

COMMITTEE REPORT

Committee: East Area
Date: 17 May 2007

Ward: Clifton
Parish: Clifton Planning Panel

Reference: 07/00626/GRG3
Application at: Yearsley Swimming Baths Haleys Terrace York YO31 8SB
For: Recladding of the walls and roof to the pool hall.
By: Mr Andrew Laslett
Application Type: General Regulations (Reg3)
Target Date: 15 May 2007

1.0 PROPOSAL

1.1 The application site lies to the east of Haxby Road in Clifton. Adjacent development to the west are large industrial and office buildings currently owned by Nestle UK Ltd. A large open car parking area is sited to the east of the application site. The site area is given as 0.3 ha.

1.2 This application seeks planning consent to re-clad the existing pool hall and plant room at Yearsley swimming pool. The hall measures 60.0m x 28.0m; its overall height to the ridge is given as 8.8m. It is a steel frame structure above facing brickwork on all elevations. The plant room structure to the east measures 11.0m X 8.0m; it has an overall height of 5.4m. Both the hall and the plant room are covered by a cement fibre roof. Unlike the main hall, the existing plant room is a brick structure.

1.3 It is proposed to replace the roofs and frames of the existing structures with composite plastisol coated steel panels. The existing facing brickwork would remain unaltered by virtue of the work proposed.

1.4 The applicant is the Local Authority. Therefore under General Regulations no.3 this application is required to be determined by members at the planning committee.

1.5 RELEVANT PLANNING HISTORY

1.6 3/92/106: Erection of office extension to rear of swimming pool and porch to front. Planning permission was granted on 29.4.1992.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

Listed Buildings Grade 2; Whitestone Cross NGR SE 6073 5367 Haxby Rd 0284

2.2 Policies:

CYGP1
Design

CYGP4A
Sustainability

CYC1
Criteria for community facilities

3.0 CONSULTATIONS

INTERNAL:

3.1 Highway network management: Response received 30 March 2007 - No objections.

3.2 Lifelong learning and culture services: Response received 1 May 2007 - Leisure services strongly support this application.

EXTERNAL:

3.3 Clifton Planning Panel: Response received 18 April 2007 - No objections.

3.4 Neighbours consulted and site notice posted, expired 3 May 2007. No response received.

4.0 APPRAISAL

4.1 The main issues to be considered are as follows:

- i. Use of material
- ii. Sustainability
- iii. Other material considerations

Use of material:

4.2 Policy GP1 of the City of York Local Plan 2005 sets out a list of design criteria for assessing the merits of development proposals. In this case having considered the current state of the buildings, the quality of the materials used in the original construction, and the type and nature of the buildings in the area, the work proposed would not just improve the condition of the swimming pool, but would also enhance the visual appearance of the area.

4.3 The colour of the plastisol coated steel panels is proposed as Goosewing Grey. By virtue of the industrial appearance of the existing buildings and the surroundings, it is regarded that the proposed choice of colour is acceptable, although the use of darker colour coating on the side walls would be less intrusive. A condition is required to secure a more appropriate choice of colour.

Sustainability:

4.4 Policy GP4a of the City of York Draft Local Plan 2005 requires all development to have regard to the principles of sustainable development. In relation to the scheme proposed, the proposal should minimise the use of non-renewable resources and should minimise pollution.

4.5 The proposed composite panels would achieve high levels of insulation, which would exceed current Building Regulation standards. In addition, the use of composite panels would reduce condensation of roof and walls, which means they are likely to be more durable than other forms of material.

Other material considerations:

4.6 The proposed work would not alter or affect Whitestone Cross, a grade II stone to the south of the application site.

4.7 It is not considered that the requirement to submit a Flood Risk Assessment for development in Flood Zones 2 and 3 is necessary in this case due to the nature of the work proposed, all of which is to re-clad the upper part of existing buildings.

4.8 Having taken the above into account, it is considered that the proposed work accords with the policies set out in the City of York Local Plan. Hence, this application is recommended for approval.

5.0 CONCLUSION

The proposed re-cladding work would not harm the visual quality of the locality. Furthermore, the proposed choice of material would meet the sustainable criteria. Hence the proposal accords with the policies set out in the City of York Local Plan and is therefore considered acceptable subject to the external colour of cladding.

6.0 RECOMMENDATION: Approve

1 TIME2

2 The development hereby permitted shall be carried out only in accordance with the following plans:-

RBS060456/1PP and RBS060456/Blk

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 The work hereby approved shall be constructed of the following material:

Ward Roof - Trapezoidal IP1000

and the colour of the plastisol coating shall be agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to minimise the use of non-renewable resources in accordance with Policies GP1 and GP4a of the City of York Draft Local Plan 2005.

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 visual amenities and sustainability. As such the proposal complies with Policies GP1, GP4a and C1 of the City of York Local Plan Deposit Draft.

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