
MEETING	PLANNING COMMITTEE
DATE	27 AUGUST 2009
PRESENT	COUNCILLORS R WATSON (CHAIR), D'AGORNE, HORTON, HYMAN, JAMIESON-BALL, MOORE, MORLEY, REID, SIMPSON-LAING, B WATSON, WISEMAN, ORRELL (SUB FOR CLLR FIRTH), KING (SUB FOR CLLR POTTER), LOOKER (SUB FOR CLLR FUNNELL), BOWGETT (SUB FOR CLLR PIERCE) AND GILLIES (SUB FOR CLLR HUDSON)
APOLOGIES	COUNCILLORS FIRTH, FUNNELL, HUDSON, PIERCE AND POTTER

9. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interest they might have in the business on the agenda.

Councillor Jamieson-Ball declared a personal prejudicial interest in Plans items 3a (Proposed University Campus lying between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York) and 3b (University of York, University Road, Heslington, York) as he had spoken at the Planning Inquiry regarding the outline permission and he left the room and took no part in the discussion or voting thereon.

Councillor Morley declared a personal non-prejudicial interest in Plans items 3a (Proposed University Campus lying between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York) and 3b (University of York, University Road, Heslington, York) as a member of the Heslington East Community Forum.

10. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general issues within the remit of the Committee.

11. PLANS LIST

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

11a Proposed University Campus Lying Between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York (09/01228/REMM)

Consideration was given to a major reserved matters application, submitted by the University of York, for the landscaping to Dean's Acre link road.

Officers updated that they were recommending an amendment to Condition 1 in the report to read "The landscape planting and fencing works hereby authorised shall be implemented within six months of **substantive completion** of construction of the Dean's Acre Link Road." Officers also confirmed that no comments had been received from Heslington Parish Council.

Representations in support of the application were received from the applicant's agent who referred to the background to the link road and to discussions, which they had undertaken with the Heslington Community Forum. He stated that the Forum had stressed the importance of retaining the views east from Field Lane to the Church and that the application proposed to retain this view and extend the tree planting and grassed area which had gained support from the Forum.

In answer to questions Officers confirmed that the amendment to Condition 1 was proposed to ensure that the condition was legally more precise and that substantive completion referred to the road and footways being available for use rather than final completion which could be much later.

Members referred to the proposed implementation of the landscaping within six months and questioned how this would fit in with the planting seasons. The applicant's agent confirmed that the link road works would be completed by the end of the year and that it was proposed to complete the landscaping works by the end of March 2010.

RESOLVED: i) That the application be approved subject to the amendment of Condition 1 as set out below and the remaining conditions listed in the report:

1. The landscape planting and fencing works hereby authorised shall be implemented within six months of substantive completion of construction of the Dean's Acre Link Road.

ii) That in the event of landscaping works not progressing as proposed the Assistant Director (Planning and Sustainable Development) be given delegated authority to agree an amended completion date for these works.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact upon the setting of Heslington church, impact upon the

character and appearance of Heslington Conservation Area, impact upon the landscape setting of Heslington and the built fringe of the wider urban area and impact upon delivery of the wider University Development Plan. As such the proposal complies with Policies GP9, ED9 and HE2 of the City of York Development Control Local Plan, Y1 of the Yorkshire and Humber Regional Spatial Strategy and Central Government advice on Planning Control within Conservation Areas outlined in PPG 15 "Planning and the Historic Environment".

Action Required

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

SS

11b University of York, University Road, Heslington, York YO10 5DD (09/01254/REM)

Members considered a reserved matters application, submitted by the University of York, for the construction of a central landscape vista.

The Planning Officer updated Members in relation to the report on the following points:

- Paragraph 4.4 - the drainage swale would run north/south through each bank of woodland out-falling into the lake to the south.
- Paragraph 4.6 - the vista road would be constructed in resin bound gravel and not the hydropave as stated.

Representations in support of the application were received from the applicant's agent who confirmed that rapid progress was now being made on Cluster 1 of the Heslington East university development. He stated that this proposal was for an imaginative natural tree lined and grassed space to provide views of the new buildings and out into open countryside.

Members questioned the type of planting, details of the swales and drainage arrangements and the gradient of the site towards the lake

RESOLVED: That the application be approved subject to the conditions listed in the report.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to topography and mix of planting species, hard surfacing materials, location of public art and configuration of proposed service road. As such the proposal complies with Policies GP9 and ED9 of the City of York Development Control Local Plan.

Action Required

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

SS

12. PLANNING PERFORMANCE AGREEMENTS - DRAFT CHARTER FOR CONSULTATION

Consideration was given to a report, which asked for the Committee's approval to consult upon a draft charter for Planning Performance Agreements (PPA's). It was explained that a PPA was an agreement between the Council and applicants to provide a project management framework for handling large scale or complex planning applications.

Officers updated that an amendment was required to the Draft Agreement (Annex A) in paragraph 17 – Member Involvement, with the deletion of the fifth bullet point “Executive Member Advisory Panel”.

It was explained that Planning Performance Agreements had been introduced on 6 April 2008 and were designed to improve the quality of planning applications and the decision making process through collaboration between the Local Planning Authority, developer and key stakeholders at an early stage.

Officers confirmed that this charter would be formalising the way in which larger planning applications were currently dealt with.

Representations were made on behalf of Osbaldwick Parish Council in support of Planning Performance Agreements, which they hoped Members would approve. They felt such agreements would support transparent decision making and hopefully encourage real community engagement in an open and constructive manner.

Consideration was given to the following options:

Option A - Approve the charter as attached at Annex A for public consultation over a 3 week period. This option was recommended

Option B - To approve the charter as attached at Annex A without public consultation. This option was not recommended

Option C - To not approve and adopt the charter, and so not introduce Planning Performance Agreements. This option was not recommended.

Members questioned the short length of the consultation period and subsequent reporting back together with details of the consultation groups.

- RESOLVED:
- i) That the Committee agree to Option A, to approve the charter for public consultation over a 6 week period, subject to the amendment of drafting errors, to include:-
 - Consultation with planning agents and consultants
 - Consultation with community groups and amenity bodies

- Consultation with statutory and the main non statutory consultees
 - Placement of the charter document on the Council's website and in the Council Offices
- ii) That Members receive any comments arising from the consultation at the November Planning Committee meeting.

REASON: To aim to provide a project management framework for handling large scale or complex major planning applications which will provide certainty for all development partners.

Action Required

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| 1. Amend drafting errors and commence 6 week consultation as outlined. | SS |
| 2. Report back on results of consultation to November Planning Committee meeting. | SS |

R WATSON, Chair

[The meeting started at 4.30 pm and finished at 5.10 pm].

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