
MEETING	PLANNING COMMITTEE
DATE	25 NOVEMBER 2010
PRESENT	COUNCILLORS R WATSON (CHAIR), AYRE, FIRTH, FUNNELL, GALVIN, HORTON, HYMAN, MOORE, MORLEY, SIMPSON-LAING, WISEMAN, WAUDBY (SUB FOR CLLR REID), KING (SUB FOR CLLR B WATSON), BOWGETT (SUB FOR CLLR POTTER) AND TAYLOR (SUB FOR CLLR D'AGORNE)
APOLOGIES	COUNCILLORS D'AGORNE, POTTER, REID AND B WATSON

16. INSPECTION OF SITES

Site	Reason for Visit	Members Attended
Nuffield Hospital York, Haxby Road, York YO31 8TA (10/01677/FULM).	To enable Members to view the site in relation to adjacent properties and the objections received.	Cllrs Horton, Hyman, R Watson and Wiseman

17. 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 King declared a personal non prejudicial interest in relation to Plans item 4b (Nuffield Hospital York, Haxby Road, York) as one of the Ward Members for Clifton.

Councillor Morley declared a personal non prejudicial interest in relation to Plans item 4b (Proposed University Campus Lying between Field Lane and Low Lane, A64 Trunk Road and Hull Road) as a member of the Heslington East Community Forum.

Councillor Wiseman declared a personal non prejudicial interest in relation to Agenda item 5 (Three Conservation Area Appraisals for Strensall, Strensall Railway Buildings and Towthorpe Village Conservation Areas: Consultation Drafts) as the Ward Member for Strensall.

18. MINUTES

RESOLVED: That the minutes of the last meeting of the Committee held on 23 September 2010 be approved and signed by the Chair as a correct record.

19. PUBLIC PARTICIPATION

It was reported that there had been one registration to speak at the meeting under the Council's Public Participation Scheme in relation to an item within the remit of the Committee. Although it was confirmed that this registration had now been withdrawn.

20. 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 the consultees and officers.

20a Nuffield Hospital York, Haxby Road, York YO31 8TA (10/01677/FULM)

The Committee considered a major full application submitted by Primary Care Investments Ltd for the construction of an 83 bed residential care home including ancillary facilities, external works and access.

Officers circulated the following information in an update (full details of which are set out in the annex attached to the agenda):

- No objections to the proposals were now raised by Drainage subject to the imposition of a number of drainage conditions. Drainage were also satisfied with Condition 24 suggested by the Environment Agency subject to slight amendments
- The Sustainability Officer was satisfied with the sustainability information provided
- Condition 2 had been amended to update the plan numbers
- The City Archaeologist had confirmed that the site lay outside the Area of Archaeological Importance but that it may have an affect on archaeological deposits, which might be preserved within the boundaries of the site. A watching archaeological brief would therefore be necessary.
- The addition of a condition to ensure the quality of the detail to the heads and sills and coping/eaves detail of the roof of the building.

Members made a number of comments and raised a number of concerns which included:

- Confirmation that all the outstanding drainage issues raised in paragraph 4.27 would be overcome by the addition of conditions
- Concerns that parking proposed would be insufficient to cover the proposed shift patterns and staff handover leading to overspill in adjacent residential streets
- Confirmation that Highway Network Management felt that the car parking details were adequate and had raised no objections
- Details of the tunnels referred to by residents. Officers confirmed that the tunnels referred to connected the old Nuffield Hospital site between the Library and the Hospital and would not affect the application site

- Details of Condition 5 and the Construction Environmental Management Plan (CEMP) relating to wheel washing. Confirmation that wheel washing would be specified in this condition.
- Site deliveries and hours specified in Condition 9
- Need to include Condition HT1 in any approval
- Would there be any restrictions on residents accessing the proposed garden area. Confirmation from the applicant's agent that from previous experience at similar homes there was generally very little demand from residents to enter the garden areas.

Following further discussion it was

RESOLVED: That the application be approved subject to the conditions set out in the report and the following additional and amended conditions:

Amended Condition 2: The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

L3066 (--) 10 - Rev D - Ground floor general arrangement plan
 L3066 (--) 11 - Rev D - First floor general arrangement plan
 L3066 (--) 12 - Rev D - Second floor general arrangement plan
 L3066 (--) 13 - Rev D - Third floor & Roof general arrangement plan
 L3066 (--) 20 - Rev C - Elevations sheet 1
 L3066 (--) 21 - Rev C - Elevations sheet 2
 L3066 (--) 22 - Rev C - Elevations sheet 3
 L3066 (--) 23 - Rev B - Elevation Materials key
 L3066 (--) 25 - Rev C - Site Sections
 L3066 (2-) 215 - Rev A - Refuse & Recycling store
 L3066 (9-) 901 - Rev B - Enabling demolition works
 L3066 (9-) 902 - Rev D - Proposed Site Layout Plan
 L3066 (9-) 904 - Rev A - Impact on existing soft landscaping
 11081-166 - Topographical Survey
 2212/3 - Rev C - Popplewell Associates Landscape proposal

Amended Condition 24: Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:-

- A minimum of 30% reduction in surface water discharge for any new development from the site
- A design that ensures that storm water resulting from a 1 in 100 year event and surcharging the drainage system can be stored on the site without risk to people or property and without overflowing into the watercourse Proposed design must also include an additional 20% allowance for climate change.
- Details of how the scheme shall be maintained and managed after completion

- The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.

Additional Condition: No work shall commence on site until the applicant has secured the implementation of a programme of archaeological work (a watching brief on all ground works by an approved archaeological unit) in accordance with a specification supplied by the Local Planning Authority. This programme and the archaeological unit shall be approved in writing by the Local Planning Authority before development commences.

Additional Condition: Large-scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- Eaves
- Heads, sill and reveals to all window types as appropriate
- Coping to flat roof

Additional Condition: The height of the approved development shall not exceed 9.5 metres (measured at the south-western corner of the building) and 6.6 metres (measured at the north-eastern corner of the building), as measured from a ground level across the whole footprint of the building of 12.5 AOD. Before any works commence on the site, a means of identifying the existing ground level, and the proposed ground level (12.5 AOD) from which the building will be built from, 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.

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:-

- Principle of the development
- Design and Landscaping
- Highways, access and parking
- Residential Amenity
- Policy H17 considerations
- Ecology
- Drainage
- Sustainability

As such the proposal complies with Policies H17, GP1, GP4a, GP9, HE2, NE1 of the City of York Development Control Local Plan.

20b Proposed University Campus Lying Between Field Lane and Low Lane A64 Trunk road and Hull Road, York (10/02140/REM)

The Committee considered a reserved matters application, submitted by the University of York, for the erection of a social and catering building with access and cycle parking.

Officers circulated the following further information in relation to the application (full details of which are set out in the annex attached to the agenda) :

- An indicative plan of the Heslington East University campus detailing the completed buildings in Cluster 1, location of the Sports Village Building and indicative building locations in Cluster 2
- Site plan of the Social and Catering building and external view of the east corner of the building
- Details of revised conditions in relation to Condition 1 (list of plans for approval) and additional Condition 11 (requiring the submission of details of the vehicular access for service vehicles and disabled parking)
- Details of the cumulative developed footprint for the Heslington East campus as a percentage of the allocated area amounting to 5.73%. The outline consent for the campus had allowed the developed footprint to be up to 23% of the allocated area.

Representations in support of the application were received from the applicant's agent who confirmed that the Cluster 1 site had now largely been completed. In relation to Cluster 2 she confirmed dates for the submission of further planning applications on this site. She also explained details of the central landscape vista and the design and materials to be used in the construction of the social and catering building.

Members received confirmation that the proposed building would front onto a new central square, which had as yet to be laid out. The building would incorporate sliding glass doors that could be opened onto the square in fine weather.

A Member raised concerns that a number of the proposed conditions specified "within three months of commencement of development" and he suggested that these should be amended to read "prior to commencement of development".

Following further discussion it was

RESOLVED: That the application be approved subject to the conditions set out in the report and the following additional and amended conditions:

Amended Condition 1: The development hereby permitted shall be carried out only in accordance with the following plans: D/001/J, D/002/C, D/100/G, D/101/E, D/102/C, D/120/E, D/110/D, D/121 and D/110/D.

Amended Condition 3: Prior to commencement of development, typical external details at a scale of 1:20 of the following matters (as shown on approved plan D/120/E) 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.

Main entrance
Colonnade
Roof lantern
Typical bays

Amended Condition 9: Prior to commencement of development, details of foul and surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Additional Condition 11: Within one month of commencement of development, details of the access, parking and manoeuvring arrangements for service vehicles and of the disabled persons parking space(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these 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 the principle of the use, scale and appearance of the building, landscaping, transport, sustainability and drainage and constructional impact. As such the proposal complies with Policies GP4a, GP9, GP15A, ED9 and T4 of the City of York Local Plan Deposit Draft.

21. THREE CONSERVATION AREA APPRAISALS FOR STRENSALL, STRENSALL RAILWAY BUILDINGS AND TOWTHORPE VILLAGE CONSERVATION AREAS: CONSULTATION DRAFTS

Consideration was given to a report, which requested approval for consultation of three separate draft Conservation Area Character Appraisals for the neighbouring conservation areas of Strensall, Strensall Railway Buildings and Towthorpe Village.

Officers reported that both Strensall and Towthorpe Village conservation areas had been identified by English Heritage as “conservation areas at risk”. The City of York Council had therefore prioritised these conservation areas in their rolling programme and, given the proximity of Strensall Railway Buildings within the parish it had seemed logical to review this area at the same time.

In answer to Members questions, Officers confirmed that the Conservation Area Advisory Panel would be consulted as part of the formal consultation

process if approval was given to the appraisals and the Panel would first examine the appraisals at their meeting on 7 December 2010.

Following further discussion it was

RESOLVED: i) That agreement be given to Option 1 to approve the three draft Conservation character appraisals for Strensall, Strensall Railway Buildings and Towthorpe Village, as proposed in Annexes A1, A2 and A3 for use as consultation documents;

ii) That approval be given to the proposed consultation methods outlined in paragraph 11 of the report. ¹

REASON: i) The documents have been prepared in accordance with current guidance from English Heritage. They have adopted a structured approach to the assessment process and as consultation documents they are clearly written and capable of being amended where required.

ii) The boundary reviews have been carried out in accordance with Planning (Listed Building and Conservation Areas) Act 1990 and conform with the latest policy guidance on the historic environment – PPS 5 and the related practice guide.

iii) The proposed consultation process would be based on previous practice.

Action Required

1. Proceed with consultation on the Conservation Area character appraisals.

JR, KA

R WATSON, Chair

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

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