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MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	3 MAY 2012
PRESENT	COUNCILLORS WISEMAN (CHAIR), DOUGLAS (VICE-CHAIR), FIRTH, FITZPATRICK, FUNNELL, HYMAN, MCILVEEN, WARTERS, WATSON AND BOYCE (SUBSTITUTE FOR COUNCILLOR KING)
APOLOGIES	COUNCILLOR KING

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#### **57. DECLARATIONS OF INTEREST**

At this point in the meeting, Members were asked to declare any personal or prejudicial interests that they might have had in the agenda.

No interests were declared.

#### **58. MINUTES**

RESOLVED: That the minutes of the meeting of the East Area Planning Sub-Committee held on Thursday 12 April 2012 be signed and approved as a correct record by the Chair subject to the following amendments;

- That Councillors Firth and Hyman were not present for Minute Items 54a, 55 and 56.
- That Councillor Wiseman declared a personal non prejudicial interest in Minute Item 54f as a member of Earswick Parish Council. She added that in this role she did not review planning applications and did not make comments on these.

**59. PUBLIC PARTICIPATION**

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

**60. 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.

**60a Yearsley Bridge Adult Training Centre Huntington Road York YO31 9BN (11/03269/FULM)**

Members considered a full major application by Andy Cramer and Jeremy Binnian of Linden Homes Yorvale for the erection of 32 dwellings, 1no retail unit and 1no veterinary surgery following demolition of existing buildings. This application was deferred at the Committee's April meeting where concerns were raised from Members over highway safety and clarification was sought over the ownership of the land to the northeast of the side of the site, landscaping and site drainage.

In their update to Members, Officers informed the Committee that the Parish Council had restated their previous concerns over parking problems. It was also reported that the Yorkshire Ambulance Service were satisfied with the two way traffic that would occur as a result of the development.

Some Members highlighted that the area of public open space at the far end of the site, which was owned by the Council might be prone to vandalism as the land's future ownership had yet to be decided. One Member suggested that it might be worth asking whether the applicant wished to purchase the land following approval.

Representations in support were received from the agent for the applicant. He spoke about how the applicant would retain the ash and oak tree and that the poplars on site would be replaced, Additionally the applicant was happy for bat boxes to be installed, and would be content to buy the area of open land to extend the properties' gardens.

Members asked a series of questions to the agent including;

- Whether the road would be shared by residents, ambulances and users of the veterinary surgery.
- Whether the hours of delivery to the retail unit could be altered to make the hours more sociable given the proximity to plots 4, 5 and 6 which would be used for housing.
- At which point the hours of operation for the retail unit could be conditioned.

The agent responded that the road would be adopted, with the width increased to 5.8 metres and that only one car would access a property opposite the entrance to the ambulance station. Some Members felt that the parking for plot 18 was sufficient as long as it did not encourage parking on the road opposite the ambulance station.

Further discussion took place between Members on the opening hours and delivery hours on Monday to Friday and Sundays and Bank Holidays for the proposed retail unit. Some Members felt that the size of the delivery vehicles were too large, and would block the road. Some Members proposed that the delivery hours would be;

- Monday- Saturday 8 am to 6pm with Sundays and Bank Holidays 10 am to 6pm.

It was suggested that the retail unit would also open from 7 am to 10 pm throughout the week.

Councillor Warters asked that his vote against the application was recorded on the grounds that the proposals would cause problems for the ambulance service in the future.

RESOLVED: That the application be approved subject to the following amended condition;

- The hours of delivery to and dispatch from each commercial premises shall be confined to the following times, unless otherwise approved in writing by the Local Planning Authority:

Saturday, Sunday & Bank Holidays 10:00-18:00

REASON: In the opinion of the Local Planning Authority the proposal is acceptable in principle and, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to residential amenity, highway safety and flood risk. As such the proposal complies with Policies SP7, GP1, GP4, GP7, GP9, NE1, T4, H2 and H4 of the City of York Development Control Local Plan.

**60b 98 Eastfield Avenue Haxby York YO32 3EZ (12/00804/FUL)**

Members considered a full application by Mr Graham Tissiman for a bay window to the front of the property at 98 Eastfield Avenue.

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 residential amenity of neighbours and the effect on the character and appearance of the area. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

**61. OTHER REMARKS**

The Committee wished to record their best wishes to Councillors Hyman and Firth as the Lord Mayor elect and Sheriff elect for the 2012-13 Municipal Year.

Councillor S Wiseman, Chair

[The meeting started at 2.00 pm and finished at 2.34 pm].