

MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	15 MAY 2008
PRESENT	COUNCILLORS B WATSON (CHAIR), SUE GALLOWAY (VICE-CHAIR), GALVIN, GILLIES, GUNNELL, HORTON, REID, SUNDERLAND AND WALLER

**108. INSPECTION OF SITES**

The following sites were inspected before the meeting:

Site	Attended by	Reason for Visit
20 Horseman Avenue, Copmanthorpe	Councillors B Watson, Sue Galloway, Gillies, Gunnell, Horton, Reid and Sunderland.	As objections have been received and the recommendation is to approve.
Acomb Branch Library, Front Street	Councillors B Watson, Sue Galloway, Gillies, Gunnell, Horton, Reid and Sunderland.	To familiarise Members with the site.
22a Huntington Road, York	Councillors B Watson, Gillies, Gunnell, Horton and Sunderland.	As objections have been received and the recommendation is to approve.

**109. 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 Galvin declared a personal non-prejudicial interest in agenda item 4b (34 Grantham Drive, York) as he knew some people who lived close by.

**110. MINUTES**

RESOLVED: That the minutes of the meeting held on 29 April 2008 be approved and signed by the Chair as a correct record.

**111. 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.

## **112. 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.

### **112a 22a Huntington Road, York, YO31 8RD (08/00351/FUL)**

Members considered a full application from Mr D Lamb for the conversion of a house in multiple occupation to form seven apartments including a three storey side extension and dormer windows to the rear.

The case officer updated Members on the application and stated that if Members wished to change the bay window on the front elevation, condition 7 could be amended to include a request for details of the window frame to be submitted.

Representations were received in support of the application on behalf of the applicant. He explained that the application was for a side extension to the property, changes to the back extension, and change of use from a house of multiple occupation (HMO) with 10 bedsits to 7 apartments comprising in total 10 bedrooms. He covered the following points:

- Development of apartments would produce a smarter, neater and cleaner looking property
- Bay Window at front would be retained keeping central mullion and installing a pair of sliding sash windows
- Forecourt area – would not be used for parking but be enclosed by a wall in keeping with neighbouring properties
- Parking – no issue as there will be no more residents than at present – probably fewer residents therefore fewer cars.

Members enquired as to the current situation regarding residents' parking permits. The representor confirmed that the property was currently allocated 2 residents' parking permits and that there would be no additional permits available for the proposed development. There is an informative on Residents Parking included in the report.

**RESOLVED:** That the application be approved subject to the conditions outlined in the report and the following amended condition.<sup>1</sup>

#### **Amended Condition 7**

Notwithstanding the approved plans, the bay windows on the front elevation shall be retained as existing. The bay on the right hand side (when facing the front of the house) shall be re-glazed with sliding sash windows with timber frames, the details of which shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in

accordance with the approved details prior to occupation of the flats and retained as such thereafter.

Reason: To ensure that the finished appearance is to the satisfaction of the Local Planning Authority and maintains the appearance of the conservation area.

REASON: That the proposal, subject to the conditions listed in the report and above, would not cause undue harm to interests of acknowledged importance with particular reference to the principle of the development, the character and appearance of the conservation area, amenity and highway. As such the proposal complies with Policies GP1, H4a, H3c, H5a, HE3, H8, L1c, T4 and GP4a 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

**112b 34 Grantham Drive, York, YO26 4TZ (07/02808/FUL)**

Members considered a full application from Mr Nick Squire for the erection of a detached dwelling with a side dormer window (plot no 1) (resubmission).

The case officer explained that this application had been deferred from the last meeting in order to obtain accurate drawings and confirmed that these had now been received and that the intention of this application was for what was now built on site.

Representations were received in objection to the application from a neighbour who voiced his concerns regarding ongoing issues over the development and in particular the height of the development.

Members discussed issues surrounding the dormer window and agreed that since the alterations had been made to the window it was more acceptable and less obtrusive than before.

RESOLVED: That the application be approved subject to the conditions listed in the report.<sup>1</sup>

REASON: That the proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance with particular reference to the residential amenities of adjoining occupiers, the appearance of the street scene and highway safety. As such the proposal complies with Policies GP1 and H4a of the City of York Local Plan.

Action Required

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

**112c Acomb Branch Library, Front Street, York YO24 3BZ (08/00574/FUL)**

Members considered a full application from the Yorkshire Ambulance Service for the siting of a portakabin to the rear of Acomb Branch Library for a temporary period to be used as a standby point for Yorkshire Ambulance Service (resubmission).

Representations were received from the Yorkshire Ambulance Service in support of the application. The Estates Manager raised his concern over the following restrictions in the conditions:

- Condition 2 states “The development hereby permitted shall be removed and the land reinstated to its former condition at or before 31 May 2009.....” He requested an extension of this period to 2 years or at least “1 year’s operational use” as he explained they would lose 2-3 months use before the development would become operational if the condition was to remain as currently worded.
- Condition 4 states that that “the sirens and lights of the ambulance vehicles shall not be used until the vehicles have exited the Acomb Branch Library Site”. He stated that the condition as currently worded would mean they couldn’t use blue lights and sirens when exiting the site onto the road which may be necessary in heavy traffic conditions so as not to affect public safety. He said he understood why this condition had been added but would prefer the decision whether or not to use them was left to judgement of staff concerned who are well trained in when to use lights and sirens.
- Building Colour - He requested advice on what colour would be preferential as indicated in Condition 3.

The Chairman asked if they had considered siting a light at the exit to indicate that an ambulance was leaving the site. The Ambulance Service Representative confirmed he would be happy to look into this if it was felt appropriate.

Members discussed the following issues:

- Condition 2 (Length of development) – Members suggested that if approved the development should be allowed to remain on site for a period of 2 years. However a Member suggested that at the end of this period, it should either be removed or a permanent application be submitted as they would not be happy for a portakabin to be granted on temporary basis again.
- Condition 4 (Use of Lights and Sirens) - Members suggested an amendment to condition 4 to prevent lights and sirens being used

on the site between 9pm and 8am (hours of darkness) but also raised the point that this shouldn't jeopardising public safety.

- Parking Issues - There were concerns about a possible increase in parking on the site and Members asked for clarification on whether this development would mean additional cars parked on the site. It was confirmed that the ambulance services staff would pick up the response vehicle from the base station and leave their cars at the base station therefore there wouldn't be any additional parking on site.
- Retention of grassed area – Concern was raised as to whether use of the grassed area, which was repaired when the library was improved, would be restricted. This was intended to be used over summer months for children's classes. Confirmation was given that this area would still be available for its intended use and would probably be fenced off for safety.
- Other possible locations for an ambulance standby point – Members suggested that the Yorkshire Ambulance Service examine other possible locations in the vicinity for the siting of a standby point.

RESOLVED: That the application be approved subject to the conditions listed in the report, with the following amended and additional conditions: <sup>1</sup>

(i) Amended condition 2

The development hereby permitted shall be removed and the land reinstated to its former condition at or before 31 May 2010; unless an extension of the period shall first have been approved in writing by the Local Planning Authority, through the submission and approval of a planning application.

Reason: So that the Local Planning Authority may assess the impact of this upon the living conditions of neighbouring residents.

(ii) Amended Condition 4

Notwithstanding the submitted details, between the hours of 21:00 and 08:00 on the following day the sirens of the ambulance vehicles shall not be used until the vehicles have exited the Acomb Branch Library site.

Reason: To protect the amenity of the occupants of the neighbouring dwellings.

(ii) Additional Condition 5

Details of a sign placed along the front boundary of the site to alert the public to an ambulance entering the highway should be submitted to and agreed in writing by the Local Planning Authority.

Reason: To alert the public to emergency vehicles entering the highway.

REASON: That the Proposal, subject to the conditions listed in the report and above, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, the visual amenity of the building and the adjacent conservation area, and highway safety. As such, the proposal complies with Policies GP1, SP6, GP23, HE2 and C3 of the City of York Development Control Local Plan (2005).

Action Required

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

**112d Temporary Moorings, Museum Street, York (08/00392/FUL)**

Members considered a full application from Mr Andrew Gill for the mooring of floating coffee bar with waiter service seated area on the river bank (Resubmission of 07/00266/FUL to allow use throughout the year).

RESOLVED: That the application be approved subject to the conditions listed in the report.<sup>1</sup>

REASON: That the proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to:-

- the visual amenity and character of the conservation area and the adjacent listed garden
- the use of the river including navigation and safety
- the amenity of the neighbours
- users of the adjacent public highway
- flooding.

As such, the proposal complies with Policy E4 of the North Yorkshire County Structure Plan; Policies HE2, HE3, HE4, HE12, L4, GP15a, and GP1 of the City of York Development Control Local Plan- Incorporating the Proposed 4th Set of Changes; and national planning guidance contained in Planning Policy Statement 1 " Delivering Sustainable Development, "

Planning Policy Statement. 15 " Planning and the Historic Environment.," and "Planning Policy Guidance Note No. 25 " Development and Flood Risk. "

Action Required

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

**112e 20 Horseman Avenue, Copmanthorpe, York YO23 3UF (08/00233/FUL)**

Members considered a full application from Mr and Mrs J Bennett for the erection of a pitched roof and alteration of a garage to form ancillary accommodation fro 20 Horseman Avenue.

Representations were received in objection to the application from a local resident. She voiced her concerns as follows:-

- Previous applications on the site have been refused.
- Need for structural survey to check foundations of 20 year old garage
- Loss of amenity to neighbours
- Low light level on garage site
- Development would not enhance the area and would disturb wildlife – frogs, newts, bats, garden birds, butterflies and mammals on site.
- Increase roof height would impact on views from neighbouring properties
- Concern over future intentions for building and change of use.

The case officer confirmed that the application was for a pitched roof over the existing garage structure to a height of 4.75 metres and explained that if the pitch was less than 4 metres there would be no need to obtain planning permission.

Members reiterated that this application was for a pitched roof on the garage. They advised that that they understood residents' concerns about setting a precedence on using garden space but that conditions had been added to deter further development of the garage building in future.

RESOLVED: That the application be approved subject to the conditions listed in the report.<sup>1</sup>

REASON: That the proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, the visual amenity of the locality, highway safety. As such, the proposal complies with Policies GP1 and H7 of the City of York Local Plan Deposit Draft; national planning guidance contained in Planning Policy Statement 1 " Delivering Sustainable Development " and Planning Policy Statement 3 " Housing.

Action Required

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

JB

Councillor D Horton, Chair

[The meeting started at 3.00 pm and finished at 4.10 pm].