

COMMITTEE REPORT

Date: 2 May 2013
Team: Major and Commercial Team
Ward: Heslington
Parish: Heslington Parish Council

Reference: 13/00571/FULM
Application at: Biology Department Wentworth Way Heslington York YO10 5DD
For: Erection of a three-storey Biomedical and Natural Sciences building.
By: University Of York
Application Type: Major Full Application (13 weeks)
Target Date: 11 June 2013
Recommendation: Approve

1.0 PROPOSAL

1.1 The Biology Department within the Heslington West Campus of York University comprises a mix of single storey concrete CLASP system built structures together with a series of more recent three storey curtain wall clad structures of comparable scale and massing which have been added in recent years as the quality and range of teaching and research accommodation has been upgraded. The site lies within well landscaped surroundings at the north western edge of the Campus overlooking Walmgate Stray. Planning permission is presently sought for the erection of a three storey Biomedical Sciences Research and Teaching Facility on land to the north west of the complex between the existing Biology Block K and Wentworth Way. An existing area of soft landscaping would be lost as result of the proposal.

1.2 The proposal envisages the creation of a building of some 2,154 square metres floorspace. The building would be phase 1 of a development to attract students to a range of new Biomedical Science and Natural Science degree courses including additional teaching laboratory space, a computer practical space with capacity for 120 students along with associated preparation and storage space. With the new degree courses, places for up to an additional 420 students and 10 staff would be created as a result of the proposal. Four accessible parking spaces would be provided as part of the scheme and cycle parking would be provided at the rate of 1 space per every person attending the building. The new building would be designed to reach a BREEAM rating of very good and would when fully operational it would be connected to the University's Combined Heat and Power Plant to be developed as part of the Heslington East Campus.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYED6 -University of York Heslington Campus

3.0 CONSULTATIONS

INTERNAL:-

3.1 Environmental Protection Unit were consulted in respect of the proposal on 28th March 2013. Views will be reported orally at the meeting.

3.2 Highway Network Management were consulted in respect of the proposal on 28th March 2013. Views will be reported orally at the meeting.

3.3 Design, Conservation and Sustainable Development were consulted in respect of the proposal on 28th March 2013. Views will be reported orally at the meeting.

EXTERNAL:-

3.4 Heslington Parish Council were consulted in respect of the proposal on 28th March 2013. Views will be reported orally if available.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- * Impact upon the visual amenity of the wider street scene;
- * Impact upon the setting of Walmgate Stray;
- * Economic Benefits of the Proposal.

STATUS OF THE DRAFT LOCAL PLAN:-

4.2 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations in arriving at Development Management decisions although it is considered that their weight is limited except where in accordance with the National Planning Policy Framework.

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IMPACT UPON THE VISUAL AMENITY OF THE WIDER STREET SCENE:-

4.3 Policy ED6 of the York Development Control Local Plan sets out a firm policy presumption in favour of new development within the Heslington West Campus of York University providing it involves small scale extension to existing buildings, the development would not adversely affect the campus' landscape framework, the height of new buildings would be appropriate to the location in terms of distance to and height of surrounding buildings and a high standard of design appropriate to the setting of the University is proposed. Central Government planning policy as outlined in paragraph 17 "Core Planning Principles" urges Local Planning Authorities to proactively drive and support sustainable economic development to deliver infrastructure to be provided for the needs of the community. The current proposal envisages the erection of a three storey research and teaching building clad in a mix of structural glazing, colour coated metal filligree and render panels. An area of lawn with shrub planting would be lost to accommodate the new building but it would reflect the pattern of scale, massing and palette of materials of the L and M blocks to the north east. The new building would not be visible from the surrounding road network and would not be readily visible in long or short distance views from outside of the site to the west and north west. Any impact upon the visual amenity of the wider street scene is therefore felt to be acceptable and the terms of Policy ED6 have therefore been complied with.

IMPACT UPON THE SETTING OF WALMGATE STRAY:-

4.4 The application site lies directly to the north east of Walmgate Stray beyond Wentworth Way with a principal pedestrian access opposite the south west corner of the proposed building. The Stray is protected by Private Act of Parliament to protect the landscape approach to the City Centre as well as provide opportunities for informal recreation and a major wildlife habitat in addition. The application site lies some 28 metres distant at its closest point. A significant degree of shelter would be provided in views into and out by the belt of mature trees lining Wentworth Way between the application site and the Stray. Any impact upon the setting of the Stray is therefore felt to be acceptable.

ECONOMIC BENEFITS OF THE PROPOSAL:-

4.5 The substantial rise in student numbers taking Biology degrees from 2000 to 2012 has led to the development of a range of new degree level programmes including Biotechnology and Microbiology. Further new degree programmes in Biomedical Science and Natural Sciences are also proposed with an intake of 40 students per year for each course. The current proposal seeks to provide an appropriate teaching and research environment for the wider range of courses to be provided and to develop the University as centre of excellence in the teaching of the Natural Sciences.

New facilities proposed, include a high quality flexible learning space or learning studio, two additional fully equipped seminar rooms for small group teaching and appropriate office accommodation to house the academic and administrative staff responsible for managing the programme. The proposal forms part of a wider scheme to expand Science teaching and research within the principal campus which has already brought in wider economic and employment benefits to the area and therefore support is recommended in line with Central Government Planning Policy outlined in the NPPF.

5.0 CONCLUSION

5.1 The Biology Department of York University lying within the Heslington West Campus comprises a mix of single storey CLASP concrete panel buildings interspersed with more recent three storey curtain wall structures which are progressively replacing the earlier buildings. Planning permission is sought for the erection of a three storey render panel clad teaching and research building for the Biomedical and Natural Sciences to the north west of the main complex. It would reflect the pattern of scale and massing along with the palette of materials of adjoining buildings and would not have an adverse impact upon the setting of Walmgate Stray. It furthermore forms part and parcel of a wider programme to improve the range and quality of Science teaching and research at the University in order to develop it as a centre of excellence. The proposal is therefore acceptable in planning terms and approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

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

Drawing Refs:- T15 Rev A; T01 Rev A; T03 Rev A; T04 Rev A; T05 Rev A; T06 Rev A; T07 Rev A; T14 Rev A; T08 Rev A; T09 Rev A; T10 Rev A; T11 Rev A; T12 Rev A; T13 Rev A; and T17.

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

3 VISQ8 Samples of exterior materials to be app -

4 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees ,shrubs and other planting. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

5 DRAIN1 Drainage details to be agreed -

6 Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 19 metres, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: to establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

7 NOISE7 Restricted hours of construction -

8 HWAY31 No mud on highway during construction -

9 Prior to the development commencing details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

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 impact upon the visual amenity of the wider street scene, impact upon the setting of Walmgate Stray and the Economic Benefits of the Proposal. As such the proposal complies with Policy ED6 of the City of York Development Control Local Plan.

2. CONTROL OF POLLUTION ACT 1974:-

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to; failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday 08.00 to 18.00

Saturday 09.00 to 13.00

Not at all on Sundays and Bank Holidays.

(b) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(c) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers' instructions.

(d) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(f) There shall be no bonfires on the site

3. STATEMENT OF THE COUNCIL`S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies, including the imposition of appropriate planning conditions considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

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