
Meeting	Planning Committee
Date	23 July 2015
Present	Councillors Reid (Chair), Derbyshire (Vice-Chair), Galvin, Ayre, S Barnes, Boyce, Cullwick, Cuthbertson, D'Agorne, Doughty, Looker (Substitute), Richardson, Shepherd and Warters
Apologies	Councillors Dew and Funnell

18. Site Visits

	Reason for Visit	Members Attended
Deans Garden Centre	To enable members to familiarise themselves with the site.	Councillors Cullwick, Cuthbertson, Galvin, Reid, Richardson and Shepherd
Roman House and Cedar Court	To enable members to familiarise themselves with the site.	Councillors Cullwick, Cuthbertson, Galvin, Reid, Richardson and Shepherd

19. 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.

Councillor Warters declared a personal interest in agenda item 4a as he knew the applicant through attendance at Police & Crime Business meetings.

Councillor Galvin declared a personal interest in agenda item 4a as he knew the applicant through attendance at Police & Crime Business meetings.

20. Minutes

Resolved: That the minutes of the last meeting held on 25th June be approved and signed by the Chair as a correct record.

21. Public Participation

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

22. Plans List

Members then considered 3 reports of the Assistant Director (Development Services, Planning and Regeneration) relating to the following planning application, which outlined the proposals and relevant planning considerations and set out the views of the consultees and officers.

22a Deans Garden Centre, Stockton Lane, York, YO32 9UE (15/00234/FULM)

Consideration was given to an application by Deans Garden Centre for a single storey extension to a cafe, a replacement storage shed, 2 retail canopy areas and an additional car parking area.

Richard Dean had registered to speak as the applicant. He advised that he was seeking permission in order to extend and modernise the cafe and kitchen area to enable the Garden Centre to compete with other similar businesses in the local area. The improvements would create up to 10 new jobs.

Officers provided an update to the committee report which is attached to the online agenda for this meeting for information, the main points were as follows:

- The percentage increase in floorspace for the cafe/kitchen area would be 130%.
- A summary of the reasons that Officers considered, when taken together, constitute very special circumstances for development in the Green Belt.

A member queried whether the obsolete vehicles seen in the yard on the site visit would be removed as part of the scheme. It was confirmed that the new storage shed which was being proposed as part of the application would be used to store the vehicles. Officers confirmed an informative could be added should the application be approved, requesting that the applicant stores the vehicles.

Resolved: That the application be approved subject to the conditions outlined in the report and subject to an informative regarding the removal of obsolete vehicles from the yard area.

Reason: The proposed development would cause some limited harm to the openness of the Green Belt, but is not considered to be significant enough to conflict with the purposes of Green Belt set out in paragraph 80 of the NPPF.

It is considered that the other considerations put forward by the applicant, particularly in relation to the operational need and future viability of the business, the socio-economic benefits and the visual improvements to the site, when taken together in the context of the support in government policy for the expansion of such rural businesses, clearly outweigh the harm to the Green Belt by reason of inappropriateness and harm to openness, even when affording this harm considerable weight. The considerations therefore amount to very special circumstances to allow the inappropriate development in the York Green Belt.

**22b Roman House, 4-8 Rougier Street, York, YO1 6HZ
(15/00581/FULM)**

Consideration was given to a major full application by the Splendid Hospitality Group for a five storey extension, demolition of public toilets, new roof storey and change of use of offices to a hotel (use Class C1) with re-sited public toilets. An extension to the rear of Cedar Court Grand Hotel to form a dining pavilion.

Officers provided 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:

- A dilapidation survey is required.
- The reinstatement of the footpath in place of redundant vehicle crossing and dropped kerb on Tanner Row (between the hotel and toilet block)
- Method of works to be agreed
- Historic England had been consulted on the revised scheme and had confirmed they were content in principle with the proposal, subject to conditions.

Graham Holbeck spoke as the agent on behalf of the applicant. He referred to the business reasons for the applicant making the application, in particular that the hotel wished to expand into the conference and events sector. The scheme would greatly improve the Rougier Street area and bring a poorly maintained office building back into use.

In response to questions from Members, the agent confirmed that a previous application to turn the office block into apartments had not been progressed by the previous owner. Noise prevention had also been considered by the applicant due to the bus stops on Rougier Street and appropriate measures would be put in place.

Members commented that they were pleased to see a disused building being brought back into use as well as the improvements to the Tanner Row and Rougier Street streetscene.

Resolved: That the application be approved subject to the conditions outlined in the report.

Reason:

The development is acceptable in principle; the loss of office space would not conflict with planning policy in this instance and the scheme would bring welcome regeneration to this part of Rougier Street.

There would be no harm to heritage assets, and planning conditions can enable a suitable impact with regards highway safety, flood risk and amenity.

**22c Cedar Court Grand Hotel, Station Rise, York, YO1 6GD
(15/00582/LBC)**

Consideration was given to a Listed Building Consent application for Internal alterations and extension to rear provide a dining pavilion.

Members agreed the application in conjunction with the previous related application.

Resolved: That the application be approved subject to the conditions listed in the committee report.

Reason: The proposals comply with policy in the NPPF which establishes a positive approach towards dealing with heritage assets. The proposals would sustain and enhance the significance of the listed building and assist in putting it to a viable use, consistent with its conservation. The new external development would make a positive contribution to local character and distinctiveness. The historic and architectural significance of the hotel building - the former North Eastern Railway Co. head office - would not be affected by the proposals.

The proposals constitute an enhancement to the listed building and cause no harm. Considering the requirements of Section 16 of the of the Planning (Listed Buildings and

Conservation Areas) Act 1990, the scheme is acceptable.

Cllr A Reid, Chair

[The meeting started at 4.30 pm and finished at 5.10 pm].