

Meeting	Planning Committee
Date	19 November 2015
Present	Councillors Reid (Chair), Derbyshire (Vice-Chair), Galvin, Ayre, S Barnes, Boyce, Cullwick, Cuthbertson, D'Agorne, Dew, Doughty, Funnell, Richardson, Shepherd and Warters

41. 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.

42. Minutes

Resolved: That the minutes of the Planning Committee held on the 22nd October be approved and signed by the Chair as a correct record.

43. Public Participation

It was reported that there had been no registrations to speak under the Council's public participation scheme.

44. Plans List

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

**45. Plot 7, Great North Way, Nether Poppleton, York
(15/01307/FULM)**

Consideration was given to a major full application for the erection of a motor dealership, sales and servicing buildings with outside vehicle parking areas.

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

- Correction to the report at paragraph 4.9 to clarify that the planning permission for the retail garden centre expired in June 2015. It is not therefore a “fall-back” option for the landowner.
- Delete condition 24 as its controls are duplicated by condition 11.
- Amended condition 2 to reflect approved plans.
- Additional conditions to prevent parking on areas shown as verge or landscaping, protection of existing trees on the north western boundary and a condition to ensure highway works are carried out before the development comes in to use.

A Member queried the use of the words ‘long term’ in condition 18(f). Concern was raised that the lack of a set time frame in relation to the maintenance of the landscaping at the site could eventually lead to the use of landscaped areas for the displaying of more vehicles. Members attention was then drawn by Officers to condition 5 in the report and it was suggested that by amending condition 5 to remove the words ‘within a period of five years from the completion of the development’, this would ensure that the landscaping is continually maintained.

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

No development shall take place above foundation level until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees, shrubs and hard landscaping. This scheme shall be

implemented within a period of six months of the completion of the development. Any trees or plants which ~~within a period of five years from the completion of the development~~ die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: The application site consists of a large vacant plot within the York Business Park with a recently developed care home to the west , the East Coast Main Line to the east and a concentration of car dealerships to the north. It furthermore has a previously extant planning permission for extensive retail use in the form of a garden centre. Planning permission is sought for erection of a two storey car dealership with associated facilities including car valeting, servicing and used car sales. Concern has been expressed in terms of the impact of site lighting on the amenity of residents of the adjacent care home; the level of staff parking and servicing arrangements within the site and the mitigation for the loss of the notified SINC. These issues have subsequently been resolved, the development is felt to be acceptable and approval was recommended

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 July and 30 September 2015 and provided them with a summary of the salient points from appeals determined in that period.

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.

47. Planning Enforcement Cases - Update

Members considered a report which provided them with a quarterly update on planning enforcement cases for the period 28 July 2015 to 23 October 2015.

Resolved: That the report be noted.

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

Cllr A Reid, Chair

[The meeting started at 4.30 pm and finished at 4.45 pm].