

Meeting	Planning Committee
Date	15 May 2014
Present	Councillors Horton (Chair), Galvin (Vice-Chair), Ayre, Boyce, Burton, Crisp, D'Agorne, Doughty, Firth, Looker (Substitute), McIlveen, Reid, Riches, Simpson-Laing, Watt and Williams
Apologies	Councillor King

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#### **65. Declarations of Interest**

At this point in the meeting, Members were asked to declare any personal, prejudicial or pecuniary interests they may have in the business on the agenda.

Councillor Horton declared a prejudicial interest in the minutes of the last meeting as the only item considered at that meeting was in respect of Pikehills GOLF Club, of which he is a Member. Councillor Galvin as Vice Chair agreed to take the Chair for this item.

#### **66. Minutes**

Resolved: That the minutes of the last meeting be approved and signed by the Vice Chair as a correct record.

#### **67. Public Participation**

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

#### **68. Plans List**

Members then considered three reports of the Assistant Director (Development Services, Planning and Regeneration) relating to the following planning applications, which outlined the proposals and relevant planning considerations and set out the views of the consultees and officers.

**69. Land Adjacent to Hopgrove Roundabout, Beechwood, York (14/00672/OUTM)**

It was reported that subsequent to the preparation of the Committee Report, attention had been drawn to a Planning Statement and Ecological Survey in respect of the proposal which had not been made available to the Case Officer and had not formed part of the application as consulted upon.

The information contained within both documents was felt to be material to a decision in respect of the proposal and it was recommended that the application be deferred from consideration to allow for the contents of both reports to be properly considered and consulted upon.

In response to questions by members, it was advised that the application will be brought back to a future Planning Committee as soon as possible.

Resolved: That the application be deferred.

Reason: To enable Officers to consider and consult on the further information as detailed above.

**70. Block B Vanbrugh College, Wentworth Way, Heslington, York (14/00363/FULM)**

Consideration was given to a major full application by Mr. Jon Meacock for the erection of a 4 storey research office and teaching building for the Environmental Department, following the demolition of an existing residential building.

Officers provided an update to advise that since the committee report was prepared, a supplementary consultation response had been received from the authority's Landscape Architect. It was advised that Architect did not object to the redevelopment of the site or the removal of existing trees, but objected to the proposed design as it represented a significant diversion from the original design intention of the University campus by removing an open space that was identified as protected lakeside landscape that should be retained in accordance with the campus development brief. In addition, existing buildings on

both sides of the water create a quadrangle across the lake, thereby affording views for all the buildings and providing a significant outdoor space by the lake. The proposal also results in a further restriction of the lakeside circulation route. The lakeside setting would be significantly diminished since it would result in buildings tight up to the edges of both sides of the lake.

Janet O'Neill had registered to speak as the agent for the applicant. She advised that the building to be demolished originated from 1973 and had 109 bed spaces. The University was opening a new 680 bed college in September and as such, there would be no loss of accommodation at the University. In response to the comments made by the Council's Landscape Architect, it was accepted that some green space would be lost but there was plenty of other green spaces still remaining. The new building was aiming for BREEAM excellent and would be highly sustainable.

Members had the following questions:

- If any of the 66 new jobs being provided as a result of the new department would be for local people. The agent confirmed that it was anticipated that some jobs would be specialised but the servicing of the building would be fulfilled by people employed locally.
- In response to a question about the cooling system, it was confirmed by the agent that the use of the lake to cool the building would not impact on the ecology in the area.

Following further discussion it was:

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

Reason: The proposed building would be designed to blend in with the recently constructed Biological Sciences building to the north west, which it would match in terms of its scale, massing and palette of materials. It has also been designed to achieve a high degree of sustainability with the aim of achieving a BREEAM standard of Excellent.

Concerns have been expressed in terms of the proposed surface water drainage arrangements and the proposed replacement bed spaces for the accommodation lost. In terms of surface water drainage, it would be possible to effectively drain the site by means of a bespoke attenuation scheme which can be secured by condition. Subject to inclusion of such a condition the development as amended is felt to be acceptable and approval is therefore recommended. The applicant has indicated that a replacement accommodation block would be brought on stream within the Heslington East Campus a short distance away in September 2014.

**71. Proposed University Campus Lying Between Field Lane and Low Lane, A64 Trunk Road and Hull Road, York (14/00633/REMM)**

Consideration was given to a major reserved matters application by the University of York, following outline permissions 04/01700/OUT and 08/00005/OUT for approval of a three storey education, social and catering building (Piazza Learning Centre).

Officers advised that condition 10 as outlined in the committee report had now been deleted as the 10% renewable energy requirement was now covered by new building regulations.

Janet O'Neill spoke as the applicants agent to advise that the building would provide teaching, lecture, catering and social space as part of the Heslington East campus. In response to Members' questions regarding the amount of cycle parking spaces, she advised that the majority of students walked from their residences and a recent survey showed that cycle parking on the campus was under used.

Following further discussion, it was:

Resolved: That the application be approved subject to the conditions outlined in the committee report.

Reason: The Learning Centre is intended to be one of the principal buildings of Cluster 2 on one of the most prominent sites of the campus. The proposal complies with the National Planning Policy Framework and policies of the local plan, particularly GP1 (Design)n GP4A (Sustainability) and ED9 (New campus at Heslington East).

**72. Appeals Performance and Decision Summaries.**

Members considered a report which informed them of the Council's performance in relation to appeals determined by the Planning Inspectorate from 1 January to 31 March 2014.

Resolved: That the report be noted.

Reason: To inform Members of the current position in relation to planning appeals against the Council's decisions as determined by the Planning Inspectorate.

Cllr D Horton, Chair

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