

**Updates to the reports for Area Planning Sub- Committee 5th
December 2019**

Item 4a - 19/01322/FULM Principal Hotel, Station Road

Update

A plan detailing the tracking of a delivery vehicle using the turning head is awaited and therefore it is recommended that Condition 14 be amended as follows;

No part of the site shall come into use until turning areas have been provided in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. Thereafter the turning areas shall be retained free of all obstructions and used solely for the intended purpose.

Reason: To enable vehicles to enter and leave the site in a forward gear thereby ensuring the safe and free passage of traffic on the public highway.

The additional information has been assessed and the planning balance and the recommendation are unchanged from the published report.

**Item 4b - 19/01667/FULM York St John University Sports Centre
Haxby Road**

Update

Drainage

As part of the original planning permission, granted in 2012, for the development of the site for outdoor sports facilities a comprehensive drainage strategy was designed for the site as a whole which took into account the original approval and all additional proposed development on site, including the tennis centre.

However, the creation of the tennis centre would appear to represent an increase of 196m² above the original designed system and Flood Risk Management Team are concerned that the original scheme has not been implemented in accordance with the approved drainage strategy.

Additional site specific investigation is required and as such Officers are requesting Delegated Authority to Approve subject to satisfactory drainage arrangements being agreed.

Additional Tree Planting

Cllrs raised concerns at the site visit in connection with the loss of the existing grass at the site due to the creation of the tennis centre and previously approved 3G pitch. In order to offset the loss York St John University have confirmed that they have planted approximately 1250 trees within the vicinity of the Haxby Road site.

The additional information has been assessed and the planning balance and the recommendation are unchanged from the published report.

Agenda Item 4c - 19/02200/FUL 45 Osbaldwick Village Osbaldwick

Design, Conservation and Sustainable Development – Comments:

The existing character and appearance of Osbaldwick village is mixed but relies heavily on the 'green' which is the focal point. Character and appearance isn't just about built form but relies heavily on the spaces between.

The existing hipped roof is slightly incongruous as the prevailing style is for gables (as highlighted in the CA appraisal).

The proposed development will dominate the plot and have a negative impact on character and appearance. The existing property already makes a negative contribution to the character of the Conservation Area and the proposals will only succeed in making this worse. The symmetry of massing is inappropriate for the existing design style, which is loosely based on Arts and Crafts. The character of predominantly rural dwellings is maintained at present whereas the proposal will introduce a suburban feel to the appearance of the green. The dormers are particularly suburban and don't pick up on 'traditional' character here. In terms of the spaces between properties, and in Officers opinion, the increased mass will unbalance the existing and harmonious mix of solid to void.

The additional information has been assessed and the planning balance and the recommendation are unchanged from the published report.