

2011/12 Interim Local Plan Annual Monitoring Report – City of York

- 1.1 A key requirement of the Planning and Compulsory Purchase Act 2004 is the production of an Annual Monitoring Report (AMR) which sets out the progress in moving towards a Local Plan (formerly Local Development Framework – LDF) and the implementation of policies. The AMR measures various indicators to assess the performance of planning policies set out in the Local Plan and helps understand the wider social, environmental and economic issues affecting the City of York area.
- 1.2 In December 2010, the Localism Bill was introduced before Parliament with a view to reforming certain elements of the planning system and in particular with the aim of giving local authorities new freedoms and flexibility in plan making. The Localism Bill received Royal Assent in November 2011, making it an Act. Although the Localism Act 2011 removes the need for local authorities to prepare and submit the AMR to Government, it still retains the overall duty to monitor issues relevant to the development and implementation of planning policies.
- 1.3 Since the withdrawal of guidance on local plan monitoring and the subsequent changes through the Localism Act, it is a matter for each local planning authority to decide what to include in their monitoring reports whilst ensuring that they are prepared in accordance with relevant UK and EU legislation. The Council is no longer required to report the former National Core Output Indicators; however it is important to ensure that data on key issues such as housing and employment can be reported on a consistent basis to enable comparison at a regional and national level. The Localism Act no longer refers to Annual Monitoring Reports – this is replaced by Authority Reports which focus on what is most appropriate to the areas communities in the interests of transparency.
- 1.4 This Interim AMR covers the period 1st April 2011 to 31st March 2012 for some of the retained former National Core Indicators as this is the monitoring period that some data is still prepared for, such as for the data we receive from the Environment Agency and English Heritage. Where more up to date information is available such as for housing completions where the Council monitors on a bi-annual basis figures have been provided for the period 1st April 2011 to 31st March 2012 and for the period 1st April 2012 to 30th September 2012.
- 1.5 On Tuesday 9th October 2012 City of York Council Members instructed officers to commence the appropriate steps to produce a Local Plan for York that is fully compliant with the National Planning Policy Framework (NPPF) and other relevant statutes. The Local Plan is expected to be in place by 2015 with the Preferred Options Consultation taking place in Spring 2013 and Submission in 2014. For more information you can view the

the	Cabinet	Report	(Item	31)
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<http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=6877&Ver=4>
and the Local Plan Timetable
http://www.york.gov.uk/downloads/file/2410/local_plan_timetable
- 1.6 As the Local Plan moves forward through the preparation stages the indicators in the AMR will evolve to meet the delivery and monitoring requirements of NPPF.
- 1.7 The next update to the AMR will follow in Spring 2013 after the publication of the Preferred Options consultation for the Local Plan when the Council will publish the forward supply of housing (housing trajectory) for the Local Plan period and the associated evidence base.

Summary of Core Output Indicators for 2011/12

- 1.8 The following tables summarises the Core Output Indicators. For definitions of each indicator please see Annex 1. For help with the Use Classes Order, please see Annex 2.

Core Output Indicators: Business Development						
	Use Class				Total	
	Business (B1 use¹)	General Industrial (B2 use)	Storage & Distribution (B8 use)	B2/B8 use		
BD1: Amount of floorspace developed for employment by type (gross internal square metres)	(B1a) 7763.70 (B1b) 0 (B1c) 14.475	154.4	1337.1	0	9269.7	
BD2: Amount of floorspace by type, which was on previously developed land	(B1a) 7763.70 (B1b) 0 (B1c) 14.475	154.4	1337.1	0	9269.7	
BD3: Employment land with consent by type (Hectares)	Use Class					Total
	Business (B1 use)	General Industrial (B2 use)	Storage & Distribution (B8 use)	B2/ B8	B1/B2/ B8	
	(B1a) 20 (B1b) 1.3 (B1c) 1.7	3.6	1.4	0	0.6	28.6
BD4: Amount of office, retail and leisure development in York and the City Centre	Shops (A1) (m²)	Financial and professional services (A2) (m²)	Office (B1a) (m²)	Assembly and Leisure (D2) (m²)	Total (m²)	
a. Amount of completed retail, office and leisure development	pending	Pending	Pending	Pending	Pending	
b. Amount of completed retail, office and leisure development in the City Centre	Pending	Pending	Pending	Pending	pending	

Core Output Indicators: Housing	
	Results
H1: Plan period and housing targets	To follow post Local Plan Preferred Options Consultation

H2 (a):Net additional dwellings – in previous years							
Year	Gross completions	New build	Net conv/change of use	Net conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2006/07	875	734	110	18	92	46	798
2007/08	557	442	87	19	68	6	523
2008/09	502	391	73	23	50	13	451
2009/10	606	513	64	-2	66	70	507
2010/11	571	489	65	9	56	40	514

¹ Use Class Definitions: B1a:Offices; B1b: Research and Development (laboratories); B1c: Light Industry.

H2(b): Net additional dwellings - for the reporting year							
Net additional dwellings for 2011/12 from a gross total of 354 completions							321
Net additional dwellings for April 2012 to October 2012 from a gross total of 314 completions							295
Year	Completions	New Build	Net Conversions/ COU	Net Conversions	Net Change of Use	Demolitions	Net Dwelling Gain
2011/12	354	279	45	5	40	3	321
1st April 2012 - 30th September 2012	314	260	47	8	39	12	295 ²

H2(c): Net additional dwellings in future years	To follow post Local Plan Preferred Options Consultation³
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Core Output Indicator H3:

New and converted Dwellings – on Previously Developed Land (PDL)

 To show the number of gross new dwellings being built upon previously developed land (PDL)⁴

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	Average 2002-2012
Total Number of Dwellings Through New Build and Conversions (gross)	844	669	1193	949	875	557	502	606	572	354	712.10
Gain of Dwellings Through New Build and Conversions on PDL	700	601	1145	914	828	528	478	581	497	243	651.50
BVPI 106:% of New Homes Built on PDL*	82.94 %	89.84 %	95.98 %	96.31 %	94.63 %	94.79 %	95.22 %	95.87 %	86.89 %	68.64 %	91.49%

²² Please note the housing completion figures for the monitoring period April 2012 to October 2012 include 124 student cluster flats built at 6-10 Hull Road. The inclusion of non-institutional student accommodation within housing completion figures is in line with CLG guidance on housing monitoring.

³ This Indicator will be updated following the publication of the Local Plan Preferred Options Consultation in Spring 2013.

⁴ The definition of garden infill in March 2010 resulted in this type of development now being considered as Greenfield development, without this amendment 97.37% and 97.98% brownfield development would have been achieved in years 2010/11 and 2011/12 respectively

Core Output Indicator H4: Net Additional Pitches (Gypsy and Traveller)

Net additional pitches for gypsies and travellers 2011/12	Permanent	Transit	Total
Totals	0	0	0

Core Output Indicator H5: Gross Affordable Housing Completions

Affordable housing is measured in gross terms i.e. the number of dwellings completed, through new build, acquisitions and conversions. This does not take account of losses through sales of affordable housing and demolitions.

Year	Social Rent Units	Low Cost home ownership units	Intermediate Rent units	Total affordable housing completions
2011/12	77	44	30	151

Note 1: Please note that homes are counted as completed when either: they are transferred from a developer to a registered provider (Housing Association) or when the Registered Provider informs the HCA of their completion and makes a claim for final grant payment on this basis

Note 2: These completion figures for affordable housing are gross and no adjustment has been made for existing affordable homes that have been sold under the Right to Buy or otherwise disposed of. This is in accordance with Government requirements on reporting affordable housing completions.

Note 3: Of the 151 affordable houses provided during 2011/12 a total of 142 came about as a result of planning consents.

Local Indicator: Housing Density (2011/2012)

Location	Minimum Density Requirement (dwelling per ha)	Number of new dwellings built in 2011/12	Number of dwellings achieving target
City Centre	75	119	41 (34.5%)
Urban Area	50	63	34 (54.0%)
Suburban Area	40	85	72 (85.0%)
Rural	30	12	4 (33.3%)
Totals		279	151 (54.1%)

Local Indicator: New Housing – Access to key Services (2011/12)

	GP	Hospital	Hospital (York Hospital only)	Primary school	Secondary school	Area of employment	Major retail centre
Percentage of new residential development within 30 minutes public transport time of:	98.9	95.5	93.2	98.3	98.0	99.2	98.9

Local Indicator: Type and Mix of Residential Completions (2011/12)						
Dwelling type	1 Bed	2 Bed	3 Bed	4 Bed	5+ Bed	Total
Detached House	0	4	15	36	29	84
Semi-detached House	0	4	19	5	0	28
Detached Bungalow	0	8	3	1	0	12
Semi-detached bungalow	0	21	0	0	0	21
Town House/terraced House	0	17	53	7	8	85
Flat/Apartment/Studio	38	80	6	0	0	124
Totals	38	134	96	49	37	354

Dwelling Type	Totals	Percentage
Detached	96	27.12
Semi-detached	49	13.84
Terraced	84	24.01
Flats	124	35.03
Totals	354	100

Core Indicator: Waste (W 1 & W 2) – 2011/2012			
	Results		
	Total Capacity (m ³ , tonnes or litres)	Maximum annual operational throughput (tonnes (or litres if liquid waste))	
W1: New waste facilities		75,000	
W2. Amount of municipal waste arising, and managed by managed type, and the percentage each management type represents of the waste managed.	Landfill (and liquid treatment)	56.02	57,400
	Recycle, reuse & composting	43.98	45,060
	Other	0.00	0
	Total	100%	102,460

Core Output Indicators: Environmental Quality	
	Results
E1: Number of planning permissions granted contrary to Environment Agency advice and objected to on water quality and flooding grounds in 2011/12	2 ⁵
E2: Change in areas and population of biodiversity importance, including:	
i.Change in priority habitats and species (by type); and	Area of biodiversity:

⁵ For further details please see Annex 3

Core Output Indicators: Environmental Quality

ii. Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

 Loss: 5.75
 Addition: 223
 Total change: 217.25

E3: Renewable energy capacity by type⁶

	2011/12	2012- Feb 2013
Number of recorded schemes	21	14
Addition applications with a 10% renewable energy contribution condition applied on the permission	6	8

Local Indicator: CO₂ reduction from local authority operations

 Definition – Percentage CO₂ reduction from LA operations

 Target: set in 2006/07 for a 25% reduction (5810 tCO₂) by the end of March 2013 from a baseline of 23,300.

 2012/13 result: 28% reduction (6500 tCO₂) which exceeds the target set.

Local Indicator: Per capita reduction in CO₂ emissions in the LA area (2012)

 Definition – Percentage reduction of the per capita CO₂ emissions in the LA Area

Year	Industry and Commercial	Domestic Kt CO ₂	Road Transport Kt CO ₂	LULUCF Kt CO ₂	Total Kt CO ₂	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
2005	556	461	307	3	1,327	189	7.0
2006	551	458	305	3	1,317	191	6.9
2007	461	440	306	3	1,209	193	6.3
2008	451	438	293	2	1,185	195	6.1
2009	404	398	283	2	1,088	199	5.5
2010	427	431	283	1	1,143	202	5.6

(Source: DECC, 2012)

Local Indicator: Planning to Adapt to Climate Change

Definition – Local Authorities should report the level of preparedness they have reached against the 5 levels of performance, graded 0-4. The higher the number, the better the performance

Level 0 – Baseline (the authority has begun the process of assessing the potential threats)

Level 1 – Public commitment and prioritised risk-based assessment

Level 2 – Comprehensive risk-based assessment and prioritised action in some areas

Level 3 – Comprehensive action plan and prioritised action in all priority areas

Level 4 – Implementation, monitoring and continuous review

2008/09	2009/10	2010/11	2011/12
Level 0	Level 1	Level 1	Level 1

⁶ For further details please see Annex 5

Local Indicator: Safeguarding existing historic assets		
	Referred to English heritage	Approved Despite Sustained Objection
The number of applications	77 ⁷	0

Local Indicator: amount of eligible open space managed to Green Flag Award status	
Number of Gardens	5 Rowntree Park, West Bank Park, Rawcliffe Country Park, Glen Gardens and Clarence Gardens

Core Output Indicator: Minerals		
	Crushed Rock	Sand and Gravel
M1 Production of primary land won aggregates by mineral planning authority	0	0
	Secondary	Recycled
M2: Production of secondary and recycled aggregates by mineral planning authority	0	0

⁷ For further details please see Annex 4.

Annex 1: Definitions for Core Output Indicators:

Business Development

Core Indicator BD1 – BD4 :

- Gross employment floorspace is calculated as new floorspace completions plus any gains through change of use and conversions.
- Net additional employment floorspace is calculated as new floorspace completions minus demolitions, plus any gains or losses through change of use and conversions.
- Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, mezzanines, services accommodation e.g toilets but excludes internal walls.
- Previously Developed Land is defined as land that is or was occupied by a permanent structure (excluding agricultural and forestry buildings), and associated fixed surface infrastructure⁸. It is more commonly known as Brownfield land.
- Sites labelled available/with planning permission does not include sites that have work under construction or completed development.
- Lost employment sites are defined as sites which were allocated for or already in employment use which have been developed for non B1, B2 or B8 uses.
- Additionally, where development is for use class A1 (shops), the amount (m²) of trading floorspace of the total gross internal floorspace is provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage). The ratio used by City of York Council for this is 80:20 and the figures above have been adjusted accordingly.
- Figures given are for both new build retail, office and leisure developments and extensions/additions, which add to the floorspace area. Conversions that do not add floorspace area are not included in the results.

Housing

Core Indicator H1 – H6:

- The definition of a dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self contained spaces at the same address. The figure of 675 per annum is the requirement set out in the City of York Development Control Local Plan (April 2005).

⁸ Planning Policy Guidance 3: Housing, Annex C: Definitions, ODPM.

- Net additional dwellings is calculated as new built completions minus demolitions plus any gains or losses through change of use and conversions. Figures for net additional and gross dwellings should be provided. 'Current year' means the previous financial year, which the Annual Monitoring Report is reporting upon.
- Projected dwellings relate to sources of net additional dwellings to meet the requirement in the relevant development plan document. These must be based upon firm evidence of the contribution of the various components of housing supply that make up the total allocation. This will include: (i) outstanding residential planning permissions, (ii) adopted allocations (without planning permission) in local development frameworks or local plans, and (iii) windfall⁹ estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.
- Annual net additional dwelling requirement is the annual rate of housing provision required in the relevant development plan document. As an interim measure, prior to the adoption of a development plan document requirement, an annualised average (i.e. total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirement as specified in the relevant regional spatial strategy can be used as a proxy.
- The number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.
- *'Previously Developed Land' (or Brownfield Land extracted from PPG3 Annex C)*

Previously developed land is "that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment."

- Planning Policy Guidance Note 3: Housing (March 2000) does not provide a definition of net housing density, however, reference is made to *The Use of Density in Urban Planning (Annex D)* (DLTR, 1998) Paragraphs 8.19-8.27 extractions of which are provided below. It is from this definition that density levels have been calculated for the City of York.

⁹ For a definition of 'Windfall', please see page 37, footnote 26

"Net site density" is a more refined estimate than a gross site density and includes only those areas which will be developed for housing and directly associated uses. This will include:

- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children's play areas where these are to be provided.
- It therefore excludes:
 - major distributor roads;
 - primary schools;
 - open spaces serving a wider area; and
 - significant landscape buffer strips.

A net site density is the most commonly used approach in allocating housing land in development plans and is appropriate for development on infill sites where the boundaries of the site are clearly defined and where only residential uses are proposed. It is also appropriate where phased development is taking place in a major development area (perhaps spanning different plan periods) and individual housing sites have been identified.

Unlike gross, neighbourhood and town/district densities, the density assumption used does not need to reflect the inclusion of non-residential uses, but is solely based on the form of housing development envisaged.

- Gypsy pitches are considered completed when available for use. Only authorised pitches are included. Gypsy pitches are also included as part of the net additional dwellings (H2(b) if they are or likely to become, the occupants main residence and council tax is, or will, be liable on the pitch as a main residence.
- Affordable Housing is housing for sale or rent at below market price and provided for the occupation of people who cannot afford market priced housing. Types of affordable housing complying with this definition are listed and described :

The City Council will seek to negotiate the appropriate type according to local circumstances and, in particular, in accordance with the Housing Needs Study and Housing Waiting List. Provision should meet identified housing need and be of one or more the following types:

- **Housing for Rent** - affordable homes for rent for households registered on the Council's Housing Waiting List, normally in conjunction with a Registered Social Landlord or within Housing Corporation rent level guidelines.
- **Shared Ownership** - in partnership with a Registered Social Landlord.
- **Discounted Market Housing** - should be genuinely affordable to people on low incomes, and normally registered on the Council's Housing Waiting List, who would not otherwise be able to buy a home at open market prices.

It is important that affordable housing remains available in the long term and that the benefit provided can be passed on to subsequent occupiers. The Council will therefore require occupancy controls – either by condition and/ or Section 106 Agreement - in relation to any planning permissions to ensure that the affordable housing provided is occupied only by those in need of such housing in perpetuity.

Affordable housing is funded through one of three methods via Section 106 agreements in accordance with targets set by the Development Control Local Plan (April 2005).

The methods are:

- Wholly funded through registered social landlords and/or local authorities.
- Wholly funded through developer contributions, or
- Funded through a mix of public subsidy and developer contribution.

The DETR circular 6/98 – Planning and Affordable Housing, together with PPG3 (March 2003) sets out guidance for the provision of affordable housing.

Local indicator Access to key services

- Residential development is the net additional dwellings for the current year. Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. H2(c) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year (April to March), which the AMR is reporting upon.
- Public transport time: The calculation of public transport time is a threshold measure which can be calculated by using local timetables; interchange times on scheduled arrival times of connecting public transport services and walking distances to access points.
- When measuring from large sites, measurement should be taken from the most relevant major public transport nodal point(s) within that area or where this is not possible the most appropriate access point(s).
- GP/Hospital: GPs' surgeries and hospitals are NHS facilities as identified by the Department of Health database.
- Primary/secondary schools: State schools as identified by DfES in its database (EduBASE).
- Major Retail Centres: The areas identified as being city, town, or district centres (as defined in PPS6) identified in the local development framework and on the adopted proposals map. Major retail centres should also include any out of centre or out of town regional and sub regional shopping centres that authorities feel meet a range of the criteria set out in Table 3 of Annex A of PPS6 (March 2005).
- Areas of Employment: Identified as those super output areas that have 500+ jobs within them. Super output areas are area units used in the ONS NOMIS census data. This assists with identifying out of town employment sites such as factories or business/industrial parks.

Environmental Quality

- Installed capacity is the amount of generation the renewable energy development / installation is capable of producing. Only on-shore renewable energy development /installations are reported does not include any permitted by a general development order.
- The Green Flag Award is the national standard for parks and gardens in England and Wales. The awards are given on an annual basis as a way of recognising and rewarding the best green spaces in the country. It is seen as a way to encourage others to achieve the same high environmental standards, creating a benchmark of excellence in recreational green spaces¹⁰

¹⁰ The Green Flag Award, The Civic Trust, www.greenflagaward.org.uk (2005)

- 'Change' is to be considered in terms of impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Environmental value should be measured in hectares.

Annex 2: Use Classes Order 2010:

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and it's for local planning authorities to determine, in the first instance, depending on the individual circumstances of each case, which use class a particular use falls into.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwellinghouses** - this class is formed of 3 parts:
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell

within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

- **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Annex 3: Applications objected to by the Environment Agency

All Planning Applications objected to by the Environment Agency on Flood Risk Grounds between 1/4/11 and 31/3/12 in City of York Local Authority Area

	Address	Proposal	LPA Reference	Reason for Agency Objection	Status of Planning Application	Has Permission Been Granted Against Environment Agency Advice	Comments
1	Holly Tree Farm Murton Way The House New Walk Orchard Love Lane Nun Ings	Conversion of stable to 2 bed holiday let (resubmission) erection of replacement 2 storey dwelling and associated works	11/00497/FUL 11/01259/FUL	Risk to life and / or property. Sequential Test: Vulnerability not appropriate to Unsatisfactory FRA/FCA Submitted	Refused (Allowed on Appeal) Permitted	Yes - However, conditions and further evidence were deemed No	The Inspectors comments within his appeal decision stated that 'although the reason for refusal states that the appeal site carrying out the FRA the EA had no further objections to the proposal based on this information and requested a Condition
2	Rowntree Park Caravan Club Site Terry Avenue	Extension to toilet block, new workshop, store and warden's facilities. Alterations to access, hardstandings and associated facilities	11/01360/FUL	Unsatisfactory FRA/FCA Submitted	Permitted	No	An objection was made by the EA requesting that further flood mitigation construction techniques be used for the wardens building. EA also advise that the site should have a flood warning and evacuation plan in place. Both these requests were covered by conditions within the consent.
3	British Heart Foundation 34 Piccadilly	Conversion of first and part of ground floor to create 9no flats	11/01437/FUL	Unsatisfactory FRA/FCA Submitted	Permitted	No	The EA Objected to the scheme and asked that a topographic survey be provided to evidence risk to the site, the impact of a 1 in 100 year flood (to 10.92 Above Ordnance Datum) and subsequent arrangements, considering evacuation and the impact on the premises if the basement floods, where services are shown as being located. This information was provided and conditioned within the consent
4	York Marine Services Ltd Ferry Lane Bishopthorpe	Retention of Dormer to rear and conversion of part ground floor and roof to form 1 bedroom apartment	11/01464/FUL	Sequential Test: Vulnerability not appropriate to Flood Zone	Refused	N/A	Application Refused
5	York Mosque And Islamic Centre Bull Lane	Erection of 3 storey mosque and 3 storey student accommodation block to replace existing mosque buildings	11/01592/FULM	Sequential Test: Vulnerability not appropriate to Flood Zone	Withdrawn	N/A	Application Withdrawn
6	Site To Rear Of 22A Huntington Road Demmison Street	2no. semi-detached dwellings	11/01981/FUL	Unsatisfactory FRA/FCA Submitted	Refused (Allowed on Appeal)	Yes - However, conditions and further evidence were deemed appropriate by a Government Appointed Planning Inspector to grant approval on appeal	The EA objected to this proposal stating the property would not be protected from flood events. The proposed internal floor level of 9.6 AOD would not suitably protect the site; the highest flood level recorded being at 9.97AOD, and the 1 in 100 flood level, considering climate change, is 11.16AOD. The EA note that the flood defence wall is not regarded as a formal flood defence. - There is no safe means of access and egress provided. - No details of flood warning and evacuation provided. Any new development should not place extra burden on emergency planners.
7	Nairobi Stables Boroughbridge Road	Change of use of existing building from storage to holiday let	11/02907/FUL	Unsatisfactory FRA/FCA Submitted	Refused	N/A	Application Refused

Annex 4: Applications commented on by English Heritage

	Date Application Validated	Planning Application Reference Number	Address	Proposal	Decision	English Heritage Comments
4	13.05.2011	11/00485/LBC	Railway Station Station Road York	Installation of a two tier cycle rack	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
55	31.10.2011	11/00574/PREAPP	Catering Support Centre St Maurices Road York YO31 7JA	Two storey restaurant and hotel after demolition of existing buildings	Pre-application advice	English Heritage stated that the proposed building would have a severe negative impact on the setting of the Scheduled Monument and unquantified impacts on buried archaeological deposits and suggest that development of this scale and in this sensitive location should be refused in principle.
1	19.04.2011	11/00587/FUL	Bootham School 51 Bootham York YO30 7BT	Formation of new floodlit tennis courts and use of existing courts to form temporary parking area	Permitted	No comments were received with respect to this application
5	09.05.2011	11/00604/LBC	Bootham School 51 Bootham York YO30 7BT	Internal and external alterations to main school entrance including new rooflights	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
6	09.05.2011	11/00606/OUTM	Bonneycroft 22 Princess Road Strensall York YO32 5UD	Residential development of 14 dwellings with access from Princess Road	Withdrawn	N/A - Application withdrawn
2	21.04.2011	11/00614/LBC	Station Building Railway Station Station Road York YO24 1AY	2 no. replacement poster boards within outer concourse and display of 2 no. new poster boards within ticket office	Refused	N/A - Application refused
7	31.05.2011	11/00642/LBC	Station Building Railway Station Station Road York YO24 1AY	Display of non-illuminated sign box	Refused	N/A - Application refused
13	30.06.2011	11/00824/FUL	Black Swan Inn Peasholme Green York YO1 7PR	Single storey rear extension	Permitted	No comments were received with respect to this application
12	30.06.2011	11/00826/LBC	Black Swan Inn Peasholme Green York YO1 7PR	Single storey rear extension	Permitted	No comments were received with respect to this application
3	21.04.2011	11/00828/FUL	Bootham School 51 Bootham York YO30 7BT	Creation of pedestrian access from Union Terrace Car Park with associated alterations to wall, erection of shelter	Permitted	No comments were received with respect to this application
9	09.05.2011	11/00874/FUL	Old Manor House 66 Clifton York YO30 6AW	Replace fence with wall to front and side	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

Annex 4: Applications commented on by English Heritage

8	09.05.2011	11/00875/LBC	Old Manor House 66 Clifton York YO30 6AW	Replace fence with wall to front and side	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
24	20.07.2011	11/00953/FUL	Park Grove Primary School Park Grove York YO31 8LG	Installation of solar panels on south facing roof	Withdrawn	N/A - Application withdrawn
10	26.05.2011	11/00956/LBC	23 High Petergate York YO1 7HP	Replacement roof to ground floor store and new door to north elevation	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
15	02.06.2011	11/00980/FUL	Hm Prison Askham Grange Main Street Askham Richard York YO23 3PT	Extension to car park to provide 15 additional spaces	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
14	01.06.2011	11/00988/LBC	Bootham Park Hospital Bootham York YO30 7BY	Satellite dish to chimney	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
11	31.05.2011	11/01007/LBC	Bootham School 51 Bootham York YO30 7BT	Window film to windows on the front elevations of 41/43, 45 and 51 Bootham	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
16	15.06.2011	11/01015/FUL	St Catherines House 11 Clifton York YO30 6AA	Erection of two storey dwelling to the rear	Refused	N/A - Application refused
18	22.06.2011	11/01057/LBC	Neals Yard Remedies 43 Low Petergate York YO1 7HT	Internal alterations, new signs and repainting shopfront	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
17	22.06.2011	11/01058/ADV	Neals Yard Remedies 43 Low Petergate York YO1 7HT	Retention of 2 No. non-illuminated fascia signs and 1 no. hanging sign	Permitted	No comments were received with respect to this application
19	23.06.2011	11/01065/LBC	75 Low Petergate York YO1 7HY	Display of non illuminated fascia sign and externally illuminated projecting hanging sign on existing bracket, removal of existing lighting	Permitted	No comments were received with respect to this application
32	04.07.2011	11/01091/FUL	Bootham Park Hospital Bootham York YO30 7BY	Erection of smoking shelter	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
20	14.06.2011	11/01289/LBC	3 Minster Court Minster Yard York YO1 7JJ	Internal and external alterations including new door and steps to side	Withdrawn	N/A - Application withdrawn
21	23.06.2011	11/01492/FUL	York Glaziers Trust 6 Deangate York YO1 7IB	Alterations to ladder and cycle store to create studio space and glass store. Erection of new stair link	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

Annex 4: Applications commented on by English Heritage

23	30.06.2011	11/01509/FUL	Laburnum House 28 Main Street Wheldrake York YO19 6AF	Demolish outbuildings and erect single-storey residential annexe with garage	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
22	22.06.2011	11/01552/FUL	The Minster St Peters Cathedral Minster Yard York YO1 7HH	Remodelling of steps to South Transept to form disabled ramp and new steps, remodelling of carriageway	Permitted	English Heritage stated that the applicant should address the impact that the proposal would have on the significance of place as required by Policy HE10 of PPS5, and obtain confirmation of the proposed detailing and materials as requested in their previous consultation letter
34	22.07.2011	11/01603/LBC	Link London 60 Stonegate York YO1 8AS	Installation of bird netting and spikes at rear	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
33	05.07.2011	11/01638/LBC	Former Tea Room Railway Station Station Road York	Restoration and alterations	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
41	17.08.2011	11/01648/LBC	The Old Residence 6 Minster Yard York YO1 7JD	Installation of a CCTV	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
62	04.11.2011	11/01659/FULM	Catering Support Centre St Maurices Road York YO31 7JA	Part two part three storey 12 bedroom hotel with restaurant	Refused	N/A - Application refused
43	16.08.2011	11/01665/FUL	The Minster St Peters Cathedral Minster Yard York YO1 7HH	Siting of 10 no. temporary cabins and containers for use as toilets, stores and offices	Permitted	EH had no objections and considered that the application should be determined on the basis of the Council's conservation advice and planning policy. The applicant should be advised that a new Scheduled Monument Consent for the buildings would be required if the work is carried out 5 years from the date of the 2008 approval.
42	03.08.2011	11/01671/LBC	Ace Hotel 88 - 90 Micklegate York YO1 6JX	4no. lights to front to illuminate front elevation	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
35	20.07.2011	11/01745/FUL	62A Low Petergate York YO1 7HZ	Change of use from shop (Class A1) to mixed use shop and cafe (Class A1/A3)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
36	08.07.2011	11/01800/FULM	The Purey Cust Nuffield Hospital Precentors Court York YO1 7EJ	Variation of condition	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
25	14.07.2011	11/01831/OUTM	Bonneycroft 22 Princess Road Strensall York YO32 5UD	Residential development of 10 dwellings (amended scheme)	Refused	N/A - Application refused
26	14.07.2011	11/01885/LBC	Flat 2 89 Micklegate York YO1 6LE	Internal alterations	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
27	25.07.2011	11/01899/FUL	The Minster St Peters Cathedral Minster Yard York YO1 7HH	External alterations to Chapter House Yard	Permitted	EH support the proposals to improve facilities for visitors and recommends approval of the single storey building in Chapter House Yard.

Annex 4: Applications commented on by English Heritage

61	31.10.2011	11/01913/PREAPP	27 St Georges Place York YO24 1D	Garden service door	Pre-application advice	English Heritage recognise that a change will take place, however, it will be discreet enough to avoid spoiling the architectural balance of this part of the property N/A - Application withdrawn
28	26.07.2011	11/01964/FUL	The Palace Bishopthorpe Road York YO23 2QE	Installation of electronic pedestrian gate entry systems and rising bollards	Withdrawn	N/A - Application withdrawn
30	20.07.2011	11/01965/LBC	Ace Hotel 88 - 90 Micklegate YO1 6JX York	Relocation of illuminated hanging sign	Permitted	English Heritage deferred to the opinion of the Authority's Conservation Officer in respect of this matter.
29	22.07.2011	11/01972/FUL	St Pauls Church Holgate Road York YO24 4BF	Installation of iron railings and handrail to steps on North side of church	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
31	20.07.2011	11/01979/LBC	Park Grove Primary School Park Grove York YO31 8LG	Installation of solar panels on south facing roof	Withdrawn	N/A - Application withdrawn
38	19.08.2011	11/01998/FULM	Bootham School 51 Bootham York YO30 7BT	Alterations to existing music building and erection of new single and two storey music and arts building	Permitted	EH had no objection to the development in principle. The key issues EH drew attention to were the junction between the existing and proposed building, and proposals to clean the Assembly Hall building. EH Recommend approval with conditions to address the above issues.
37	19.08.2011	11/01999/LBC	Bootham School 51 Bootham York YO30 7BT	New Music and ART building, including alteration and extension to Assembly Hall building	Permitted	EH had no objection to the development in principle. The key issues EH drew attention to were the junction between the existing and proposed building, and proposals to clean the Assembly Hall building. EH Recommend approval with conditions to address the above issues.
39	19.08.2011	11/02031/FUL	Raddon House 4 Fenwicks Lane York YO10 4PL	Replacement two storey dwelling with detached garage block and residential annex	Withdrawn	N/A - Application withdrawn
40	26.08.2011	11/02042/LBC	MBM Solicitors 9 New Street York YO1 8RA	Internal refurbishment including installation of structural steelwork to support timber floor joists (retrospective)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
44	15.08.2011	11/02146/LBC	Skelton Manor Church Lane Skelton York YO30 1XT	Single storey side extension	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

Annex 4: Applications commented on by English Heritage

49	19.08.2011	11/021172/CAC	York City Art Gallery Exhibition Square York YO1 2EW	Demolition of hutment buildings to rear of art gallery	Permitted	English Heritage Officers supported the principle of bringing the land to the NW of the art gallery into a positive use, as part of the art gallery, the public realm and as an extension to the existing Museum Gardens. The hutments are deemed to be of some historic and communal value, but their continued use is compromised by their high asbestos content and poor condition. The removal is compensated for by the public benefits and enhancements to other heritage assets and as the hutments will be subject to a recording and report of their history. EH recommend that the landscaping works at the rear of the gallery are temporary in nature at this stage, so the alterations do not compromise long term change and enhancement of the gardens.
48	19.08.2011	11/021174/LBC	York City Art Gallery Exhibition Square York YO1 2EW	Internal and external alterations	Withdrawn	N/A - Application withdrawn
47	19.08.2011	11/021175/FUL	York City Art Gallery Exhibition Square York YO1 2EW	New landscaping and access to York Art Gallery site from Museum Gardens and demolition of hutment buildings	Permitted	<p>English Heritage Officers support the principle of bringing the land to the NW of the art gallery into a positive use, as part of the art gallery, the public realm and as an extension to the existing Museum Gardens. The hutments are deemed to be of some historic and communal value, but their continued use is compromised by their high asbestos content and poor condition. Their removal is compensated for by the public benefits and enhancements to other heritage assets and as the hutments will be subject to a recording and report of their history. EH recommend that the landscaping works at the rear of the gallery are temporary in nature at this stage, so the alterations do not compromise long term change and enhancement of the gardens.</p> <p>Officers also supported the proposals to remove the later extensions from the NE side of the gallery. However officers could not support the proposed method of making good, which would have seen the installation of temporary timber panelling. This temporary solution would cover up original features and be visually unsatisfactory, failing to support the architectural dignity and civic character of this important public building.</p>

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45	17.08.2011	11/02178/LBC	Lady Anne Middletons Hotel 56 Skeldergate York YO1 6DS	Internal alterations, installation of secondary double glazing, external alterations to rear extension.	Permitted	EH considered that the initially proposed level of intervention was excessive, unjustified and would be harmful to the special architectural and historic interest of the building contrary to adopted conservation policies and national planning advice. The revised plans received on 29 September 2011 reduce the scope of the project and provided proposals that reduced the impact on the historic building that, following appropriate conditions, were deemed acceptable
46	18.08.2011	11/02185/FULM	Monkbar Hotel St Maurices Road York YO31 7JA	Four storey extension to rear to create additional bedrooms and conference rooms	Permitted	No comments were received with respect to this application
50	01.09.2011	11/02220/LBC	The Bar Convent 17 Blossom Street York YO24 1AQ	Internal alterations including creation of bedroom and 2 no. en suites	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
51	09.09.2011	11/02229/LBC	Castle Museum The Castle York YO1 9RY	Internal alteration to visitors toilets including removal of walls	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
52	12.10.2011	11/02267/FUL	Castle Museum The Castle York YO1 9RY	Alterations to land between York castle walls, River Foss and Tower Street including new paths, steps and lighting	Permitted	English Heritage stated that the proposed works would substantially improve the significance of the heritage asset and its setting. Scheduled Monument Consent would be required from the Secretary of State before works can commence on site.
56	07.10.2011	11/02332/LBC	29 High Petergate York YO1 7HP	Internal alterations including refurbishment of flat and non invasive damp proof membrane to the basement	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
53	09.09.2011	11/02337/FULM	West Offices Station Rise York YO10/00613/FULM	Variation of condition 2 of approved application	Permitted	English Heritage Officers stated they would have preferred the PV panels to be integral to the design and fabric of the roof. However there is no objection to the scheme. Officers asked if the colouring to the frames of the panels could be black, as this would lead to a sleeker, preferable appearance
54	16.09.2011	11/02357/LBC	27 St Georges Place York YO24 1D	Installation of new garden access doors and associated canopy extension	Permitted	English Heritage responded by stating that the proposal would result in "less than substantial harm" and should "help to secure the optimum viable use of the heritage asset in the interests of its long term conservation" and that consent should be granted.
57	14.10.2011	11/02405/LBC	62A Low Petergate York YO1 7HZ	Internal and external alterations and refurbishments in connection with use as mixed use shop and cafe.	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

Annex 4: Applications commented on by English Heritage

68	02.12.2011	11/02658/FULM	Proposed Hotel At York Barbican Site Paragon Street York	Erection of 165 bedroom hotel with public space, landscaping and access	Permitted	English Heritage considered that this site can deal with a building of the proposed scale in general. However officers advise that the entrance detail/feature would be too dominant in relation to the city walls, and would detract from their setting. The feature is deemed to be too dominant due to its material: Magnesium Limestone and angled plane which is forward of the main elevation. It is noted the scheme previously approved was of a different profile and massing in comparison. From street level this feature would be unduly dominant and the proposed use of Magnesium Limestone would be contrary to the Central Historic Core Conservation Area Appraisal which recommends such a material should be reserved for civic and ecclesiastical buildings, or restrained so it is used for detailing only; a more common use will erode the importance and stature of historic buildings within the city which have used this material. EH Recommended approval subject to the modification of the entrance detail to make it less dominant to Paragon Street and the City Walls.
67	02.11.2011	11/02700/LBC	The Stonegate Gallery 52A Stonegate York YO1 8AS	Alterations to doors and staircase and installation of guardrail to flat roof extension	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
69	20.12.2011	11/02712/FUL	42A The Green Acomb York YO26	Erection of 3 storey building comprising 6no. flats, a 2 storey detached dwelling, and a pair of 2 storey semi-detached houses	withdrawn	N/A - Application withdrawn
59	18.10.2011	11/02730/CAC	Bootham Park Court Residences Bootham Park Court York	Demolition of Bootham residences Park Court	Permitted	No comments were received with respect to this application
58	17.10.2011	11/02733/FUL	St Nicholas Church Back Lane Wigginton York YO32 2ZH	Installation of external handrail	Permitted	On the basis of the information provided, English Heritage did not consider that it was necessary for this application to be notified to them under the relevant statutory provisions
60	28.10.2011	11/02773/LBC	Candle Shop 9 Stonegate York YO	Internal and external alterations including new signage and partitions (resubmission)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
63	10.11.2011	11/02818/LBC	Burger King Railway Station Station Road York YO24 1AY	Alterations to windows, panels and menu board	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
65	10.11.2011	11/02886/FUL	1 Station Road Upper Poppleton York YO26 GPX	Erection of two detached dwellings and associated driveways and parking	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
64	02.11.2011	11/02916/LBC	Station Building Railway Station Station Road York YO24 1AY	Cycle and motorcycle parking facilities with associated signs and CCTV	Permitted	English Heritage did not object to the principle of enhanced cycle provision and suggest that the position, design and placement of the elements, including associated signage, should be considered in relation to the embryonic Conservation Area Management Plan (Conservation Development Strategy). In addition, the application should be determined in accordance with national and local planning guidance, and on the basis of the Council's conservation advice.
66	09.11.2011	11/02922/LBC	87 Micklegate York YO1 6LE	Installation of security shutters to door and security grills to windows	Refused	N/A - Application refused

Annex 4: Applications commented on by English Heritage

70	09.12.2011	11/03069/FUL	Raddon House 4 Fenwicks Lane York YO10 4PL	Demolition of existing house, garages and outbuildings and the construction of a replacement dwelling and garages (resubmission)	Refused	N/A - Application refused
71	14.12.2011	11/03106/FUL	Manor Farm 1 The Village Strensall York YO32 5XS	Demolition of redundant farm buildings and erection of three detached dwellings with garaging and ancillary accommodation	Permitted	English Heritage stated that Strensall's conservation area appraisal notes the importance of the manor house to the conservation area given that open ground is found only to the north of the village and there are views in this direction which enhance the setting of the conservation area generally and the church in particular. Oddly though there is no mention of the clusters of modern farm buildings and yards or their impact on the setting of the listed house and moated site. Clearly these also have a significant impact on the character of the area and their removal in conjunction with the development of housing now proposed is not inappropriate. The reduced footprint, height and bulk of the revised proposal is noted and welcomed. English heritage are satisfied that there will be no significant impact upon the character of the conservation area as a result of the development. Elevations of the buildings are somewhat suburban and urge that the fenestrations be redesigned to be more in keeping with the disposition, proportions and size of window openings found in traditional agricultural buildings. Provided that these concerns are covered by appropriate conditions they recommended the application be determined based on national and local policy and CYC
72	19.12.2011	11/03159/LBC	Whistlestop Railway Station Station Road York YO24 1AY	Replacement fascia and hanging signs. New window graphics	Refused	N/A - Application refused
74	06.01.2012	11/03201/FUL	Low Farm Towthorpe Road York YO32 9SP	Conversion, extension and part demolition of agricultural buildings to form 3no dwellings (revised scheme)	Withdrawn	N/A - Application withdrawn
73	19.12.2011	11/03268/LBC	York Cemetery Cemetery Road Yo	Relay floor to incorporate under floor heating with associated under floor air heat pump and water pipe	Permitted	English Heritage were supportive of this proposal which will extend the usability of the chapel in winter months and can be expected to make a positive contribution to the aesthetic value of the interior.
76	27.01.2012	11/03373/LBC	The Rock Church Priory Street York YO1 6ET	Installation of external lighting and poster case with internal illumination	Refused	N/A - Application refused
75	19.01.2012	11/03409/FUL	Barn To South Of Greystone Church Lane Nether Poppleton York	Conversion and extension of barn to form new dwelling and erection of detached car barn (resubmission)	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.
77	29.03.2012	12/01134/FUL	The Green Service Station The Green Upper Poppleton York	Erection of 9no. dwellings with garages and associated access	Permitted	No comments - recommended the application be determined based on national and local policy and CYC conservation advice.

Annex 5: Renewable energy permissions for 2011/12 and 2012/13 to February 2013

Application Number	Address	Renewable_energy_information	Date granted	Monitoring year granted	Permission expiry	Capacity of installed renewable as stated in Application conditions	Capacity_in_MW	easting_	northing
11/01044/FUL	Nairobi Stables Boroughbridge Road York YO25 6AP		18.08.2011	2011/12	08.09.2014			454003	453580
11/02252/FUL	St Edwards Church Hall Tadcaster Road Dringhouses York YO24 1QG		25.11.2011	2011/12	22.11.2014		1.85 (assumed)	458800	449697
11/02702/FUL	Elvington Grange Wheelrake Lane Elvington York YO41 4AZ		16.11.2011	2011/12	28.11.2014		1.85 (assumed)	468249	447342
11/02905/FUL	Brinkworth Bungalow Elvington Lane Elvington York YO41 4AX		24.11.2011	2011/12	05.12.2014		1.85 (assumed)	468113	448647
11/02658/FULM	Barbican Site	Air source heat pumps; CHP.	19.01.2012	2011/12	02.02.2015	10%		460901	451212
11/01252/FUL	Friends Meeting House Friargate York YO1 9RL		22.07.2011	2011/12	25.07.2014		1.85 (assumed)	460385	451591
11/00502/FUL	1 The Outgang York YO10 5EW		05.05.2011	2011/12	09.05.2014		1.85 (assumed)	462771	449947
11/00658/FULM	The Brecks Monks Cross Dr		27.06.2011	2011/12	14.07.2014	10%		462547	452527
11/02943/REMM	Ouseacres		13.03.2012	2011/12	18.08.2014			457891	452709
11/00436/FULM	Holgate Villa 22 Holgate Road	Solar thermal hot water systems; and roof mounted photovoltaic systems.	08.08.2011	2011/12	26.08.2014	10%		459505	451327
11/01296/FUL	14 New Walk Terrace York YO10 4BG		01.08.2011	2011/12	12.08.2014		1.85 (assumed)	460657	450802
11/01874/FUL	York Livestock Centre Murton Lane Murton York YO19 5UF		05.09.2011	2011/12	05.09.2014		1.85 (assumed)	465148	452073
11/00822/FUL	The Oaks Hartrigg Oaks Haxby Road York YO32 4DS		27.05.2011	2011/12	27.05.2014		1.85 (assumed)	460816	455924
11/03006/FUL	Fulbeck 134 Main Street Fulford York YO10 4PS		16.01.2012	2011/12	25.01.2015		1.85 (assumed)	461049	448842
11/02353/FULM	Plot 8b, Great North Way		16.02.2012	2011/12	07.06.2015	10%		457137	453952
11/02185/FULM	Monkbar Hotel		14.09.2011	2011/12	21.10.2014	10%		460638	452266
11/02307/FUL	R S Cockerill York Limited Stamford Bridge Road Dunnington York YO19 5AE		20.10.2011	2011/12	27.10.2014			466937	453697
11/02327/FUL	Partnership House Monks Cross drive		31.10.2011	2011/12	31.10.2014			462763	455280
11/02338/FUL	Environment Agency Coverdale House Aviator Court York YO30 4GZ		07.11.2011	2011/12	07.11.2014		1.85 (assumed)	458891	454989
11/02337/FULM	West Offices Station Rise York YO1 6HT		28.10.2011	2011/12	31.10.2014		1.85 (assumed)	459834	451725
12/00294/OUT	22 Mill Lane		13.03.2012	2011/12	15.03.2015	10%		459642	458475
11/01470/GLD	Mercer And Challis Nursery Sutton Road Wigginton York YO32 2RB		05.08.2011	2011/12	22.08.2016			458909	460220
12/01023/NONMAT	Rowes Cottage Farm Stockton Lane York YO32 9UB		27.03.2012	2011/12	29.03.2017		1.85 (assumed)	463593	454222
11/02221/FUL	Fulprint Ltd 7 Apollo Street York YO10 5AP		07.10.2011	2011/12	10.10.2014		1.85 (assumed)	461163	451038
11/02152/FUL	The Old House Stockton Lane York YO32 9UA		10.10.2011	2011/12	10.10.2014		1.85 (assumed)	463192	454273
11/01943/FUL	Heworth A R L F Elm Park Way York YO31 1DX		08.09.2011	2011/12	12.09.2014		1.85 (assumed)	462371	453758
11/02411/FUL	Acomb Grange Grange Lane Rufforth York YO23 3QZ		07.11.2011	2011/12	07.11.2014		1.85 (assumed)	456290	450653
12/02766/FUL	10 West Thorpe		28.09.2012	2012/13	02.10.2015	5%		458017	449783
11/03106/FUL	Manor Farm, 1 The Village, Strensall	Solar panels; photovoltaic panels; ground source heat pumps; passive sola	28.05.2012	2012/13	29.05.2015	5%		463120	460884
12/00584/FUL	6 Ryehill Close New Earswick York YO32 4DE	Solar panels	16.04.2012	2012/13	17.04.2015		1.85 (assumed)	460892	456030
12/02598/FUL	Changing rooms Knavesmire Road	Ground/air source heat pumps.	02.10.2012	2012/13	03.10.2015			459320	450661
12/02609/FULM	32 Lawrence Street		22.11.2012	2012/13	22.11.2015	10%		461156	451276
12/01975/FULM	45 Coningham Avenue York YO30 5NH		11.07.2012	2012/13	16.07.2015			458207	454964
12/02043/FUL	9 SLP	Air source heat pumps; photovoltaics	23.08.2012	2012/13	24.08.2015	10%		460074	452137
12/00384/REMM	Celhire Ltd Park House Clifton Park Avenue York YO30 5PB	Solar panels	10.07.2012	2012/13	12.07.2015		1.85 (assumed)	458406	453768
12/00908/FULM	Germany Beck		03.05.2012	2012/13				461607	449172
12/00908/FULM	Harewood Whin		16.05.2012	2012/13	21.05.2015			453874	451843
12/01889/FUL	Cartmans Cottage Forge Lane Deighton York YO19 6HE	Solar panels	06.07.2012	2012/13	09.07.2015		1.85 (assumed)	462635	444077
12/01177/FUL	Springfield Farm Bishopthorpe	Wind turbine.	14.06.2012	2012/13	15.06.2015			457914	445684
12/01877/FUL	Grantchester Stripe Lane Skeilton York YO30 1VJ		17.07.2012	2012/13	23.07.2015	10%		456680	456136
12/03149/FULM	The Tannery Strensall		2012/13	2012/13				463121	461034
12/01802/OUTM	Germany Beck		Pending	2012/13				461607	449172
12/01176/FULM	York Triangle	CHP; absorption chillers.	23.05.2012	2012/13	24.05.2015	50%		459301	451475
12/01480/FUL	3 Heath Ride Strensall York YO32 5YW	Solar panels	19.06.2012	2012/13	19.06.2015		1.85 (assumed)	463729	461312
12/02545/REMM	Huntington Stadium		20.09.2012	2012/13	05.07.2017	10%		462420	454558
12/01749/REMM	Germany Beck		Pending	2012/13				461607	449172
12/00327/FULM	Carmelite Street		13.04.2012	2012/13	27.04.2015	10%		460704	451781

Annex 5: Renewable energy permissions for 2011/12 and 2012/13 to February 2013

12/00944/FUL	Broad Lane Farm Broad Lane Rufforth York YO23 3NU	Solar panels	09.05.2012	2012/13	08.05.2015	1.85 (assumed)	455945	450524
12/03385/FULM	North Selby Mine		Pending	2012/13			464142	444032