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MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	3 JULY 2007
PRESENT	COUNCILLORS B WATSON (CHAIR), SUE GALLOWAY (VICE-CHAIR), GALVIN, REID, GILLIES, GUNNELL, JAMIESON-BALL, SUNDERLAND AND SIMPSON-LAING (SUBSTITUTE)
APOLOGIES	COUNCILLOR HORTON

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## 6. INSPECTION OF SITES

The following site was inspected before the meeting.

Site	Attended by	Reason for Visit
16/17 St Benedict Road	Councillors B Watson, Galvin, Gunnell and Fraser	As the application is recommended for approval and objections have been received.

## 7. 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. None were declared.

## 8. MINUTES

RESOLVED: That the minutes from the meeting held on 22<sup>nd</sup> May 2007 be approved and signed by the Chair as a correct record.

## 9. 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.

## 10. 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.

**10a 16 St Benedict Road, York (07/01237/FUL)**

Members considered a full application submitted by Moorside Developments Ltd for the erection of eight (8) two and three storey town houses and associated works (amendment to a previously approved scheme 07/00436/FUL).

Officers updated that they had received one letter of objection. The representor had written regarding the previous application (07/00436/FUL) and they still objected on the grounds that there was no facility for a replacement community centre.

Councillor Fraser spoke on behalf of local residents. He said that the local community would welcome a development on this site. The only objection was the fact there was no proposal to provide a replacement community centre. He hoped the developer would be willing to make a financial contribution towards a new community facility. He also raised concerns regarding damage to the footpaths which was caused when the Working Men's Club was demolished.

Representations were received from the Applicant's architect. He said that when the application had been brought before Members previously they had not been entirely happy with parking facilities and planting. These had now been addressed. The architect said that the application had already been approved without a contribution towards a community facility.

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

**REASON:** The proposal, subject to the conditions listed in the report, would not cause undue harm to interests of acknowledged importance, with particular reference to amenity, design and highway safety. As such the proposal complies with Policy H6 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies GP1, GP4a, H4a, H5a, C3, L1c and ED4 of the City of York Local Plan Deposit Draft.

**COUNCILLOR B WATSON**

**CHAIR**

The meeting started at 12.05 pm and finished at 12.20 pm.