

Agenda Item 4c Stonebow House Proposed amends to conditions,
Cllr Denise Craghill

1. Add an additional condition regarding the **use classes** to be approved: that no more than 20% of the ground floor (and basement level) should be use class A4 (drinking establishments).
2. Land at west end of the building (currently CYC/public land): the future status of this land is unclear – whilst Highways have expressed a preference for the land to be adopted highway, it appears possible that the land will be disposed of on a long lease to the applicants. Whatever the legal status might be, this is a key piece of outdoor space (currently public space) in the city centre and it would seem prudent to condition its future use. I would suggest the following:
 - **Protection and maintenance of the tree** – this is partially covered at present in condition 10 but should be strengthened to make it clear that a tree should be protected and maintained on this site for the life of the development.
 - **Soft landscaping** is referred to in condition 12 but there is currently no clear proposal for any soft landscaping in this area. The current ‘parameters plan’ of the area (attached) shows that there would still be room for a planter in a similar position to the current Edible York bed – this planter should be conditioned. The requirement for replacement planting in case of damage etc should be changed to ‘for the life of the development’ as we have for other schemes.
 - The application proposes to put 6 new **cycle stands** at the east end of the building and to replace the 6 at the west end with 4 new ones. This is referred to in condition 11, which says ‘as shown on the approved drawings’ – however at present the approved drawings for the west end are unclear with the four stands placed two each side of the tree – it isn’t clear if there is sufficient space to put them here leaving enough room for a cycle each side. Suggest a more specific condition requiring 4 ‘Sheffield’ cycle stands to be located in this area, placed at 1metre apart (or equivalent) and with public access 24/7 for the life of the development.

- **Provision, maintenance and access to public seating** – the current 'parameters plan shows two areas of public seating. I believe one on the edge of the site would become part of adopted highway so still in the public domain. The other area, however, should be conditioned that it should be maintained in good condition and with public access 24/7 for the life of the development.
 - In the current plans there seems to be a clear intention to have some **outdoor cafe/restaurant seating** in this area although it is not specified in the parameter plans. Personally I'm generally supportive of outdoor seating but given the uncertain future status of the land and the fact that people do live in this part of the city centre – on St Saviourgate and on Pavement – it seems appropriate to me to condition the permission for outdoor seating in some way – say, 8.00am – 11.00pm. Or – would there need to be a planning (as well as a licensing) application for outdoor seating anyway – perhaps Gareth could clarify that?
3. I'm concerned about **the impact of waste and recycling plans** both for residents on St Saviourgate and in the Almshouses off St Saviourgate (which are effectively behind the east end of Stonebow House) and also regarding the general appearance of an historic city centre street (St Saviourgate) and the setting of the Central Methodist Church. Conditions 16 and 17 address waste storage & disposal but as they stand commercial waste at least could be standing in St Saviourgate between 7am and 11pm each day of the week. Can we also condition the agreement of a waste disposal plan with planning officers which ensures that disturbance to residents and negative impact on the streetscene is minimised eg. by ensuring that waste disposal pending immediate collection is kept inside the building as much as possible.