
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	12 JUNE 2008
PRESENT	COUNCILLORS MOORE (CHAIR), CREGAN (VICE-CHAIR), DOUGLAS, HYMAN, JAMIESON-BALL (SUB FOR CLLR WAUDBY), KING, MORLEY (SUB FOR CLLR ORRELL), PIERCE (SUB FOR CLLR FUNNELL), TAYLOR AND WISEMAN
APOLOGIES	COUNCILLORS FUNNELL, ORRELL AND I WAUDBY

1. 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 Morley registered a personal non-prejudicial interest in Plans item 4a (J H Shouksmith and Sons Ltd, Outgang Lane, Osbaldwick, York) as the applicant and his family had been members of the Church he had previously attended as well as that he presently attended.

2. MINUTES

RESOLVED: That the minutes of meetings of the Sub-Committee held on 8 and 29 May 2008 be approved as correct records and be signed by the Chair.

3. INSPECTION OF SITES

The following site was inspected before the meeting:

Site	Attended by	Reason for Visit
J H Shouksmith and Sons Ltd, Outgang Lane, Osbaldwick, York	Cllrs Douglas, Hyman, Moore, Morley, Pierce and Wiseman	To familiarise members with the site and accesses and as concerns had been raised by the Parish Council and a neighbour.

4. 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.

5. PLANS LIST

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

5a **J H Shouksmith and Sons Ltd, Outgang Lane, Osbaldwick, York YO19 4UP (08/00736/FULM)**

Members considered a major full application, submitted by J H Shouksmith and Sons Ltd, for the erection of 3 no. two storey pitched roof buildings comprising 8 no. business units for B1, B2 and B8 uses, with associated access, parking, cycle storage and landscaping.

Officers circulated a Sub-Committee update, which detailed that:

- Paragraph 4.19 second line should read, “it is not considered that the provision of 65 parking spaces in this location is unacceptable.”
- Confirmation that the comparison of floor area in paras. 4.5 and 4.6 was based on the gross floor area of each of the units.
- Confirmation that the DVLA would be moving from the site due to their operational requirements.
- Currently 54 staff on site including those employed by the DVLA.
- Point 8 on page 28 of the report should read, “a footway link into the site is to be provided into the site. The standard width of the path should be 2m rather than 1.5m”.
- Condition 7 should be amended to refer to “the height of the approved development shall not exceed 10 metres, as measured from existing ground level”.
- Condition 8 should be amended to read “ The areas shown on drawing no. M2463-01 Rev C as “amenity space” shall be retained at all times, shall be maintained in accordance with the management plan which prior to the development shall be submitted to and approved in writing by the Local Planning Authority...”
- Condition 21 should be amended to read “The hours of operation of each unit hereby permitted shall be confined to 8:00 to 18:00 Mondays to Saturdays and not at all on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.”
- That in addition to the conditions recommended additional conditions were proposed to provide means of protection to the existing trees on the site during the construction period, a condition to require the developer to provide a permeable surface on parking areas and a condition to require a full company travel plan to be developed and implemented within 6 months of occupation of the site.

Representations in support of the application were received from the applicant’s agent. She circulated photographs showing the buildings and the site access. She confirmed that the applicants had been on this site for over 40 years and that they wished to demolish the 3 existing buildings and erect new head office premises, at the front of the site, and to erect

smaller units for start up companies. She stated that the existing buildings were not suitable for the operational needs of the firms at present on site. With reference to the proposed conditions she stated that, at present, no planning restrictions covered the site, and that the condition proposed restricting hours of use would affect field workers and employees who took advantage of flexitime.

Members questioned details of the proposed travel plan and Officers confirmed that this would apply to the applicant and apply to individual firms through their leases. Concerns were also expressed at the restrictions to the hours of operation, the amenity and landscaping provision and to the type of security fencing.

Following discussion it was

RESOLVED: That the application be approved subject to the imposition of the conditions listed in the report and the following additional and amended conditions: ¹.

Amended Condition 7: Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 10.0 metres, 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.

Amended Condition 8: The areas shown on drawing no. M2463-01 Rev C as "amenity space" shall be retained at all times, shall be maintained in accordance with the management plan which prior to the commencement of development shall be submitted to and approved in writing by the Local Planning Authority, and shall not be used for any purposes other than on-site open space provision unless otherwise agreed in writing by the Local Planning Authority.

Amended Condition 21: The hours of operation of units 2 to 8 hereby permitted shall be confined to 7:00 to 19:00 Mondays to Saturdays and not at all on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

32. Before the commencement of and during building operations, adequate measures shall be taken to protect the existing trees to be retained on this site. This means of protection shall be agreed in writing

with the Local Planning Authority and shall be implemented prior to the stacking of materials, the erection of site huts or the commencement of building works.

33. Prior to the occupation of the site, a heads of terms agreement to be included in a future travel plan for all 8 units hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. The heads of terms agreement shall include those measures that will be carried out by the occupier to reduce dependence on the private car and encourage sustainable means of travel to and from the site.

Within 6 months of occupation of the site a full travel plan developed and implemented with national guidance and guidance currently published by the City of York Council shall have been submitted to and approved in writing by the Local Planning Authority.

Within 12 months of occupation of the site a first year staff travel survey shall have been submitted to and approved in writing by the Local Planning Authority. Results of the yearly staff travel surveys shall then be submitted annually to the authority's travel plan officer for approval.

34. The parking areas hereby approved shall be constructed of permeable materials. Prior to the development commencing a scheme detailing the permeable parking area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON:

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to employment development, sequential approach to development, scale, design and external appearance, open space provision, landscaping, highway safety and parking standards, flood risk, sustainability and environmental protection. As such the proposal complies with Planning Policy Statement no.1 "Delivering Sustainable Development", Planning Policy Statement no.6 "Planning for Town Centres", Planning Policy Statement no.25 "Development and Flood Risk", Planning Policy Guidance no.17 "Planning for Open Space, Sport and Recreation", Policy E3 of the Regional Spatial Strategy for Yorkshire and the Humber (2008) and Policies GP1, SP8, GP3, GP4a,

GP9, T4, E4, SP7a, L1c and GP15 of the City of York
Local Plan Deposit Draft.

Action Required

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

6. WELCOME AND THANKS

The Chair introduced Laura Bootland, the new Democracy Officer for the East Area Planning Sub-Committee, to her first meeting. He also thanked Jill Pickering, Democracy Officer for her work with the Sub-Committee.

R MOORE, Chair

[The meeting started at 2.00 pm and finished at 2.25 pm].