
MEETING	PLANNING COMMITTEE
DATE	14 MAY 2008
PRESENT	COUNCILLORS R WATSON (CHAIR), SIMPSON-LAING (VICE-CHAIR), CREGAN, CRISP, D'AGORNE, SUE GALLOWAY, HORTON, HUDSON, KING, MOORE, REID, B WATSON, ORRELL (SUBSTITUTE) AND GILLIES (SUBSTITUTE)
APOLOGIES	COUNCILLORS FIRTH, GALVIN, JAMIESON-BALL AND WISEMAN
IN ATTENDANCE	COUNCILLORS BROOKS & JAMIESON - BALL

65. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Attended by	Reason for Visit
Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York.	Cllr. Richard Watson	As objections had been received and the recommendation was to approve.

66. DECLARATIONS OF INTEREST

Members were invited to declare any personal or prejudicial interests they might have in the business on the agenda. None were declared.

67. 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 Committee.

68. 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.

68a Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/00032/REMM)

Members considered a Major Reserved Matters Application, submitted by the University of York, for the development of a 622 bed college including access, disabled parking, cycle parking and landscaping, following an outline application (04/01700/OUT) for the development of a university campus.

The case officer for the application reported that there were some revised conditions in relation to the application. These are detailed fully in the resolution below.

He also reported that, at the site visit, residents had expressed concerns regarding the scale and visual impact of the proposed buildings and staff parking.

Representations were received from the architect who said that this was a fantastic opportunity to create a successful university. The buildings were arranged to create a sense of community and the materials to be used would blend in with the surroundings.

Representations were also received from a representative of the university in relation to BREEAM (Building Research Establishment Environmental Assessment Method). He felt that a very good BREEAM rating could be achieved. He also said that the university was preparing a lower energy strategy for the whole campus (including the present campus).

Representations were received from the applicant's agent who suggested the following changes to the conditions:

- In relation to revised conditions 2 and 5 the agent suggested that this should be prior to building works arising out of the ground rather than prior to building work taking place.
- In relation to condition 12 the agent suggested changing this to prior to occupation rather than prior to development commencing and to change the wording to form two sentences.
- In relation to condition 14 the agent suggested changing this to read prior to occupation rather than prior to the commencement of development.

She also stated that the university was working to a very tight building timetable.

Representations were also received from the Ward Councillor for Heslington, Councillor Jamieson-Ball. He stated that this cluster of the development was the first on site and therefore would move the development from theory to reality. He did not feel that there was enough information regarding the design and suggested that the details of the materials to be used be delegated to the officer, Chair and Vice-Chair of the Committee for determination. He also raised concerns regarding transport and movement between the two campuses and felt that short cuts across fields could cause damage to a protected area. He stated that

the measures detailed in condition 10 relating to the Pedestrian Ribbon would be of considerable benefit to local residents as well.

Members discussed the revised conditions proposed by the case officer and the applicant's agent. Members agreed to the agent's amendments in relation to conditions 2 and 5 and stated that the final details in relation to these should be delegated to the Chair, Vice-Chair and opposition spokesperson. They agreed to the amendments in relation to condition 12 but said that condition 14 should remain as per the officer's revision.

RESOLVED: That the application be approved subject to the conditions outlined in the report and the following amended conditions:¹

Amended Condition 1

The development hereby permitted shall be carried out only in accordance with the approved plans numbered (00)AP003/A, (00)AP100/A, (00)AP101/A, (00)AP102/A, (00)AP103/A, (00)AP104/A, (00)AP20R, (00)AS001/D, (00)AS002/D, (00)AS003/D (00)AE003/D, (00)AEN001/A, (00)APN001a/A, (00)APN00R/A, (9-)L002/A and (00)AS006 or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

Amended Condition 2

Notwithstanding the approved plans details and samples of external materials to be used shall be submitted to and approved in writing by the Local planning Authority before any building work arises above ground level. The development shall be carried out using the approved materials. (Details pursuant to this condition shall be approved by the Chair, Vice-Chair and opposition spokesperson of the Planning Committee)

Reason: So as to achieve a visually cohesive appearance.

Amended Condition 3

Within three months of the commencement of development a detailed landscaping scheme shall be submitted and approved in writing by the local planning authority. The scheme shall include ground levels, boundary treatment, planting, swales, hard landscaping materials, lighting, litter/recycling bins and street furniture and which shall illustrate the number, species, height and position of trees and shrubs. 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: So that the Local Planning Authority may be satisfied with the overall appearance of the development and the variety, suitability and disposition of species within the site.

Amended Condition 4

Prior to first occupation of the college details of structural landscape works between the college and Field Lane shall be submitted, approved and implemented to the satisfaction of the local planning authority unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the visual appearance and the amenity of nearby residents.

Amended Condition 5

Notwithstanding the approved plans no building work shall be carried out above ground-floor slab level until large-scale plans and details of all eaves, windows, window openings, external doors, external door surrounds, balconies and exposed staircases have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the submitted details. (Details pursuant to this condition shall be approved by the Chair, Vice-Chair and opposition spokesperson of the Planning Committee).

Reason: In the interests of visual amenity.

Amended Condition 6

Within three months of commencement of development details of all plant supports on the external elevations of buildings on the site shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the submitted details.

Reason: In the interests of visual amenity.

Amended Condition 9

No later than three months prior to occupation of any building hereby approved details of measures to

prevent unauthorised vehicles from entering the development area known as Cluster One from the Field Lane roundabout shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the submitted details.

Reason: In the interests of highway safety and amenity.

Additional Condition 14

Prior to commencement of development full details of a renewable energy strategy shall be submitted and approved in writing by the local planning authority. The strategy shall include (i) the site's proposed renewable energy operation which shall be at least 10% of total energy generation (ii) measures to reduce energy demand for the college buildings (iii) measures to reduce CO2 emissions to a level lower than required under Building Regulations Part L.

Reason: To ensure that the proposal complies with the principles of sustainable development and the council's adopted interim Planning Statement in Sustainable Design and Construction.

REASON: That the proposal, subject to the conditions detailed in the report and those listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to provision of a campus at Heslington East, provision of student housing, sustainability, visual impact, flood risk, landscaping, bio-diversity and transport issues. The application therefore complies with Policies GP1, GP4a, T4, ED9, ED10, GP9, GP15a and NE7 of the City of York Local Plan Deposit Draft.

Action Required

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

JB

Councillor R Watson, Chair

[The meeting started at 4.30 pm and finished at 5.45 pm].

This page is intentionally left blank