
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	24 JANUARY 2008
PRESENT	COUNCILLORS MOORE (CHAIR), CREGAN (VICE-CHAIR), DOUGLAS, FIRTH, FUNNELL, HYMAN, PIERCE (AS SUBSTITUTE FOR KING), TAYLOR, VASSIE AND WISEMAN
APOLOGIES	COUNCILLOR KING

80. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Attended by	Reason for Visit
Land Lying to the South of Centurion Office Park, Tribune Way, York	Councillors Moore, Douglas, Hyman and Wiseman	As objections have been raised to the proposal and the application has been recommended for approval.
Land Adjacent to Derwent County Junior and Infant School, Osbaldwick Lane, York	Councillors Moore, Douglas, Hyman, Pierce and Wiseman	As objections have been raised to the proposal and the application has been recommended for approval. Also to allow Members to consider the relationship of the scheme to surrounding development and the impact on the existing public footpath.

81. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda.

Councillor Moore stood down from the Sub-Committee for agenda item 4a (Land Lying to the South of Centurion Office Park, Tribune Way, York) under the provisions of the Planning Code of Good Practice, as he had been involved with previous applications on the site. He addressed the Sub-Committee from the floor, then left the room and took no further part in the discussion or decision on the item.

Councillor Pierce declared a personal prejudicial interest in agenda item 4b (Land Adjacent to Derwent County Junior and Infant School, Osbaldwick Lane, York) as he had objected to the original proposals. He addressed the Sub-Committee from the floor and then took no further part in the discussion or decision on the item.

82. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 19 December 2007 be approved as a correct record and signed by the Chair.

83. PUBLIC PARTICIPATION

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

84. PLANS LIST

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

84a Land Lying to the South of Centurion Office Park, Tribune Way, York (07/02783/OUTM)

Members considered a major outline application, submitted by Keyland Gregory Ltd., for the erection of a care home (C2 use) with a pedestrian link to Hornbeam Close (resubmission).

Representations were received in objection to the application, from a neighbouring resident, and in support of the application, from the applicant's agent. Representations were also received from Councillor Moore, Ward Councillor for Skelton, Rawcliffe and Clifton Without, to suggest that, if Members wished to have the pedestrian access gate removed from the plans, the application be delegated for officer approval on receipt of revised plans.

Some Members expressed the view that locating a care home on a business park would result in a poor quality environment for its residents. Concerns were also expressed regarding the proposed pedestrian access from Hornbeam Close and that it would encourage parking on nearby residential streets. It was suggested that this access could be controlled via a management plan, which could be reviewed periodically in consultation with local residents. Members also requested the addition of a condition to restrict the height of the building.

RESOLVED: That the application be approved, subject to the conditions listed in the report, with the following amended and additional conditions:

(i) Amended Condition 16

The pedestrian only access route from the care home to Hornbeam Close shall be fitted with a security gate in order to control access to the site. Full details of the security gate shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The gate shall be fitted in accordance with the approved details and thereafter maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To restrict access into and out of the site to members of staff, visitors and occupants of the care home.

(ii) Additional Condition

The pedestrian access onto Hornbeam Close shall be used only for its intended purpose of providing residents of the care home with access into and out of the site. Prior to the first occupation of the care home a management plan shall be submitted to and approved in writing by the Local Planning Authority which outlines the measures to be taken to ensure the access operates as intended and the methods to be used for reviewing and updating the management plan over time.

Reason: To protect the amenities of local residents through restricting use of the pedestrian access to authorised persons and thus preventing the parking of vehicles on adjacent highways.

(iii) Additional Condition

Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 13 metres in height at three storey level and 9.8 metres in height at two storey level, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: To establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area and the living conditions of adjacent dwellings.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the loss of employment land, the future living conditions of occupants of the care home and the amenity and living conditions of local residents. As such the proposal complies with Policies E3b and H17 of the City of York Draft Local Plan.

Action Required

1 To issue the decision notice and include on the weekly planning decision list within agreed timescales. JB

84b Land Adjacent to Derwent County Junior and Infant School, Osbaldwick Lane, York (07/02384/REMM)

Members considered a major reserved matters application, submitted by Harron Homes (Yorkshire) Ltd., for the erection of 23 no. dwellings with garages.

A copy of the case officer's update had been circulated to Members (attached as Appendix 1 to these minutes), which included the following information:

- Comments from the Police Architectural Liaison Officer;
- Details of a further letter from Councillor Pierce in response to the amended scheme;
- Comments from Lifelong Learning & Leisure;
- An update on drainage.

Officers also clarified that informative 1 should appear after condition 5, to which it referred.

Representations were received in support of the application, from the applicant's agent. Representations were also received from Councillor Pierce, Ward Councillor for Hull Road, in support of the revised proposals submitted.

RESOLVED: That the application be approved, subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm

to interests of acknowledged importance, with particular reference to highways, design and landscape and residential amenity. As such the proposal complies with Policies GP1, T2a and T2b of the City of York Local Plan Deposit Draft.

Action Required

1 To issue the decision notice and include on the weekly planning decision list within agreed timescales.

JB

R MOORE, Chair

[The meeting started at 2.00 pm and finished at 2.55 pm].

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07/02384/FULM – Harron Homes, Osbaldwick Lane

Comments received from Police Architectural Liaison Officer:

- although satisfied with the general layout of the scheme, the dogleg in the footpath adjacent to the site causes concern. It could introduce hidden corners whereby the line of sight is reduced or restricted completely. This is unacceptable from a public safety point of view.
- where footpaths are required they should be as straight as possible and wide avoiding potential hiding places, they should be overlooked by surrounding buildings and activities.
- alleyways that border the rear of premises present a threat accounting for 67% of burglaries.
- preventative measures should be put in place at both ends of the footpath to restrict access by motorcycles.
- good lighting should be included in the scheme
- no trees or shrubs should be planted which would when mature obstruct car parking and street lighting.

Further letter from Councillor Pierce in response to the amended scheme:

- although the amended scheme addressed his objections and he is happy to support it, he still has reservations regarding the treatment of the footpath boundary adjacent to the new dwellings.
- the locality has suffered from anti-social behaviour and new residents should be insulated from this as far as possible. Considers that a 1.8 metre high wall with steep copings would be preferable to a fence
- new railings should be installed around the play area
- a condition should be attached to ensure appropriate boundary treatment.

Lifelong Learning and Leisure

No objections to the amended scheme. The detailed layout of the play area has been agreed with the Head of Parks and Leisure (Dave Meigh) who will now calculate the maintenance payment to be included in the informative in relation to condition 5.

Drainage

The applicants have now obtained consent to discharge to the mains sewer from Yorkshire Water, addressing the comments of the Internal Drainage Board in relation to capacity issues and the effect on the water course system. The position of the sewer easement shown on the plan has been informed by a survey and thus the submitted layout should not be affected by the location of the sewer.

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