

City Boundary York City Boundary 0001

2.2 Policies:

CYGP1
Design

CYS2
Out of centre retail warehouse criteria

CYSP7A
The sequential approach to development

CYSP6
Location strategy

CYS1
Land allocated for shopping sites

3.0 CONSULTATIONS

3.1 Site notice posted and neighbours notified. expired 13 June 2006. No response received.

3.2 Rawcliffe Parish Council. Response received 16 June 2006. The Council supports the application.

3.3 Clifton Without Parish Council. Response received 16 June 2006. The Council supports the application.

3.4 Highways consulted: No objections.

3.5 City Development Unit: First response received 15 June 2006 and a revised sequential test was requested.

3.6 Second response received 12 December 2006 following the submission of revised sequential assessment. The unit has no objections.

4.0 APPRAISAL

4.1 The issues to be considered include the justifications of increasing the size of the retail area in an existing out-of-town retail park, the siting and design of the proposed development, and its impact on the character and appearance of the locality, in particular its impact on the safety of the public highway.

4.2 Paragraph 3.13 of the National Planning Policy Statement no.6 (PPS6):'Planning for Town Centres' states that "the sequential approach to site selection should be applied to all development proposals for sites that are not in an existing centre".

Paragraph 3.14 and paragraph 3.19 further state that "in selecting sites, all options in the centres should be thoroughly assessed before less central sites are considered". However "where it is argued that otherwise sequentially-preferable sites are not appropriate for the particular development proposed, applicants should provide clear evidence to demonstrate why such sites are not practicable alternative in terms of 'availability', 'suitability', and 'viability'.

4.3 In the case of the development proposed, a sequential assessment has been carried out by the applicant. A number of sites have been looked at, which include all relevant City Centre Sites, the district centres of Acomb and Haxby, and the Monks Cross out-of-town shopping centre to establish whether an alternative available, suitable and viable site exist. It has been concluded that none of the sites selected are feasible options. The test conducted has been examined by the City Development Unit and has found to be satisfactory, in that it has met the requirements set out in PPS6 as briefly described above. In view of the above, it is considered that the proposed size increase of the retail area by adding a mezzanine floor in part of Unit 2 concords with the national and local planning policies. Hence this is regarded as acceptable.

4.4 With regards to the proposed alterations to the external appearances of the building and the proposed gable roof extension, the works proposed are considered minor in nature and are considered to be in keeping with the character, design and external appearance of the original building. Therefore, the proposed development would not affect the visual appearance and amenity of the area.

4.5 The Local Highway Authority has been consulted and has not raised objections to the proposal. It is therefore unlikely that the proposal would create a condition prejudicial to the safety of the public highway.

4.6 Having taken the above into account, it is considered that the proposed development accords with the national planning policies and the policies set out in the City of York Draft Local Plan 2005. Hence, this application is recommended for approval.

5.0 CONCLUSION

The proposed development will not create a condition prejudicial to the vitality and viability of York City Centre and will not be detriment to the character and appearance of the locality. It is also considered to be acceptable in terms of siting, design and materials and that it will not adversely affect highway safety. The development is in accordance with the national and local planning policies.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 The development hereby permitted shall be carried out only in accordance with the following plans:-

674405/01, 6798 01 A, 6798 05 B, 6798 07 B, 6798 11 A, 6798 14 and 6798 15 as received by the City of York Council on 28 April 2006

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ1 Matching materials

4 All details of exterior lighting within the site shall be submitted to and approved by the Local Planning Authority in writing before their installation on site.

Reason: To ensure that the proposed development does not adversely affect the amenity of the locality.

5 Additional mezzanine floors, beyond those hereby approved, will not be permitted unless agreed in writing with the Local Planning Authority.

Reason: To avoid the proposed development having an adverse impact on York City Centre.

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 vitality and viability of York City Centre and the amenities of the locality. As such the proposal complies Policies S2, GP1, SP7A, SP6 and S1 of the City of York Local Plan Deposit Draft.

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