
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	8 JANUARY 2009
PRESENT	COUNCILLORS FIRTH, HYMAN (CHAIR), GREGAN (VICE-CHAIR), DOUGLAS, FUNNELL, MOORE, ORRELL, WISEMAN, PIERCE (SUBSTITUTE) AND D'AGORNE (SUBSTITUTE)
APOLOGIES	COUNCILLORS KING AND TAYLOR

INSPECTION OF SITES

Site	Attended by	Reason for Visit
41 Lilac Avenue.	Hyman, Moore, Pierce, Orrell, Firth, Douglas	As the application is recommended for approval and objections have been received.

59. 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. None were declared.

60. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That the press and public be excluded from the meeting during consideration of the Annexes to agenda item 5 (Enforcement Cases Update) on the grounds that they contain information, if disclosed to the public would reveal that the Authority proposes to give, under any enactment a notice under or by virtue of which requirements are imposed on a person, or that the Authority proposes to make an order or directive under any enactment as exempt under Paragraph 6 of Schedule 12A Section 100A of the Local Government (Access to Information) (Variation) Order 2006.

61. PUBLIC PARTICIPATION

It was reported that nobody had registered to speak under the Council's Public Participation Scheme, on general issues within the remit of the Sub-Committee.

62. 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.

62a 41 Lilac Avenue, York, YO10 3AS (08/02445/FUL)

Members considered an application for a two storey pitched roof side extension and new vehicular access.

Officers updated that they had received one additional letter of objection referring to the number of student properties in the area and the proposed vehicular access.

Members expressed concerns regarding the possible removal of the boundary wall should the application be approved and requested that conditions be added to ensure that some of the boundary wall be retained.

Certain Members queried the provision for cycle and bin storage and asked that conditions be added to ensure that suitable storage for both is provided at the property.

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

Condition 7 – The existing boundary wall along the frontage of the site shall be retained in its entirety, except where required to form the new vehicular access from Lilac Avenue

Reason – In the interests of visual amenity.

Condition 8 – The existing shed shown as being retained shall remain on site and shall be made available at all times for cycle parking.

Reason – To ensure covered, secure, cycle parking is made available at all times.

Condition 9 – Prior to the commencement of the development, details of a dedicated area for the storage of refuse and recycling bins, including a convenient and unobstructed access route to and from the dwelling, shall be submitted to and approved in writing by the Local Planning Authority. The storage area and access route shall be provided in accordance with the approved details and shall be retained for their prescribed purpose at all times.

REASON: In the opinion of the Local Planning Authority, 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 impact on the streetscene, the amenity and living conditions of adjacent occupiers, impact on trees, car parking and highway safety. As such the proposal complies with Policy H7 and GP1 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 time scales. SS

62b Ashfield Holiday Cottages & Touring Caravan Park, Hagg Lane, Dunnington, York, YO19 5PE (08/02506/FUL)

Members considered a full application which seeks permission for the change of use of the field adjacent to an existing caravan park to accommodate an additional 24 pitches, conversion of part of a garage to a shower and toilet block.

Officers updated that an additional letter of objection had been received from a resident of Milestone Cottages raising concerns about possible drainage problems and asked if drainage conditions could be applied should the application be approved. Officers confirmed that the Drainage Board were happy with the application as long as any site run off drains away and does not affect any other drainage courses.

Representations in support of the application were heard from the applicant who advised that the openness of the green belt would not be adversely affected, the undeveloped green field is hedged on 4 sides which prevents the caravans being visible and impacting on visual amenity of the area, and that those using the site are encouraged to use the bus service 300m away.

Members queried exactly what the applicant is asking for as it was unclear to some members. Officers confirmed that the applicant would like to increase the use of the site from existing temporary use on certain days of the year to use the land all year round.

Certain Members felt they could support the application as the field is already being used as a caravan park and could see no reason to refuse. Members asked if conditions could be added to restrict the occupancy of the site to summer months if the application was approved. It was decided that this would not be possible as the conditions attached to the existing caravan site allow it to be occupied for almost the entire year.

Other Members considered the application to conflict with planning policy particularly in relation to the Green Belt and could not support the application.

RESOLVED: That the application be refused.¹

REASON: 1.The proposals would significantly enlarge the area currently occupied by caravans, thereby further encroaching into an open area of Green Belt. The development is considered to represent inappropriate development in the Green Belt as the size, scale and location of the proposed caravan park extension, together with the activities associated with it, would harm the openness of the Green Belt. This is considered contrary to national planning guidance in Planning Policy Guidance Note 2 (Green Belts) and Policies GB1, V5 (a, d and f) and V1(f) of the City of York Draft Local Plan.

2.The proposals would enlarge the area currently occupied by caravans, thereby encroaching into the open countryside to the detriment of visual amenity and the attractive rural character of the area. This is considered contrary to policies GP1 (a, b, c, e), V5 and V1 (f) of the City of York Draft Local Plan.

3.It is considered that the proposed development would harm visual amenity and outlook from the rear of the fifth Milestone Cottage to the south of the application site. This by virtue of the new development encroaching into the field closest to these properties , and the proposed layout which shows caravans positioned along the southern boundary of the site, presenting a visually dominant development when viewed from the rear of these properties. This is considered contrary to Policies V1 (e) and V1 (b) of the City of York Draft Local Plan.

4.The site is not considered convenient for the use of public transport due to its isolated location down a country lane away from the nearest bus route. The proposals would therefore be likely to increase the number of vehicular journeys undertaken by visitors to

the site by private car, to the detriment of sustainable transport and development policies. This is considered contrary to Policies GP4a, V5 (e) and V1 (b) of the City of York Draft Local Plan.

Action Required

1. Issue the decision notice and include on the weekly planning decision list within the agreed time scales. SS

63. ENFORCEMENT CASES UPDATE

Members received a report providing a continuing quarterly update on the number of enforcement cases currently outstanding for the area.

Officers updated Members on a change of working methods which will assist them in processing new and old enforcement cases.

Members congratulated officers on the progress made since the last update and thanked them for their hard work.

RESOLVED: That the reports be noted.

REASON: To update Members on the number of outstanding enforcement cases within the Sub-Committee area.

K Hyman, Chair

[The meeting started at 2.00 pm and finished at 3.05 pm].