
MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	13 AUGUST 2009
PRESENT	COUNCILLORS HYMAN (CHAIR), DOUGLAS, FIRTH, FUNNELL, MOORE, ORRELL, PIERCE (SUBSTITUTE) AND B WATSON (SUBSTITUTE)
APOLOGIES	COUNCILLORS CREGAN, KING AND TAYLOR

16. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting, any personal or prejudicial interests they may have in the agenda.

None were declared.

17. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on the 23 July 2009 be approved and signed as a correct record by the Chair.

18. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

19. PLANS LIST

Site	Attended by	Reason for Visit
Warehouse and Premises, Malton Road	Cllrs Hyman, Firth, Moore, Orrell and Wiseman.	To familiarise Members with the site.
Jubilee Mills, Murton Lane	Cllrs Hyman, Firth, Moore and Wiseman.	To familiarise Members with the site.

19a Warehouse and Premises, Malton Road, Stockton on the Forest, York YO32 9TN (09/00845/FUL)

Members considered an application for the change of use of an existing agricultural building into a skip hire and waste sorting station at Malton Road.

Officers updated Members by making reference to a response from the Council's Environmental Protection Unit(EPU) in Paragraph 4.11 of the report. The EPU, in a written response, clarified that it was not necessary for skips on the site to be sorted near to the front of the building because the noise will not be detrimental to residents.

Councillor Moore pointed out an error in condition 3 of the recommendation, requiring a change in the reference to "a building" to "the building"(to which the application relates).

Some Members expressed concerns that the nature of recycling waste products meant that it was cyclical and that there may be the possibility of waste being sorted more slowly and stored within the site. They felt that planning permission should be conditioned to prevent this from happening. Certain Members suggested that it would be difficult to place a condition on the storage of waste materials, given the different time frames for processing for some materials. They added that the amended condition should only refer to storage in skips.

The applicant's father, who was in attendance, answered questions from Members who requested clarification on the activities taking place within the waste sorting station. He replied that the waste material brought on to the site is sorted into different skips before being despatched to the relevant processing plant.

RESOLVED: That the application be approved subject to the conditions listed in the Officers report and the following amendments to conditions 3 and 4.¹

- (i) Condition 3: No parts, containers, skips, waste materials or equipment connected with any process undertaken on the premises shall be placed or stored on any part of the site other than within the building to which this application relates.

Reason: To protect the openness of the Green Belt and appearance of the site.

- (ii) Condition 4: No more than 30 skips shall be kept within the building at any one time, and there shall be no storage of waste materials inside the building other than within the skips.

Reason: In order to restrict the scale and intensity of the use in the interests of highway safety, and in order to prevent the establishment of a general waste storage facility at the site.

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 the impact

considerations, and the impact on residential amenity. The application relates to the re-use of an existing building, and no objections are raised by the Highways Agency or by the Council's Environmental Protection Unit. As such the proposal complies Policies GB3 and GB11 of the City of York Development Control Local Plan.

Action Required

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

19b Jubilee Mills, Murton Lane, York YO19 5UT (09/00856/FUL)

Members considered an application to erect a grain store at the site of Thompsons Animal Feed Contractors, Jubilee Mills, Murton Lane, York.

Officers updated Members on responses that had been received from external bodies. They said that there had been no objections to the application received from the Environment Agency. It was reported that Murton Parish Council had not objected to the application in principle, but that they wished for the height of the store to be lowered and to be painted a colour which would be more in keeping with the surrounding environment. Officers also stated that the location of the store in Paragraph 1.2 was incorrect and that it would be in the South East area of the site.

Members who had attended the site visit commented that the applicant had said that the store would be painted the same colour as the adjacent buildings on the site and that there was a requirement for the store to be a certain height in order to enable tip hire vehicles to use it.

The applicant who was in attendance answered Members questions about the ventilation of the grain store. He remarked that it was a flat store with partitions that does not require any mechanical method of ventilation.

RESOLVED: That the application be approved subject to an additional condition alongside the conditions listed in the Officer's report.¹

(i) Condition 7- All demolition and construction works and ancillary operations related to the construction works, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday	08:00-18:00
Saturday	09:00-13:00
Not at all on Sundays or Bank Holidays	

Reason- To protect the amenity of the surrounding residents.

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 the impact on highway safety, noise and light pollution of nearby land and buildings, flood risk to the wider area and the appearance of the building within its context as an allocated industrial site. As such the proposal complies with Policies GP1, GP4a, GP9, GP15a and E3b of the City of York Development Control Local Plan and Central Government advice contained within Planning Policy Statement 1("Delivering Sustainable Development")

Action Required

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

19c 7 Steadings Yard, Thompson Drive, Strensall, York, YO32 5WT(09/01257/FUL)

Members considered an application for the installation of seven velux roof lights within the roof of a mid-terraced property of modern construction. The application was brought to Committee as the applicant is a current employee of City of York Council.

Members received an update from the Officer on the application. The Officer stated that although the Agenda refers to seven velux roof lights there will actually only be four, as four of the rooflights would be grouped together within the rear roof slope. He commented that other adjacent properties had installed roof lights and so there would not be a great impact on neighbours. Planning permission was only required because permitted development rights had been removed when the properties were originally built. Members were informed that the Government had relaxed planning controls in relation to roof alterations and that this application was purely a loft conversion.

Members asked the Officer whether the rooflights would overlook adjacent properties. The Officer replied that the degree of overlooking would be no worse than already exists.

RESOLVED: That the application be approved subject to the conditions listed in the Officer's report.¹

REASON: In the opinion of the Local Planning Authority the

not cause undue harm to interests of acknowledged importance, with particular reference to the visual impact on the surrounding area and the impact on the amenity of adjacent occupiers. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the Council's 'Guide to Extensions and Alterations to Private Dwelling Houses' Supplementary Planning Guidance.

Action Required

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

20. URGENT BUSINESS

To determine the following planning application related to the East Area. This had been deemed urgent by the Chair due to the expiry date of the application, which was 14 August 2009.

20a 64 Upper Newborough Street, York, YO30 7AR

Members considered an application for a first floor mono-pitched roof rear extension on an end terraced property at 64 Upper Newborough Street, Clifton. The application was brought to Committee due to the applicant being a current employee of City of York Council.

Members received an update from the Officer who clarified that there had been no objections to the proposal received from neighbours or the Clifton Planning Panel.

RESOLVED: That the application be approved subject to the conditions listed in the Officer's report.¹

REASON: In the opinion of the Local Planning Authority, subject to the conditions listed above, the proposed first floor mono pitched roof rear extension would not cause undue harm to occupants of neighbouring properties. Nor is it considered that the size, scale or design of the extension would have any detrimental impact on the street scene. As such the proposal complies with Policies H7 and GP1 of the City of York Draft Local Plan.

Action Required

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

SS

K HYMAN, Chair

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