

## COMMITTEE REPORT

**Committee:** West and City Centre  
**Date:** 21 September 2006

**Ward:** Holgate

**Reference:** 06/01705/FUL  
**Application at:** Bullnose Building Leeman Road York YO26 4XD  
**For:** Renewal of planning permission 04/02787/FUL for change of use of building to overnight accommodation, offices and support facilities until 17 April 2008  
**By:** York Arc-Light Project  
**Application Type:** Full Application  
**Target Date:** 22 September 2006

### 1.0 PROPOSAL

1.1 This application seeks to renew the temporary planning permission, granted on 16 September 2004, to use the building for overnight accommodation, offices and support facilities. Known as the York Arclight project, accommodation and support is provided to rough sleepers. Renewal of the permission is sought to 17 April 2008.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006

City Boundary York City Boundary 0001

Floodzone 3 Flood Zone 3

Listed Buildings Grade 2; Gatepiers And Gates To York Goods Station

2.2 Policies:

CYC1  
Criteria for community facilities

CYGP23  
Temporary planning permission

### 3.0 CONSULTATIONS

INTERNAL

3.1 Highway Network Management.  
No objections, on the assumption that the cycle parking provision agreed for the previous application is in place.

3.2 Housing Development Team.  
Housing and Adult Social Services fully support this application.

3.3 Neighbourhood Services - Environmental Health & Trading Standards. No objections.

3.4 City Development. No objections to the continued use as requested, to April 2008.

#### EXTERNAL

3.5 Safer York Partnership. Comments will be reported at the meeting (consultation expires 12 September).

3.6 Neighbours (re-consultation expires 21 September). Any letters received will be reported at the meeting. However, the Head of the National Railway Museum (the only near neighbour to the application site) has commented verbally. The Museum supports the continued use of the building by Arclight, on the understanding that progress is being achieved towards the re-location of the use to its new site.

3.7 Site Notice (expires 8 September). No comments received to date.

#### 4.0 APPRAISAL

##### 4.1 Key Issues

- Provision of Community Facilities
- Effect upon adjacent occupants
- Implications for renewal plans for York Central

##### 4.2 The relevant Draft Local Plan Policies are:-

POLICY C1 "COMMUNITY FACILITIES" which states that applications for community facilities will be granted, provided that the proposal is appropriate to the character and appearance of the locality; and meets a recognised need.

POLICY GP23 "TEMPORARY PLANNING PERMISSION", which states that temporary permission will be granted where (a) there would be no loss of amenity to adjoining occupants (b) there is no viable permanent alternative immediately available (c) plans are to be brought forward for permanent development (d) the period sought for approval is the minimum required until the permanent alternative is implemented.

#### PROVISION OF COMMUNITY FACILITIES

4.3 Arclight has provided accommodation and support to people who are sleeping rough since 1999. The project continues to fill a gap in local service provision; meeting, and indeed exceeding, initial expectations of the front-line service it provides. Renewals of the original temporary planning permission were granted in 2002 and 2004.

4.4 Progress for a permanent site for Arclight is well underway. It is anticipated that a planning application for their new site at Union Terrace will be submitted this coming Autumn. The current application, therefore, for temporary permission at the Bullnose building is to keep Arclight going until the permanent building is completed.

#### EFFECT UPON ADJACENT OCCUPANTS

4.5 The only "near neighbour" is the National Railway Museum. Past problems for the Museum from Arclight have been resolved through a liaison group of Council officers, Arclight themselves and the Museum. Notably, the Head of the Museum has expressed

continued support, on the understanding that progress upon Arclight's permanent site is being finalised. No complaints or problems are apparent from other properties in the wider Leeman Road area.

4.6 Equally, the project keeps the attractive Bullnose building in an active and valuable use, pending the future renewal of the wider York Central site. It is a practical and workable location for the use.

#### IMPLICATIONS FOR RENEWAL PLANS FOR YORK CENTRAL

4.7 Continuation of the use to April 2008, as requested in the application, would not compromise emerging plans for the York Central site, as confirmed with colleagues in City Development. The site is still at the assembly and feasibility stage.

### 5.0 CONCLUSION

5.1 Arclight provides much needed accommodation and support for people who are sleeping rough. Plans for a permanent site for the project at Union Terrace are well advanced. A further short-term approval to April 2008 will bridge the gap for Arclight and will not compromise future plans for York Central. Officers, therefore, support the application.

5.2 The previous temporary approval included a condition for cycle parking. This has been provided and meets the Council's standards.

### 6.0 RECOMMENDATION: Approve

- 1 This use shall cease by 17th April 2008 unless prior to that date the consent of the Local Planning Authority has been obtained to extend the period of the permission.

Reason: So that the Local Planning Authority may assess the impact of this use upon the surrounding area, and upon emerging proposals for the comprehensive development of the wider area, known as York Central.

- 2 The cycle parking as implemented, following approval by the Local Planning Authority on 23 March 2000, shall be retained in place whilst the approved use is in operation.

Reason: To promote the use of cycles, thereby reducing congestion on adjacent roads.

- 3 The liaison group, comprising representatives of the Council, the applicant and the National Railway Museum, formed following the original approval for the use now renewed, shall continue to be available to resolve issues or conflicts of interest which may arise during the operation of the approved use.

Reason: In the interests of public amenity within the locality and the operation of the adjacent Museum.

### 7.0 INFORMATIVES: Notes to Applicant

#### 1. 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 the effect upon adjoining land uses and the emerging proposals for the renewal of the site known as York Central. As such the proposal complies with Policies CYC1 and CYGP23 of the City of York Draft Development Control Local Plan, incorporating the 4th Set of Changes (April 2005).

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