

COMMITTEE REPORT

Committee: West/Centre Area

Ward: Rural West York

Date:

Parish: Nether Poppleton Parish
Council

Reference: 07/00138/FULM

Application at: Millfield Works Millfield Lane Nether Poppleton York YO26 6PB

For: Erection of building comprising office and industrial units

By: London Ebor Developments Pension Fund

Application Type: Major Full Application (13 weeks)

Target Date: 23 April 2007

1.0 PROPOSAL

1.1 This application seeks permission to erect office and light industrial accommodation fronting onto Millfield Lane following demolition of the existing building. The proposed building would measure approximately 40.5 metres to the widest point 29.5 metres to the longest point and 6.4 metres to the highest point. The building would consist of a combination of glazing and aluminium cladding, giving the building a modern and contemporary design.

1.2 The proposal would provide approximately 780 metres squared of office accommodation spread over two stories and 558 metres squared of industrial accommodation divided into three self contained units.

1.3 The application site is within a designated employment area as identified in the Local Plan. Policy identifies that within these designated areas B1, B2 and B8 uses are acceptable.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1
Design

CYE3B
Existing and Proposed Employment Sites

3.0 CONSULTATIONS

INTERNAL CONSULTATIONS

3.1 HIGHWAYS- Car parking is provided in accordance with CYC standards and the development is served by existing accesses. Suitable cycle parking should be provided

EXTERNAL CONSULTATIONS/ REPRESENTATIONS

3.2 Nether Poppleton Parish Council - we object on the following grounds. The drawing suggests that this is purely speculative to obtain planning for this site. The design is not environmentally friendly having a large glazed areas and no air conditioning. With the proposed flat roof it does not match the existing streetscape. No disabled parking provision is shown. No provision for cycle storage is shown. We suggest that officer's request that the scheme be re thought.

4.0 APPRAISAL

KEY ISSUES

- Policy
- Principle of development
- Impact on the appearance of the area
- Impact on neighbours
- Highway safety

POLICY

4.1 PPS1: Planning for Sustainable Development aims to protect the quality of the natural and historic environment. 'The Planning System: General Principles', the companion document to PPS1, advises of the importance of amenity, design and the street scene as issues.

4.2 Policy GP1: states that development proposals will be expected to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 Policy E3b 'Existing and proposed employment sites' of the City of York Development Control Local Plan states that standard employment sites identified in Schedule 2 and any other sites or premises either currently or previously in employment use, will be retained within their current use class.

PRINCIPLE OF DEVELOPMENT

4.4 The application site has been designated in the Local Plan as an employment site, which B1, B2 and B8 uses have been considered acceptable. The proposal seeks to provide office (B1) and industrial units (B2) which would satisfy policy. The proposal seeks to replicate the existing combination of B1 and B2 uses on the site, which has been well established.

The site is within the employment area, is surrounded by other employment uses and is adjacent to a highway, redeveloping the site of an existing commercial / industrial building. The principle of redeveloping the site for B1 and B2 uses is considered acceptable subject to detailed considerations.

VISUAL IMPACT ON THE AREA

4.5 The proposed building would measure approximately 41 metres to the longest point by 29.5 metres to the widest point and 6.4 metres to the highest point. The exterior of the building would have a combination of extensive glazing and aluminium cladding to the front, and predominately aluminium cladding to the sides and rear.

4.6 The building would not be considered to cause undue prominence in terms of scale and massing, there are a number of larger and taller buildings within this designated employment area. The proposal is similar in scale to the existing buildings occupying the site. The flat roof would be an architectural feature of the building, and by virtue of the variety of buildings within the locality, some of which have flat roofs, may not be considered out of context with the surrounding area.

4.7 The southern elevation, which fronts onto Millfield Lane has an appearance of modern offices, which would have a positive effect upon the surrounding area regenerating the application site.

4.8 The proposal does not relate to the surrounding buildings in terms of design, however the area consists of a collection of a mix of buildings, some of which may be considered large industrial sheds. The proposal would have a positive effect upon the locality by providing a modern building, and may create a precedent for further redevelopment to improve the street scene of the wider area, as well as further establishing the area for employment use.

4.9 The proposal seeks to maximise the use of the site but maintains space between neighbouring buildings and being two storeys in height may not be considered overdevelopment.

4.10 The proposal seeks to introduce landscaping to the front of the site adjoining Millfield Lane, which would again have a positive effect on the street scene and helps to set a precedent for future development in the area creating an attractive street scene.

IMPACT UPON ADJACENT NEIGHBOURS

4.11 The site is located a sufficient distance from residential properties and is separated by other industrial/commercial units. The development is therefore unlikely to have any significant direct harm on the amenities of local residents.

HIGHWAYS

4.12 Highways have raised no concerns with regard to the application as the proposal seeks to utilise an existing access and has conformed to the councils Parking Standards, therefore may be considered acceptable. Cycle parking can be secured by the imposition of a condition.

5.0 CONCLUSION

The proposed building would provide B1 and B2 uses within a designated employment area are considered acceptable in accordance with policy E3 of the City of York Draft Local Plan. The design and appearance of the building would be acceptable, and would not be to the detriment or highway safety or amenity of local residents and would encourage further regeneration of the locality.

6.0 RECOMMENDATION: Approve

- 1 PLANS1 - Development to accord with approved plans
- 2 TIME2 - Development start within three years
- 3 VISQ8 - Samples of exterior materials to be approved
- 4 DRAIN1 - Drainage details to be agreed
- 5 The premises shall be used for B1 and B2 uses and for no other purpose, in the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

Reason: So that the Local Planning Authority may re-assess alternative uses which, without this condition, may have been carried on without planning permission by virtue of Article 3 of the Town and Country Planning (Use Classes) Order 1987.

- 6 Prior to the commencement of development a topographical survey of the site showing existing ground levels and a drawing showing details of the proposed finished ground, slab and roof ridge levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved levels prior to the first occupation of any unit on the site. There shall be no raising of ground levels above the

existing ground levels without the prior written permission of the Local Planning Authority.

Reason: to ensure that ground levels are not raised with the effect of flooding surrounding land.

- 7 HWAY19 - Car and cycle layout
- 8 HWAY18 - cycle parking details to be agreed

7.0 INFORMATIVES:

Notes to Applicant

1. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

2. REASON FOR APPROVAL

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 impact upon the area, amenity and highways. As such the proposal complies with Policies GP1 and E3a of the City of York Local Plan Deposit Draft.

Contact details:

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