

## COMMITTEE REPORT

**Committee:** Planning Committee      **Ward:** Skelton, Rawcliffe, Clifton Without  
**Date:** 24 June 2008      **Parish:** Clifton Without Parish Council

**Reference:** 07/01992/OUTM  
**Application at:** Grain Stores Water Lane York YO30 6PF  
**For:** Outline application to form class B1c, C1, C2, C3 and D1 including parking and new access arrangements after demolition of existing warehousing units  
**By:** Water Lane Ltd  
**Application Type:** Major Outline Application (13 weeks)  
**Target Date:** 29 November 2007

### 1.0 PROPOSAL

1.1 This application is a duplicate of the previous agenda item for the Clifton Grain Stores (08/00832/FULM) and is now the subject of an appeal against non-determination. This is to be heard at a Public Inquiry in August 2008. The description and accompanying plans are identical to that that members are being asked to consider under 08/00832/FULM. The issues are therefore also identical.

1.2 This proposal has a long planning history and is now subject of an appeal against non-determination by the Council. In such circumstances it is no longer possible for the Council to determine the application. The purpose of this report is to establish the formal attitude of the Committee to the proposal, for use in the forthcoming Public Inquiry.

1.3 It is not the intention to repeat all the representations and issues here as these will be considered by members in the previous agenda item.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYE3B

Existing and Proposed Employment sites

CYH4A

Housing windfalls

CYH5A

Residential density

CYH2A  
Affordable Housing

CYSP7A  
The sequential approach to development

CYL1C  
Provision of new open space in development

CYED4  
Developer contributions towards Educational facilities

CYGP4A  
Sustainability

### **3.0 CONSULTATIONS**

3.1 Members are referred to the previous agenda item for the representations made by officers, statutory consultees and third parties on this case.

### **4.0 APPRAISAL**

4.1 Members are referred to the previous agenda item for the representations made by officers, statutory consultees and third parties on this case.

### **5.0 CONCLUSION.**

5.1 The conclusion is the same as in the previous agenda item for the duplicate application. This is that the site is allocated for employment use in the City of York Draft Local Plan and the Council are currently going through various stages as part of the LDF programme to ascertain employment need throughout the city. This site has been identified in the Employment Land Review Part 1 as an important site and at this stage there is no evidence to contradict this. Work is on-going on this through the Employment Land Review Stage 2 and this is expected to be completed around September 2008. The application for this mixed use development, mainly consisting of residential and other non-conforming employment uses is therefore considered premature and officers consider that this should be resisted accordingly.

5.2 As such, only the formal attitude of the Committee to the proposals can be considered here, this being that the application be opposed for the same reasons as those outlined in application 08/00832/FULM.

### **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION:**

That the application be opposed for the same reasons as those outlined in application 08/00832/FULM.

The land subject to this application is allocated within the 4th Set of Changes to the City of York Draft Local Plan as a Standard Employment Site. Other than the stipulated B1c use, the proposed uses are contrary to this allocation and specifically Policy E3b of the City of York Draft Local Plan. The Council consider that there is no clear evidence at this time that the site is not required for the specified employment uses and therefore the application is considered to be premature and therefore should be resisted.

## **7.0 INFORMATIVES:**

### **Contact details:**

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