesday 18<sup>th</sup> March.

#### 1. **Declarations of Interest**

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

#### 2. **Minutes** (Pages 1 - 18)

To approve and sign the minutes of the meeting of the Planning Committee held on 20<sup>th</sup> February 2014.

### **3. Public Participation**

It is at this point in the meeting that members of the public who have registered their wish to speak can do so. The deadline for registering is by **5pm on Wednesday 19<sup>th</sup> March 2014**. Members of the public can speak on specific planning applications or on other agenda items or matters within the remit of the committee.

To register please contact the Democracy Officer for the meeting, on the details at the foot of this agenda.

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### **4. Plans List**

This item invites Members to determine the following planning applications:

#### **a) Pikehills Golf Club, Tadcaster Road, Copmanthorpe, York, YO23 3UW (14/00113/FULM) (Pages 19 - 28)**

A major full application for the change of use of existing agricultural land to an extension of the existing Pikehills Golf Course, Tadcaster Road, York. [Rural West York Ward] *[Site Visit]*

### **5. Any other business which the Chair considers urgent under the Local Government Act 1972.**

Democracy Officer:

Name: Laura Bootland

Contact Details:

- Telephone – (01904) 552062
- E-mail – laura.bootland@york.gov.uk

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

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

**This information can be provided in your own language.**

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

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**PLANNING COMMITTEE****SITE VISITS****Tuesday 18<sup>th</sup> March 2014.**

<b>TIME</b>	<b>SITE</b>	<b>ITEM</b>
<b>12:30</b>	<b>Coach leaves Memorial Gardens</b>	
<b>12:45</b>	<b>Pikehills Golf Club, Tadcaster Road, Copmanthorpe.</b>	<b>4a</b>

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City of York Council

Committee Minutes

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Meeting	Planning Committee
Date	20 February 2014
Present	Councillors Horton (Chair), Galvin (Vice-Chair), Ayre, Boyce, Burton, Crisp, D'Agorne, Firth, Gillies (Substitute), King, Reid, Riches, Simpson-Laing, Watt, Williams and Watson (Substitute)
Apologies	Councillors Doughty and McIlveen

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**51. Site Visits**

Site	Reason for Visit	Members Attended
Brecks Lane, Strensall.	To enable members to familiarise themselves with the site.	Horton, Galvin, Crisp, Boyce, King, Reid and Watson. Cllr Doughty as Ward Member.

**52. Declarations of Interest**

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

Councillor Williams declared a personal interest as an employee of Yorkshire Water later in the meeting when the conditions involving Yorkshire Water were discussed in detail.

**53. Minutes**

Resolved: That the minutes of the last meeting held on 23<sup>rd</sup> January 2014 be approved and signed by the Chair as a correct record.

**54. Public Participation**

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

**55. Plans List**

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

**56. York Sports Village, Lakeside Way, Heslington, York (13/03754/FULM).**

Members considered a major full application by the University of York for the erection of an outdoor velodrome with ancillary parking, lighting and landscaping.

Officers gave a brief update to advise they had received a query about whether a planning condition should be attached, as recommended by Sport England, to ensure that the velodrome would be available for use by the public. As the velodrome would be funded by British Cycling who require that the velodrome be open to the public, a condition to ensure public access was therefore not necessary.

The agent for the applicant was in attendance to answer any queries. In response to questions from Members he confirmed that funding and design of the velodrome would be finalised within the next 12 months.

A Member raised concerns about condition 5 and suggested it be amended to protect ground levels and the retention of trees. Officers confirmed condition 5 could be amended.

Resolved: That the application be approved subject to the conditions outlined in the officers report and amended condition 5 as follows:

Condition 5 - Before the commencement of development a method statement regarding protection measures for the existing trees



located close to the perimeter of the site shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing to be shown on a plan. The protective fencing will also include as much of the area of proposed soft works as practicable. The works shall be carried out in accordance with the approved method statement, including the line of the protective fencing, which shall be adhered to at all times during development operations to create exclusion zones. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing and retained in place at all times. Ground levels within the root protection area of the existing trees close to the perimeter of the site shall remain as existing unless otherwise agreed in writing by the local planning authority.

Reason: To ensure protection of existing trees before, during and after development which make a significant contribution to the amenity of the area and/or development, and have biodiversity value; and to minimise trafficking and compaction of soil over areas to be planted.

Reason: Whilst the application is not pursuant to the outline consent for the campus, it complies with the outline consent and land use plan approved by the Secretary of State in 2007. The velodrome would be in the same general location as the approved athletics track but would have lesser impacts in terms of footprint, lighting, site coverage and lighting levels. The proposal complies with the National Planning Policy Framework and relevant policies of the local plan.

**57. Land Lying to the North of Brecks Lane, Strensall, York (13/03267/FULM)**

Consideration was given to a major full application by Linden Homes North for a residential development of 102 dwellings with associated highways, infrastructure, landscaping and public open space.

Officers circulated an update to the committee report, full details of which are attached to the online agenda for this meeting. The main points were as follows:

- An amended plan had been received covering minor changes to the layout in relation to existing properties.
- Details of solar panels had been added to the house types where appropriate. The relevant plots were identified on the site layout.
- Various amendments to conditions to improve wording and meaning.

Mr. Parish, a local resident, had registered to speak in objection to the application. He advised that on the day of the committee site visit, the ground was waterlogged yet the agent had not notified the Council of this. As a result of the poor drainage in the area, water drains to the centre of the village and golf course. There is a problem with flooding already in some streets and the site if developed, would add to the problem.

Mr. Anscomb had registered to speak as a local resident, in objection to the application. He raised concerns about the impact of a further 102 dwellings on education and health provision in Strensall. He advised that Robert Wilson school can not accommodate more children and that portakabins were already being used as classrooms.

Mr. Little had registered to speak as a local resident in objection to the application. He advised that he had worked on collating the Village Design Statement consultation responses and the one thing residents wished to preserve in Strensall was the parks and green belt land. He stated that Strensall is part of the City of York, but it is also a village which needs preserving.

Mr. Fisher had registered to speak as a local resident in objection to the application. He advised that at peak hours there is a problem with traffic flow in the village due to 6.5k residents commuting to work. The application site is over 1 mile to the

nearest school and additional school pupils will add to the number of car journeys. In addition, the traffic impact assessment had not considered the impact on the ring road which is already over loaded. He urged Members to refuse the application.

Mr Chapman had registered to speak as a local resident in objection to the application. He advised that the distance to the centre of the village from the application site was such that car use would be unavoidable. He also had concerns about the lack of leisure and retail facilities in Strensall to cope with the number of new houses already being built or due to be built and the impact upon nature and nesting birds at the application site.

Mr. Marquis had registered to speak on behalf of Strensall and Towthorpe Parish Council. He stated that the Parish Council had repeatedly said that there is too much development in Strensall and they believed that the application was too premature in relation to the draft Local Plan and the draft Green Belt. He urged Members to refuse the application as Councillors had refused similar applications' in nearby authorities such as Harrogate.

Councillor Doughty had registered to speak as Ward Councillor. He advised that strength of feeling locally against the application was strong and that the MP for the area also had concerns. He stated that the location was unsustainable, the area is susceptible to flooding and the application was too premature in relation to the draft Local Plan. He also reiterated concerns raised by the previous speakers in relation to highways.

Mr. Irving had registered to speak as the agent in support of the application. He advised that the reality was a shortfall of housing in York which meant there was a presumption in favour of development and if the site is deliverable it should be given credit. In relation to highways and drainage he had taken advice from experts and officers at City of York Council. In relation to the concerns raised about the school, there would be a substantial Section 106 agreement to help with any necessary improvements.

Members asked a number of questions of the agent and officers as follows:

- The problem of drainage at the site and the impact of heavy rainfall if this type of weather was to become

commonplace for the UK. It was confirmed that experts had looked at the site and were confident that a solution could be found. Drainage had also been conditioned to ensure satisfactory systems would be in place to cope with foul and surface water.

- School capacity and the section 106 agreement. Officers confirmed that the Council's education team had not indicated they were unhappy with the £300k contribution to pay for improvements at Robert Wilson School.
- Members sought clarification from the Council's Solicitor on the issues raised by the registered speakers on the Green Belt. She referred Members to pages 46 and 47 of the report which set out the Green Belt issues and advised that the application should be treated as though it is Green Belt land. Although York does not have a 5 year land supply for housing, this alone would not outweigh the harm to the Green Belt. Members were being asked to use their planning judgement and look at the cumulative impact of reasons for very special circumstances.

Following further lengthy discussion upon the application and potential concerns relating to the Green Belt and drainage, Councillor Simpson Laing moved approval of the application. This was seconded by Councillor King.

Councillor D'Agorne then moved an amendment to defer the application to allow for sufficient time for drainage issues to be investigated and for further government guidance on flooding to come forward. This was seconded by Councillor Ayre. On being put to the vote this motion was lost.

The earlier motion to approve in the names of Cllrs Simpson Laing and King was then put to the vote and it was:

Resolved: That the application be referred to the Secretary of State under the terms of circular 02/2009 of the Town and Country Planning (Consultation) (England) Direction 2009, and provided that the Secretary of State does not choose to recover the application for his own determination, and subject to the satisfactory completion of a section 106 obligation to secure the matters as set out in paragraph 5.6 of the committee report, the application be

approved subject to the conditions in the report and the following amended conditions:

Condition 2 – to be updated with relevant plans.

Condition 6 - Prior to commencement of the development, a Construction Environmental Management Plan (CEMP) for minimising the creation of noise, vibration, dust and lighting during the demolition, site preparation and construction phases of the development, including routing of deliveries and provision of car parking within the site, shall be submitted to and approved in writing by the Local Planning Authority. All works on site shall be undertaken in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of occupants of adjacent and adjoining properties during the development of the premises.

Condition 9 – add the words - ‘The approved scheme shall be implemented before first occupation of the development or within such longer period as may be approved as part of the submitted scheme’.

Condition 10 - Prior to the commencement of the development, the developer shall submit for the written approval of the Local Planning Authority an initial Code for Sustainable Homes (CSH) Design Stage assessment for the development. Unless otherwise agreed in writing with the Local Planning Authority, this shall indicate that at least the minimum code level 3-star rating will be achieved. This shall be followed by the submission of a CSH Post Construction Stage assessment, and a CSH Final Certificate (issued at post construction stage). These documents shall be submitted to the Local Planning Authority after completion

and before first occupation of each dwelling. Both documents submitted shall confirm that the code rating agreed in the initial CSH Design Stage assessment has been achieved.

Reason: In the interests of achieving a sustainable development in accordance with the requirements of GP4a of the City of York Development Control Local plan and Paragraphs 4.1 to 4.6 of the Interim Planning Statement 'Sustainable Design and Construction' November 2007.

Condition 11 - No development shall take place until a detailed habitat management plan and enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. This shall include a method statement for the protection of habitat during construction and the post development management of the area. The development shall be carried out and managed in complete accordance with the approved details.

The plan should include:

- i. Details of what assessments, protective measures and sensitive work practices are to be employed, prior to and during construction, including timing of work and list of persons responsible.
- ii. Details of what measures are to be provided within the design of the new buildings and landscaping to enhance the biodiversity of the site.
- iii. Provision and protection of an area of buffer habitat alongside the eastern boundary hedgerow.
- iv. Prescriptions for the management in perpetuity of the buffer habitat, hedgerows and open spaces within the development.
- v. details of a wildlife interpretation board to be placed at the eastern footpath entrance to the site from Brecks Lane and information leaflet to be provided for new residents explaining the bio-diversity value of the tree

cover within the site and its habitat value in relation to Strensall common

vi. Details of the inspection of any trees which may need to be felled, pruned or disturbed in the future, as close to the date of work as possible and no earlier than one month prior to any work to confirm the absence or otherwise of roosting or hibernating bats.

vii. Details of what contingency procedures are to be in place in the event that bats are found following commencement of development.

Reason: To take account of and enhance the habitat and biodiversity of the locality in accordance with advice in the National Planning Policy Framework and for the local community to understanding and enjoyment of local wildlife.

Note that under National Planning Policy Framework (NPPF) the replacement/mitigation proposed should provide a net gain in wildlife value.

Condition 15 - Development shall not begin until details of foul and surface water drainage works have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

1. In accordance with City of York Councils Strategic Flood Risk Assessment and in agreement with the Environment Agency and the York Consortium of Internal Drainage Boards peak surface water run-off from the development must be attenuated to that of the existing rate (based on a Greenfield run off rate of 1.40 l/sec/ha). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal

flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 20% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required. Therefore maximum surface water discharge = 6.0 l/sec

2. Details of flow control device manhole to be submitted limiting the maximum surface water discharge to maximum 6.0 l/sec.

3. Details of attenuation pond must be provided.

4. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.

5. Details of the future maintenance/management of the drainage system.

Note: Written consent shall be sought from Yorkshire Water with regards to connection of foul and surface water into their sewers.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site and that provision has been made to maintain it.

Condition 29 – To be amended to include plot numbers.

Condition 31 - Prior to work commencing on plots, 93, 96 to 99 and 102, plots 4 to 7, plot 18, plot 19 and plot 1 fencing details ( or other agreed appropriate detail) shall be submitted to and approved in writing by the Local Planning Authority as follows:-



- plots 93, 96 to 99 and 102 on the joint western boundary with existing residential properties;
- plots 4 to 7 on the northern boundary adjacent to the existing trees,
- the side and rear boundary of plot 18 and rear boundary of plot 19
- the side boundary of plot 1 facing Moray Close.

Thereafter the approved details shall be implemented to the satisfaction of the Local Planning Authority before the dwellings on these plots are first occupied.

Reason: In the interests of the residential amenity of existing properties and to protect the existing hedge to the rear of plots 93, 96 to 99 and 102, to protect the trees to the rear of plots on the northern boundary and in the interest of visual and residential amenity in relation to plots 1, 18 and 19.

Reason: The Secretary of State in considering other sites in the City of York area has, in the absence of a formally adopted boundary, dealt with new housing sites as if they were in greenbelt and therefore found it necessary to establish if there are very special circumstances that outweigh the green belt status of the site. In the absence of an up to date local plan and having regard to the early stage of the emerging local plan Officers consider that the site is within green belt and needs to address the test of very special circumstances. Officers have considered the site's characteristics and the policy history of the site and conclude that taken together the lack of a five year housing land supply; the history of the site as reserved land and its proposal for allocation; the contribution the site

would make to the housing land supply, including affordable housing and the fact that the site characteristics are such that the land does not serve any of the green belt purposes as set out in the NPPF or Regional Strategy represent very special circumstances which would outweigh harm to the green belt by reason of inappropriateness. The application will need to be referred to the Secretary of State under the terms of circular 02/2009 of the Town and Country Planning (Consultation) (England) Direction 2009

**58. Hungate Development Site, Hungate, York (13/03015/FULM)**

Consideration was given to a major full application for the erection of a 5 part 6 storey building comprising of 195 residential units and 1 new commercial unit (flexible use with uses classes A1, A2, a3, A4 or D1), parking, access and landscaping (full application for phase 2 of the Hungate Development Scheme).

Officers circulated an update to the committee report, full details of which are attached to the online agenda for this meeting. The main points were as follows:

- Environmental Impact Assessment - It was considered that the proposed development would not have a significant environmental effect requiring the submission of an Environmental Statement.
- Housing numbers, size and type – there will be a total of 363 units within phase 1 and 2.
- An update to the recommendation - Additional point: (iii) payment to secure the provision enhanced pedestrian and cycle facilities in the vicinity of the St Saviours Place/Dundas Street/Peaseholme Green Junction consisting of zebra crossing and pedestrian refuges on Peaseholme Green at junction with St Saviours Place.
- Updates to a number of conditions.

Dr. Peters had registered to speak in objection to the application as a resident of Rowntrees Wharf. He advised that he had bought his property on the basis of the old Hungate Site and

had concerns about the proximity of the proposed 5/6 storey building to the north elevation of Rowntrees Wharf as daylight is already at a minimum. He also had concerns about a canyon effect between the two buildings.

The agent for the application had registered to speak in support. In response to comments made by Dr. Peters, he advised that the massing is no closer or higher to Rowntrees Wharf than the previously approved plans. In relation to design of the scheme, a riverside walk would be provided

Members queried a number of points as follows:

- Whether the separation distance from Rowntrees Wharf differed from the outline application. The agent confirmed that there was no difference other than gable ends had been cut back.
- How many commercial units were remaining. It was confirmed there would be one.
- Some Members raised concerns about the impact on Rowntrees Wharf.

Following further discussion it was:

Resolved: That subject to completion of a revised section 106 agreement to secure the following:

- (i) Minimum 16% affordable housing in this phase
- (ii) Revised trigger points for highway related, CCTV, education and open space payments
- (iii) payment to secure the provision enhanced pedestrian and cycle facilities in the vicinity of the St Saviours Place/Dundas Street/Peaseholme Green Junction consisting of zebra crossing and pedestrian refuges on Peaseholme Green at junction with St Saviours Place.

The Director of City and Environment Services be authorised to grant planning permission, subject to the conditions set out in the committee report and the following amended conditions:

Condition 11 - A scheme of works for the restoration of the Foss Riverbank/wall, excluding the Kings Pool site, shall be submitted and agreed with the Local Planning Authority prior to the commencement of development, and shall thereafter be implemented fully in accordance with the agreed scheme.

Reason: In the interests of the visual amenities of locality, flood defence and ecology along the Foss corridor.

Condition 16 - Prior to any works commencing on site, a construction environmental management plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration and dust resulting from the site preparation, groundwork and construction phases of the development. The CEMP shall also include a detailed method of works statement relating to the highway network, which shall include at least the following information;

- measures to prevent the egress of mud and other detritus onto the adjacent public highway
- a dilapidation survey jointly undertaken with the local highway authority
- the routing for construction traffic that will be promoted
- a scheme for signing the promoted construction traffic routing
- details of the areas which will be used for the storage of materials, site compound, and the parking and turning of construction traffic clear of the public highway.

Once approved, the CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development can be carried out in a manner that will not be to the detriment of amenity of local residents, free flow of traffic or safety of highway users.

Condition 24 - No part of the development to which this planning permission relates shall be occupied unless or until the carriageway and footway wearing courses and street lighting to the new estate road and footpath to which it fronts, is adjacent to or gains access from, have been completed and in terms of street lighting are in working order.

Reason: To ensure appropriate access and egress to the properties, in the interests of highway safety and the convenience of prospective residents.

Condition 25 - Prior to development commencing, details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads.

Condition 27 (Off-site highway works) to be deleted due to being incorporated into Section 106 obligation.

Condition 28 (method of works statement) to be deleted – incorporated into condition 16.

Condition 29 - The development shall not begin until details of separate systems of foul and surface water drainage works for that phase have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Details to include:

1. Calculations and invert levels to ordnance datum of the existing foul and surface water system should be provided together with details to include calculations and invert levels to ordnance datum of the proposals for the new development.
2. In accordance with City of York Councils Strategic Flood Risk Assessment and in agreement with the Environment Agency and the York Consortium of Internal Drainage Boards, peak run-off from developments must be attenuated to 70% of the existing rate (based on 140 l/s/ha of proven connected impermeable areas). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 20% allowance for climate change. The modelling must use a range of storm

durations, with both summer and winter profiles, to find the worst-case volume required.

Please note that If existing connected impermeable areas not proven then a Greenfield run-off rate based on 1.4 l/sec/ha shall be used for the above.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site.

Condition 31 – to be deleted as not applicable to Phase 2.

Condition 32 - Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 5m of the line of the sewers at greater depths, or within 3m (three) of the line of the sewers at shallower depths which cross the site. This is subject to the foundation details being agreed and a minimum distance of 300mm between the outside edges of the proposed foul water surface water sewers.

Reason: To prevent pollution of the water environment.

Condition 33 – to be deleted.

Reason:

The proposed revisions to the reserved matters approval are acceptable in the context of the principles established in the Hungate Development Brief, Design Code and Design Statement associated with the outline approval and with relevant national and local plan policies.

**59. Appeals Update.**

Members received a report which informed them of the Council's performance in relation to appeals determined by the Planning Inspectorate from 1 October 2013 to 31<sup>st</sup> December 2013 and provided a summary of the salient points from appeals determined in that period. The report also included a list of outstanding appeals to date.

Resolved: That the report be noted.

Reason: To inform Members of the current position in relation to planning appeals against the Council's decisions as determined by the Planning Inspectorate.

Cllr D Horton, Chair

[The meeting started at 4.30 pm and finished at 7.20 pm].



**COMMITTEE REPORT**

**Date:** 20 March 2014      **Ward:** Rural West York  
**Team:** Major and      **Parish:** Askham Bryan Parish  
Commercial Team      Council

**Reference:** 14/00113/FULM  
**Application at:** Pikehills Golf Club, Tadcaster Road, Copmanthorpe, York, YO23  
3UW  
**For:** Change of use of 7.7 hectares of agricultural land (O.S. Field 4223  
and 5014) to golf course  
**By:** Pike Hills Golf Club  
**Application Type:** Major Full Application (13 weeks)  
**Target Date:** 23 April 2014  
**Recommendation:** Delegated Authority to Approve

**1.0 PROPOSAL**

1.1 The application seeks planning permission for the change of use of existing agricultural land to an extension to the existing Pike Hills Golf Course, Tadcaster Road.

1.2 Planning permission was granted in 2004 for a similar scheme but the permission was not implemented.

1.3 The scheme does not propose the erection of any additional buildings and would not increase the number of holes on site. The extension would allow for the existing course to be reconfigured to allow for longer holes and to prevent holes from crossing each other. The land is currently cultivated and is classified as being Grade 3a agricultural land (good). The site lies to the north of the existing golf course and abuts the A1237 for a short distance. The site is very flat in nature and is bounded by hedging and a number of mature trees which are to be retained.

**2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: West Area 0004

## 2.2 Policies:

CYGP14 - Agricultural land

CYGB1 - Development within the Green Belt

CYGB13 - Sports facilities outside settlements

CYNE1 - Trees, woodlands, hedgerows

CYL3 - Criteria for golf course/driving ranges

## 3.0 CONSULTATIONS

### 3.1 Internal

Highway Network Management - No objections. The proposed course layout shows that the development will not add any additional holes to the course but rearrange them to create less congested/conflicting and slightly longer course, with each hole being more equal in length. We therefore do not anticipate a material increase in traffic or parking as a result of the development.

Design, Conservation and Sustainable Development - Awaiting the submission of an ecological assessment to confirm that the existing site does not provide habitat or significant value for species that would require mitigation.

Archaeologist - The site lies in an area where there is evidence for a late-prehistoric and Romano-British landscape. It is probable that elements of this landscape will be preserved on this site. The areas to be landscaped for the golf holes will need to be stripped of topsoil under archaeological supervision, the revealed surfaces cleaned and archaeological features excavated.

Environmental Protection Unit - No objections

### 3.2 External

Sport England - No comments to make

Natural England - This application is in close proximity to Askham Bog Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal it is considered that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. As such the SSSI does not represent a constraint in determining this application. Recommend attaching a drainage condition.

Highways Agency - No objections

Yorkshire Water - No comments to make

York Natural Environment Trust - No reply

Environment Agency - No objections. The site lies wholly within the Marston Moor IDB, therefore any works affecting watercourses, will likely require consent under the Land Drainage Act 1991 from the IDB. All surface water drainage arrangements must be agreed with the IDB and City of York Councils Drainage Engineers.

Ainsty Internal Drainage Board - Askham Bogs and Pike Hills Drain are in close proximity to the site and are at their capacity and incapable of accepting further discharges of surface water without increasing the risk of flooding. However, no objections are raised there is an expectation that the proposal would not result in variations of flow or other characteristics that would prove problematic or increase the risk of flooding. A condition to secure drainage works is sought.

Yorkshire Wildlife Trust - No objections. The extension to the golf course would be more valuable to wildlife than the present arable field. Askham Bog SSSI is located less than 100m away from the proposed extension. It could be affected by changes in hydrology and if chemicals such as pesticides and fertilisers are used on the golf course. The SSSI would benefit from a landscape and planting plan which would support wildlife found on Askham Bog. Conditions are suggested.

Copmanthorpe Parish Council - No objections

Site Notice and Press advert - Consultation period expired 5th March 2014. One letter of objection from 6 Church Street Copmanthorpe stating that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The amenity benefit of the golf course is not a necessity. It does not outweigh the loss of 7.7ha of good quality farmland.

## **4.0 APPRAISAL**

### **4.1 Key Issues:**

- Impact on the Green Belt
- Impact on the visual amenity of the area
- Impact on the highway
- Loss of best and most versatile agricultural land
- Any impact on Askham Bog SSSI

## PLANNING POLICIES

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. One of 12 principles set out in paragraph 17 is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.3 Paragraph 187 states that Local Planning Authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible. The NPPF states that there are three dimensions to sustainable development - an economic role, a social role and an environmental role.

4.4 The proposed development lies in the York Green Belt and so should be assessed against Central Government Planning Policy as set out in paragraph 79 of the National Policy Framework (NPPF). The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open. It states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The essential characteristics of Green Belts are their openness and permanence (paragraph 79). The NPPF lists the types of development that are acceptable in the Green Belt. These include the provision of appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.

4.5 Policy YH9 and Y1 of the Yorkshire and Humber Plan - Regional Spatial Strategy to 2026 defines the general extent of the green belt around York with an outer boundary about 6 miles from the city centre.

4.6 The 2005 Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF.

4.7 The relevant City of York Council Local Plan Policies are GB1, GB13, GP14, NE1 and L3. GB1 'Development in the Green Belt' follows the advice contained in the NPPF in stating that permission for development will only be granted where : the scale, location and design would not detract from the open character of the Green

Belt; it would not conflict with the purposes of including land within the Green Belt; and it would not prejudice the setting and special character of the City, and is for a type of development listed as appropriate development including the reuse of existing buildings. All other forms of development are considered to be inappropriate and very special circumstances would be required to justify where the presumption against development should not apply.

4.8 Policy GB13 is concerned with sports facilities outside settlement limits. It states that proposals for the development of essential ancillary facilities will be permitted where the facilities are essential to support the outdoor provision; they are kept to a scale consistent with the requirements of the activity; there are no opportunities to provide the built facilities in adjacent settlements; any new buildings do not detract from the openness and the proposal will not compromise grades 1,2 or 3a agricultural land.

4.9 Policy GP14 states that planning permission will only be granted for development that would result in the loss of the best and most versatile agricultural land if an applicant can clearly demonstrate that very special circumstances exist which demonstrate that the proposal can not be located elsewhere.

4.10 Policy NE1 'Trees, Woodlands and Hedgerows' seeks to protect trees that are of landscape, amenity or nature conservation value by, inter alia, refusing development proposals that would result in their loss and by seeking appropriate protection measures when they are proposed for removal. Appropriate replacement planting will be sought where trees are proposed for removal.

4.11 Policy L3 states that applications for golf courses will be permitted providing it would not have an adverse effect on the landscape; new buildings are kept to a minimum; proposals would not lead to the loss of public rights of way; does not involve development on the best agricultural land and the proposal would not be visually intrusive due to the use of floodlighting or extensive fencing.

#### IMPACT UPON GREEN BELT

4.12 As stated the site lies within the green belt. The use of the land as a golf course is considered to be an acceptable use within the green belt and accords with the NPPF. The submitted information does not indicate any major earthworks or buildings to the site and as such would not have any detrimental impact upon the open character of the greenbelt and would preserve its openness. No landscaping scheme has been submitted but the existing golf course is very open in nature with minimal landscaping. It is understood that the extension to the golf course would follow in a similar style.

## IMPACT UPON VISUAL AMENITY

4.13 The application site is visible from a short section of the A1237. However, due to the nature of the scheme and the low lying topography of the land there would be limited impact upon the visual amenity of the area. Existing trees and boundary treatment are to be retained masking the limited development from view.

## IMPACT UPON HIGHWAY

4.14 As the extension to the golf course proposes the reconfiguration of the course only and no additional holes or additional facilities it is not envisaged that the course will attract a significant number of additional visitors. Whilst the existing access from the A1079 is not ideal, being single width for part of its length, it is considered acceptable and capable of accepting any additional traffic which may result from the proposal.

## LOSS OF AGRICULTURAL LAND

4.15 The Agricultural Land Classification system classifies land into five grades, with Grade 3 subdivided into Sub grades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance contained within Annex 2 of the NPPF. This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals. Current estimates are that Grades 1 and 2 together form about 21% of all farmland in England; Sub grade 3a also covers about 21%.

4.16 Whilst local planning authorities should seek the use poorer quality land in preference to that of higher quality it is not always practical. The golf course is an existing facility which is bounded by highways and a SSSI leaving limited scope for its expansion. The site of the extension is the only available land abutting the golf course which could be utilised. The site is relatively small, at 7.7 hectares, and as the development of the site does not involve any permanent structures or major earth works the use as a golf course is reversible, allowing the site to revert to agriculture in the future if needed.

## IMPACT UPON ASKHAM BOG

4.17 Askham Bog is a Site of Special Scientific Interest and is bounded on 3 sides by Pikehills Golf Course. The site is a diverse mix of fen, bog, grassland and woodland. It is managed by The Wildlife Trust who consider that the extension to the golf course would be more valuable to wildlife than the present arable field. However, it could be affected by changes in hydrology and if chemicals such as pesticides and fertilisers are used on the golf course. As stated the current golf

course bounds Askham Bog and is managed closely to prevent any impact in terms of run off and pollution arising. The same processes and practices will be used on the extension.

## 5.0 CONCLUSION

5.1 It is considered that the proposed change of use of the existing arable land to golf course is acceptable in principle within the Green Belt, constituting appropriate development, subject to the requested survey confirming the anticipated minimal ecological impact on the site, the application is recommended for approval.

## COMMITTEE TO VISIT

### 6.0 RECOMMENDATION: Delegated Authority to Approve

1 TIME2 Development start within three years -

2 LAND1 IN New Landscape details - to be planted

3 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use. The following criteria should be considered:

- Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
- Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
- A 20% allowance for climate change should be included in all calculations.
- A range of durations should be used to establish the worst-case scenario.
- The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Reason: To ensure that the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

4 Details of any engineering operations and/or regrading works shall be submitted to the Local Planning Authority and agreed in writing prior to works commencing on site.

Reason: So the Local Planning Authority can be satisfied with the proposed scheme.

5 No work shall commence on site until the applicant has secured the implementation of a programme of archaeological work (an archaeological excavation and subsequent programme of analysis and publication by an approved archaeological unit) in accordance with the specification supplied by the Local Planning Authority. This programme and the archaeological unit shall be approved in writing by the Local Planning Authority before development commences.

Reason: The site lies within an Area of Archaeological Importance and the development will affect important archaeological deposits which must be recorded prior to destruction.

## **7.0 INFORMATIVES: Notes to Applicant**

### 1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Requested ecological statement

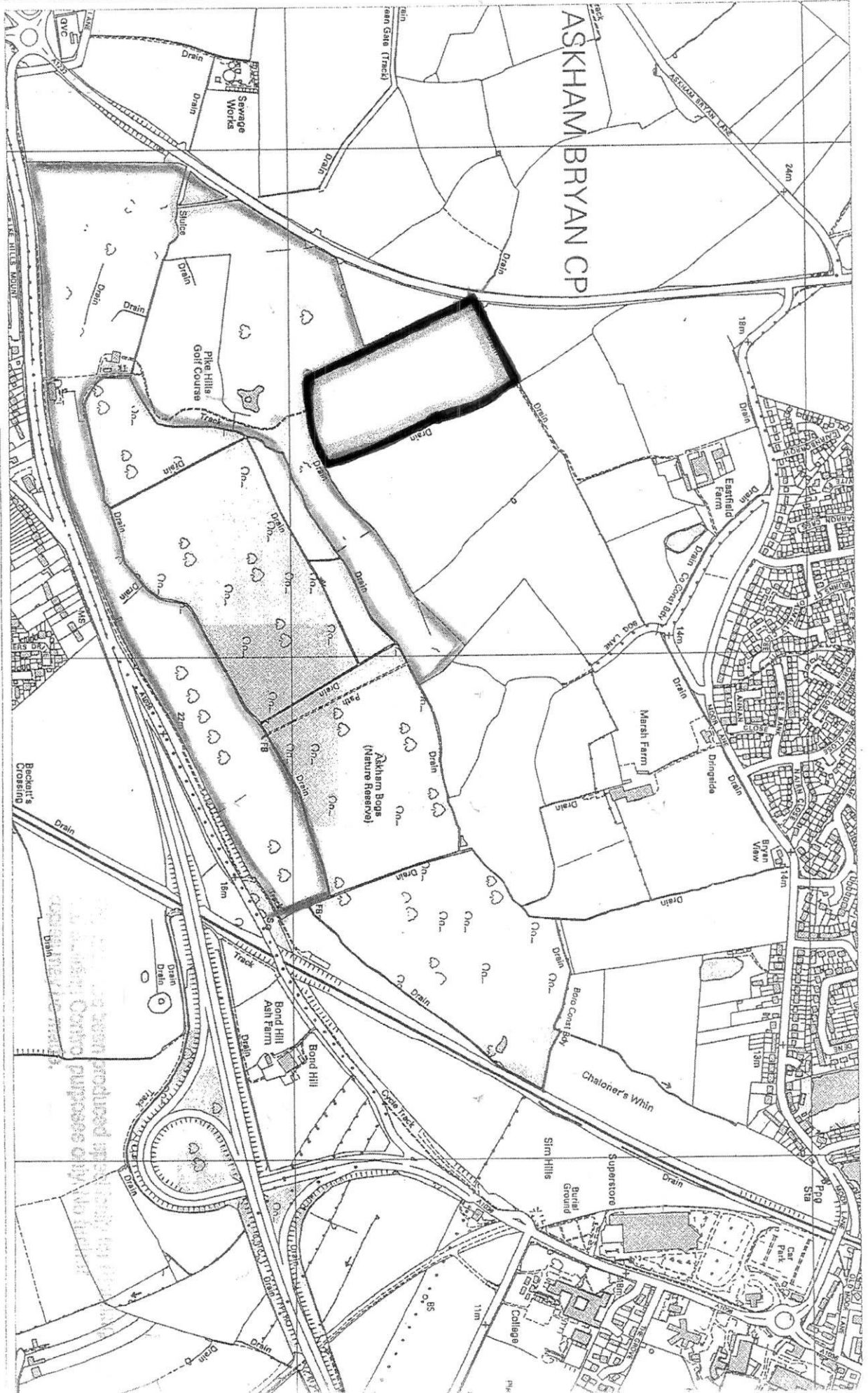
Attached conditions

#### **Contact details:**

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# PIKE HILLS GOLF CLUB

SCALE 1:10000  
DRAWN BY: PSL  
Project

DATE 20/4/2004  
Drawing No.

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