

Meeting	Area Planning Sub-Committee
Date	2 March 2017
Present	Councillors Galvin (Chair), Shepherd (Vice-Chair), Carr, Craghill, Gillies, Hunter, Cannon, Flinders, Looker, Mercer and Orrell

Site	Visited by	Reason
St Peters School, Clifton, York YO30 6AB	Councillors Cannon, Carr, Flinders, Galvin, Gillies, Mercer, Orrell, Shepherd	To enable Members to view the site given its location in the Conservation Area.
39 Park Avenue, New Earswick, York YO32 4DB	Councillors Cannon, Carr, Flinders, Galvin, Gillies, Mercer, Orrell, Shepherd	As the recommendation was for approval.
Manor Park, Sheriff Hutton Road, Strensall, York	Councillors Cannon, Carr, Flinders, Galvin, Gillies, Mercer, Orrell, Shepherd	At the request of the Ward Member due to the impact on the Green Belt/open countryside.

42. Declarations of Interest

Members were asked to declare, at this point in the meeting, any personal interests, not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests that they might have had in respect of business on the agenda.

No interests were declared.

43. Minutes

As the minutes of the meeting of the Area Planning Sub Committee held on 2 February 2017 were not available, it was suggested that they be deferred and agreed at the next meeting.

Resolved: That the minutes be deferred.

44. Public Participation

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme on general issues within the remit of the Sub-Committee.

45. Plans List

Members considered a schedule of reports of the Assistant Director (Development Services, Planning and Regeneration) relating to the following planning applications outlining the proposals and relevant policy considerations and setting out the views of consultees and Officers.

45a) 23 Minster Avenue, Huntington, York YO31 9DJ (16/02851/FUL)

Members considered a full application by Alex Szepietowski for the variation of condition 2 and 4 of permitted application 16/02036/FUL to revise the layout to allow part of the garage/store to be used as an extended kitchen.

Officers requested that Members defer their consideration of the application. This was as revised drawings had been received and further consultation with neighbours had been undertaken. Members requested that all objectors received a letter to inform them of the deferral.

Resolved: That the application be deferred.

Reason: To allow for any further responses to be received within the consultation period.

45b) St Peters School, Clifton, York YO30 6AB (16/02740/FULM)

Members considered a full major application by St Peter's School for the erection of a two storey teaching building following the demolition of Grove and Scott buildings and CCF hut.

Officers gave an update to Members, details of which were attached to the online agenda following the meeting.

There was one registration to speak in respect of the item:

Janet O'Neill the agent for the applicant spoke in support of the application. She informed Members that the purpose of the application was to increase and improve Maths and Modern Foreign Language facilities at St Peter's School. The building would be no higher in height and no closer to the adjacent houses than the existing building. On the size of the footprint it would be a significantly bigger building. In regards to the travel plan, it was felt that as there would be no additional pupils or staff there was no need for a new travel plan.

Members felt that the building would add to facilities at the school and be no higher than the existing building.

Resolved: That the application be approved subject to the conditions listed in the Officer's report.

Reason: The proposed new buildings have been designed to match the scale and massing of the existing buildings within the campus specifically the teaching building erected in the 1980s directly to the north west. It is felt that the scheme would not give rise to any material harm to the character or appearance of the Clifton Conservation Area or the setting of the Listed Buildings on the main road frontage.. The development would not give rise to any materially greater harm to the residential amenity of neighbouring properties than the existing situation and would not give rise to any increase in flood risk in the locality.

45c) St Peters School, Clifton, York YO30 6AB (16/02741/LBC)

Members considered a listed building consent application for the erection of a two storey teaching building following the demolition of Grove and Scott buildings and CCF hut and associated internal alterations.

This item was considered at the same time as Minute Item 45b) (St Peter's School, Clifton 16/02740/FULM).

Resolved: That the application be approved subject to the conditions listed in the Officer's report.

Reason: It is felt that the loss of the CCF building and the demolition of the rear boundary wall would not lead to harm to the significance of the wider Listed complex.

**45d) 39 Park Avenue, New Earswick, York YO32 4DB
(16/01871/FUL)**

Members considered a full application by Mr Robert Littlefair for the erection of a dwelling (resubmission).

In their update to Members, Officers reported that comments received since publication of the agenda had related to the turning head and the status of the road, as it was a private road.

There was one registration to speak in respect of the item, a Member of Council had also registered to speak.

Mr Robert Littlefair, the applicant informed Members that he did not wish to adversely affect the traffic. He felt that the greatest issue remained with delivery drivers, and he would ensure that drivers of larger vehicles made their drop offs at certain times. Members were informed that there was parking space for three cars on site at the bungalow.

In response to questions, Mr Littlefair confirmed that he owned the whole site and 39 Park Avenue, and the only overlooking of the property would be from the utility room of 39 Park Avenue. He confirmed that a bungalow was being constructed to not impact on neighbouring residents.

Councillor Runciman informed the Committee that she felt the building was at an odd angle and located within a tight site. She added that she had been notified of concerns from local residents about overdevelopment and problems of access and egress from adjoining houses in the cul de sac.

Members entered debate during which the following points were raised;

- The application allowed for additional housing which was needed in the city.

- It was overdevelopment and would affect the streetscene.
- There were two or three car parking spaces which would take parking off the road.

Resolved: That the application be approved subject to the conditions listed in the Officer's report.

Reason: The proposed dwelling is modest in scale and sits comfortably within the site whilst retaining reasonable space for the occupier's needs. The single storey form avoids unacceptable harm being caused to the outlook of number 41 and 43 that are located to the side. The proposed property would project beyond the existing rear building line in the street, however, the host dwelling would still retain excellent living conditions. The reduced height of the rear-most projection is such that it would not have an impact unduly different from a pitched roof garden building. The property would have adequate space for car parking and it is not considered that the location adjacent to the turning circle creates issues in respect to safety or convenience.

**45e) Manor Park, Sheriff Hutton Road, Strensall, York
(16/01766/FUL)**

Members considered a full application by Nelson Park Lodges for the siting of 4no. caravans (one each on plots A, B, C and D) for holiday use.

One speaker registered to speak in support of the application.

Robert Beal, the agent for the applicant informed the Committee that the lodges would be sited in the middle of the development and would have no visible impact to the curtilage. In regards to a lack of information on foul and surface water drainage, the lodges would continue to use the practice used elsewhere on the site of natural infiltration as the units were linked to non mains drainage. He informed Members that the tanks used to store the foul and surface water drainage had a 5000 gallon capacity and were alarmed.

In response to questions over the site's Green Belt status, Officers clarified that the site was located slightly further than six miles outside of the city centre set out in the RSS. The Planning Inspector of a previous appeal on the site felt that the site should be treated as Green Belt land, but the City of York Draft Local Plan in 2005 did not include it. It was up to the local planning authority to determine its precise boundaries and for the purposes of this application, Officers' advice was that the site should be considered as within the general extent of the Green Belt.

Members felt the application would not have a material effect on the openness of the Green Belt given what was currently on the site.

Resolved: That the application be approved subject to the conditions listed in the Officer's report.

Reason: Notwithstanding that the proposal represents inappropriate development in the Green Belt very special circumstances exist in terms of support for a local business, tourism in York and the local economy generally to justify approval, in accordance with paragraphs 28 and 87-89 of the NPPF.

46. Appeals Performance and Decision Summaries

Members considered a report which informed them of the Council's performance in relation to appeals determined by the Planning Inspectorate between 1 October and 31 December 2016. A list of outstanding appeals was also included as an annex to the report.

Resolved: That the report and annexes 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.

47. Planning Enforcement Cases-Update

Members considered a report which gave them a quarterly update on planning enforcement cases.

The Committee were informed about information that could be accessed that would show where Section 106 monies were being spent.

Resolved: That the report be noted.

Reason: To update Members on the number of outstanding planning enforcement cases.

Councillor J Galvin, Chair

[The meeting started at 4.30 pm and finished at 5.15 pm].