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MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	10 MARCH 2011
PRESENT	COUNCILLORS HYMAN (CHAIR), DOUGLAS, FIRTH, FUNNELL, B WATSON, MOORE, ORRELL, TAYLOR AND WISEMAN
APOLOGIES	COUNCILLOR CREGAN

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**INSPECTION OF SITES**

Site	Attended by	Reason for Visit
Bootham Gardens Guest House, Bootham Crescent	Cllrs Hyman, Moore and Wiseman.	To familiarise Members with the site as an objection had been received.
44 Broadway West, Fulford	Cllrs Hyman, Moore and Wiseman.	To familiarise Members with the site as an objection from a neighbour had been received.
17 Lock House Lane, Earswick	Cllrs Hyman, Moore and Wiseman.	To familiarise Members with the site as objections had been received.
31 Lea Way, Huntington	Cllrs Hyman, Moore and Wiseman.	To familiarise Members with the site as objections had been received.

**47. DECLARATIONS OF INTEREST**

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

Councillor Wiseman declared a personal non prejudicial interest in Agenda Item 4c) 17 Lock House Lane as the Ward Member who had called in the application for consideration by the Committee. She stated that the reason for this was not “on the grounds of overdevelopment”, as the Officer’s report stated, but on the grounds of expressing residents opinions, which had cited overdevelopment as a concern.

No other interests were declared.

#### 48. MINUTES

RESOLVED: That the minutes of the East Area Planning Sub-Committee held on the 10 February 2011 be signed and approved by the Chair as a correct record subject to the following amendment being circulated to Members after the meeting;

*46f) 124 Heslington Lane, York, YO10 4ND  
(10/02529/FUL)*

“Officers responded that planning guidance stated that outside conservation areas, rear dormers and side dormers were permitted, along with hipped gable extensions. They also informed Members that the applicant would at present not have to apply for further permission to convert his property into a HMO for between 3 and 6 occupants, **but that the situation could change if the Council made an Article 4 Directive in respect of such changes.**”

#### 49. 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.

#### 50. 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.

#### 50a **Bootham Gardens Guesthouse, 47 Bootham Crescent, York. YO30 7AJ (10/02822/FUL)**

Members considered a full application from Mr Ian Barnard for a detached pitched roof laundry to the rear of Bootham Gardens Guest House.

Representations in support of the application were received from the applicant. He stated how he had taken on board objections that had been received from neighbours, as detailed in the Officer’s report. In response to a question from a Member regarding noise from the laundry, he reported that the laundry walls would be filled with insulation blocks.

RESOLVED: That the application be approved as recommended.

REASON: In the opinion of the Local Planning Authority the proposed laundry store, subject to the conditions listed

above, would not cause undue harm to occupants of neighbouring properties. Nor is it considered that the size, scale or design of the store would have any detrimental impact on the street scene. As such the proposal complies with Policy GP1 of the City of York Draft Local Plan.

**50b 44 Broadway West, Fulford, York. YO10 5JJ (11/00221/FUL)**

Members considered a full application from Mr Alan Murray for the erection of a small porch to the front of the property linking to a new garage to the side and a 1.7 metre deep extension to the rear.

Officers commented that the application would not conflict with its surroundings as similar extensions to neighbouring properties were of the same height.

RESOLVED: That the application be approved as recommended.

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 the streetscene and the effect on the amenity, light and outlook of adjacent occupiers. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

**50c 17 Lock House Lane, Earswick, York. YO32 9FT (11/00096/FUL)**

Members considered a full application from Mr Marc Van Der Voort for the erection of a large pitched roof two-storey rear extension element, to provide additional living space. The proposal also included an additional first floor window to the existing side elevation facing towards No. 15 Lock House Lane.

Representations in objection were heard from an adjacent neighbour. She stated that she felt the extension would constitute overdevelopment and that this would have a significant affect on her visual amenity, due to less sunlight in her garden.

Further representations were received from another adjacent neighbour in objection. He stated how he felt that poor plans of the application had made it difficult to assess the effect that the extension would have on the neighbouring properties. However, he felt that as the rear of his house was in the direct line of sight of the wall of the property under consideration, that there would be a significant amount of overshadowing. He also felt that the height of the proposed application could set a precedent for other houses on the estate.

Members questioned Officers as to whether there would be a precedent set by the extension's roof height. It was confirmed that there would not be a precedent, as many of the neighbouring properties contained living space in the roof.

Members felt that the proposed extension would not have a detrimental impact on the amount of sunlight towards adjacent properties and that there would be a sufficient amount of garden left at the property. They suggested that, if the application was approved, Officers might wish to add a condition regarding noise due to the location of the property at the rear of a cul-de-sac.

RESOLVED: That the application be approved, with the following additional condition as listed below;

- (i) The hours of construction, loading or unloading on the site shall be confined to 8.00 to 18.00 Monday to Friday, 9.00 to 13.00 Saturday and no working on Sundays or public holidays.

Reason: To protect the amenities of adjacent residents.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the Officer's report and above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the residential amenity of neighbours and the impact on the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and City of York Draft Supplementary Planning Guidance to Householders (Approved March 2001).

**50d 31 Lea Way, Huntington, York. YO32 9PE (11/00090/FULM)**

Members considered a full application from the Joseph Rowntree Housing Trust for the erection of 13 dwellings after the demolition of an existing bungalow at 31 Lea Way.

Officers updated Members by informing them that a new condition relating to foul and surface water drainage works could be added to planning permission, if the application was approved.

Representations in support were received from the applicant's agent. In response to Members' questions, he stated that the height of the buildings would be at two storeys due to the need for large family housing. In relation to a question about monitoring of bats, Officers confirmed that the potential dwellings had been assessed and that a condition monitoring the

presence of bats could be added if Members were minded to approve the application.

Members also suggested that a condition requesting that the materials from the demolished site be reused and that for a decrease of vehicular movement around the properties.

During discussion Members spoke about how the location of the two storey properties on the site was appropriate, because they were not located at the entrance of the site and therefore not be overbearing. Additionally the properties would not overlook surrounding properties due to their similar heights.

RESOLVED: That the application be approved subject to the amendment of condition 4 to include reference to boundary treatment along access/entrance and condition 13 to require on site parking provision for all contractor vehicles as well as the addition of following condition;

- (i) Development shall not begin until details of foul and surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with these approved details. They shall include:
  - a. Calculations and invert levels to ordnance datum of the existing foul and surface water system together with calculations and invert levels of the proposals for the new development.
  - b. Surface water drainage proposals . In accordance with PPS25 and in agreement with the Environment Agency/Foss IDB peak run off from the development shall be attenuated to 70% of the existing rate (based on 140 l/s/ha of connected impermeable areas). Storage volume calculations, using computer modelling, shall accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run off from the site in a 1:100 year storm. Proposed areas within the model shall also include an additional 20% allowance for climate change. The modelling shall use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required.
  - c. Details of future management/maintenance of the proposed drainage system.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site and to ensure that they comply with guidance in Planning Policy Statement 25 (Development and Flood Risk) and that provision has been made to maintain the proposed drainage system.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above and in the Officer's report, would not cause undue harm to interests of acknowledged importance, with particular reference to: the principle of development for housing; density; visual appearance; landscaping; contamination; sustainability; impact on trees; impact on wildlife; neighbour amenity; access, parking and highway safety; drainage; affordable housing; impact on local services and construction impact. As such the proposal complies with Policies GP1, GP4a, GP6, GP9, GP10, ED4, GP15a, NE1, NE6, H2a, H5a, L1c and T4 of the City of York Local Plan Deposit Draft.

**50e Hawthorn Terrace South, New Earswick, York. YO32 4BL  
(10/00424/LBC)**

Members considered a listed building consent application by Joseph Rowntree Housing Trust for the installation of replacement white timber double glazed windows at 1-16 Hawthorn Terrace South.

This application was considered by the Committee at their meeting in June 2010, at which it was deferred in order for further negotiations to take place with the applicant over the design of the windows.

The applicant was in attendance to answer Members questions. He outlined how the proposed design differed from the previous one. He stated that the new windows were glazed from the inside and that it was comprised a slightly thinner double glazed unit and that a new hinge would minimise the gap that originally existed between the frame and the window.

RESOLVED: That the application be approved.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the Officer's report, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the special architectural and historic interest of the listed buildings. As such, the proposal complies with national planning advice contained within Planning Policy Statement 5 "Planning for the Historic Environment" and Policies

HE3, HE4 and GP4a of the City of York Development Control Local Plan Incorporating the 4<sup>th</sup> set of changes (2005).

**50f Ivy Place, New Earswick, York. YO32 4BS (10/00427/LBC)**

Members considered a listed building consent application for the replacement of white timber double glazed windows by Joseph Rowntree Housing Trust at 1-20 Ivy Place.

The discussion of this item took place at the same time as that of Agenda Item 4e) Hawthorn Terrace South and included the same points and representations as the aforementioned item.

**RESOLVED:** That the application be approved as recommended.

**REASON:** In the opinion of the Local Planning Authority the proposal, subject to the conditions listed in the Officer's report, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the special architectural and historic interest of the listed buildings. As such, the proposal complies with national planning advice contained within Planning Policy Statement 5 "Planning for the Historic Environment" and Policies HE3, HE4 and GP4a of the City of York Development Control Local Plan Incorporating the 4<sup>th</sup> set of changes (2005).

Cllr K Hyman, Chair

[The meeting started at 2.00 pm and finished at 2.55 pm].