

COMMITTEE REPORT

Date: 18 January 2018 **Ward:** Rawcliffe And Clifton Without
Team: Major and Commercial Team **Parish:** Clifton Without Parish Council

Reference: 17/02420/FULM
Application at: Land To South East Of Ryedale Caravan Site Green Lane Clifton York
For: Erection of three storey 66no. bed care home (use class C2)
By: LNT Care Developments
Application Type: Major Full Application (13 weeks)
Target Date: 19 January 2018
Recommendation: Approve

1.0 PROPOSAL

1.1 The former Grain Stores, Water Lane, Clifton comprises a large section of a former military airfield to the north of the City Centre with an Outline Planning Permission granted on appeal for a mixed use development ref:- 11/00860 OUTM with the residential element presently in the process of construction. Planning permission is now sought for the erection of a 66 bed care home on land off Green Lane.

1.2 The site is located along Green Lane and is situated immediately adjacent to the existing supermarket and land currently being developed for residential. The care home would be three storeys in height and would be formed in an 'L' shape fronting onto Green Lane with the rear wing running to the rear of the residential properties. The building would be constructed of a mixture of brickwork and render and would be formed with gable ends and pitched roofs. A new vehicular access would be provided adjacent to supermarket with a small area of car parking provided. Extensive landscaped grounds are provided around the building which allows it to be inset from the site boundaries. 66 bedrooms would be provided with a high level of communal space also being provided in the form of cafes, lounges and a cinema.

2.0 POLICY CONTEXT

2.1 :City of York Local Plan Deposit Draft 2005

CYGP1 Design
CYGP4A Sustainability
CYGP9 Landscaping
CYH17 Residential institutions

2.2 Emerging Local Plan Pre-Publication Draft September 2017

D2	Placemaking
H9	Older Persons
H11	Housing Allocations

2.3 National Planning Policy Framework

Paragraph 50 of the NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

3.0 CONSULTATIONS

INTERNAL

Adult Social Care

3.1 Support the proposed care home development because:

- It delivers growth in good quality residential and residential dementia care provision for the city, giving life to the City of York Council's Older Persons' Accommodation Programme, as agreed by Executive on 30th July 2015.
- There is a proven need for good quality residential and residential dementia care provision in the city and a current and an anticipated shortage of such accommodation.
- The Rawcliffe and Clifton areas are a good location for additional residential and residential dementia care accommodation as there is currently limited provision of good quality care accommodation in the area.
- It provides a range of communal facilities that promote health and well being, socialisation and independence, such as the cinema, the cafe area and various options for sitting and therefore meeting friends.
- It provides accessible and safe external gardens and terraces which will allow easy walking and strolling, a feature which is very beneficial for people with dementia.

3.2 York has an under-supply of good quality residential and nursing care accommodation. Using national benchmarks, York is currently short of 657 residential and nursing care beds and, because of the anticipated 50% increase in the 75+ population in the city and the expected closure of care homes which are no longer

fit for purpose, it is anticipated that, should no new care homes be built (other than those which currently have planning consent), that shortfall will have risen to 791 by 2020 and 1,473 by 2030.

Public Protection

3.3 No objections in principle. The site is located adjacent to an existing supermarket and a number of houses and should not suffer from a loss of amenity due to noise. However, there is the potential for noise associated with plant and equipment for the care home, such as air conditioning, kitchen extraction to affect the amenity of nearby residential properties. In terms of delivery noise from deliveries during the operation of the home, eg food deliveries for the kitchen etc, there is also the potential for noise from this to affect nearby residential properties. Conditions are proposed.

3.4 A Geoenvironmental Appraisal (dated September 2017) was submitted with this planning application to build a care home with associated gardens/landscaping, parking and access on part of the former airfield / grain stores site. The report shows that a number of site investigations have previously been undertaken at the site and in the near vicinity. These investigations found a thin layer of made ground, containing low level heavy metal contamination and sporadic asbestos fibres, to be present across the surface of 4 the site. An additional investigation, comprising five additional trial pits and associated soil sampling, was carried out as part of this appraisal and no elevated contaminant levels were detected.

3.5 Given the absence of any significant contamination, the report concludes that a remediation strategy is not necessary. However, it does recommend that the site is cleared of all hardstanding/foundations/structures and that a suitable growing medium is provided in garden and landscaped areas. The report suggests that a 300mm thick layer of imported soil would be sufficient in areas where no topsoil is present. The report also recommends that if any buried drums, oily, odourous or brightly coloured materials are encountered, and further advice should be sought from an environmental consultant. Conditions are proposed.

3.6 Paragraph 35 of the NPPF states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. As such a condition is proposed requesting an electric vehicular charging point

Planning and Environmental Management

Development Officer

3.7 This site is part of the former Grain Stores site. The land already has an outline permission which includes C2 residential institutions which means that a residential care home in this location is acceptable in principle.

3.8 A SHMA Addendum was undertaken in 2016 and is based on the (2014-based) sub national population projections (SNPP) published by ONS in May 2016. The SHMA provides specific evidence and analysis of the need for different sizes of homes, to inform policies on the mix of homes (both market and affordable). The SHMA also analyses the needs of specific groups within the population, such as older people and students. Based on the findings of the SHMA Addendum (2016), there is a potential need for 32 care home bedspaces per annum in York

Public Realm

3.9 No requirement or a financial contribution to public open space based on the type of accommodation

Highway Network Management

3.10 A new access is proposed. Visibility at the proposed site access is in accordance with national guidance and is suitable to serve the level of development proposed. 20 car spaces are proposed. The level of parking has been determined based upon the maximum number of staff on site at any one time and the developers experience of operating other sites. It is not considered that there is likely to be a displacement of car parking onto Green Lane given the level of parking provided within the site.

3.11 The site is one parcel of land which makes up the former Grain Stores site. Outline consent for the Grain Stores site which fully assessed the highway implications of its redevelopment. The level of traffic generated by the care home proposals has therefore already been considered through the outline consent but nevertheless the traffic that could be generated by the proposals is negligible. The site is considered to be sustainably located with local facilities and bus stops served by frequent services within nationally recognised walking/cycling distances. Furthermore the application is supported by a Travel Plan which will further seek to minimise car borne travel.

Flood Risk Management

3.12 A site wide drainage strategy has previously been agreed on the site. The current application accords with this strategy. The ground conditions do not support the use of infiltration methods of surface water disposal and as such a restricted rate of surface water discharge has been agreed. Conditions are proposed.

EXTERNAL

Yorkshire Water Services

3.13 No objections but recommend condition

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Neighbours and Publicity

3.14 Two comments received raising the follow concerns:

- The care home would result in the loss of light to gardens to the east
- An 11.9M high pitched roof ridge three story building at this location is inappropriate as it will be much taller than all surrounding buildings. The new two story houses being built by Redrow will be overshadowed by this proposed development
- There is no turning space provided for delivery and service vehicles
- Bus stops are further away from the site than is implied - with no pavement beyond the Water Lane site entrance in a south west direction

4.0 APPRAISAL

4.1 The key issues are:

- Policy background
- Principle of the development
- Design and character
- Amenity considerations
- Highways issues
- Drainage

4.2 Paragraph 14 of the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. In terms of decision taking, the NPPF advises that this means in those cases where there are no up-to-date Local Plan Policies (such as in York), granting permission unless, either:-

- (a) The any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Policies in the Framework as a whole, or
- (b) There are specific Policies within the Framework which would indicate that development should be restricted. In terms of this second element, the footnote to Paragraph 14 details the types of considerations which would it considers would fall within this category. There are no elements of this application which fall within the examples given in this Footnote.

4.3 Paragraph 17 sets out the Core Planning Principles. The following are relevant to this application:

- proactively drive and support sustainable economic development to deliver the homes that the country needs;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- support the transition to a low carbon future in a changing climate and encourage the reuse of existing resources, including conversion of existing buildings;
- contribute to conserving and enhancing the natural environment and reducing pollution;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made;
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

4.4 The National Planning Practice Guidance (NPPG) (Revision date 01.04.2016) includes a specific reference to housing for older people and states:

The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013).

Development Control Local Plan (DCLP) 2005

4.5 City of York Council does not have a formally adopted Local Plan. Nevertheless The City of York Draft Local Plan Incorporating the Fourth Set of Changes Development Control Local Plan (Approved April 2005) was approved for Development Management purposes (the DCLP).

4.6 The 2005 Draft Local Plan does not form part of the statutory development plan for the purposes of S38 of the 1990 Act. Its policies are however considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF although it is considered that their weight is limited.

4.7 DCLP policies relevant to the development are:-

- Policy GP1 'Design' includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance, overlooking,

overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

- Policy GP4a 'Sustainability' of the City of York Council Development Control Local Plan (2005) states that proposals for all development should have regard to the principles of sustainable development and sets out those issues to consider as part of a sustainably designed development.

- Policy GP9 requires where appropriate developments to incorporate a suitable landscaping scheme.

- Policy H17 states that planning permission will only be granted for residential institutions where the development, together with existing residential institutions of unimplemented planning permission would not give rise to a concentration likely to have an adverse impact on residential amenity and where it is positively located relative to local facilities and public transport.

Emerging Local Plan

4.8 A new pre-publication draft local plan and revised evidence base is currently at consultation until 30th October 2017.

4.9 The emerging Local Plan policies can only be afforded weight in accordance with paragraph 216 of the NPPF and at the present early stage in the statutory process such weight will be very limited. However, the evidence base that underpins the proposed emerging policies is also a material consideration in the determination of the planning application.

4.10 The following policies from the emerging Local Plan are relevant:-

- Policy D2 'Placemaking' development proposals will be supported where they improve poor existing urban and natural environments, enhance York's special qualities and better reveal the significances of the historic environment. Development proposals that fail to take account of York's special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused.

- Policy H9 'Older persons' specialist housing' states that developments specifically designed to meet the accommodation needs of older people will be supported where they contribute to meeting an identified need; are well designed to meet the particular requirements of residents; and are in an accessible location by public transport or within walking distance to a range of community facilities or these are provided on-site.

- Policy H1 'Housing allocations'

4.11 The Council's Forward Planning team has advised that the provision of additional care home bed space supports the Local Plan's emerging approach, and reflects evidence from the strategic Housing Market Assessment regarding likely demand due to demographic changes over the period to 2032 and beyond. The involvement of the private sector in delivering such accommodation is further stated in the Council's Older Person's Accommodation Programme and Older Persons Housing Strategy.

4.12 This position is evidenced by information from the Council's Adult Social Care team who state that York has a significant under-supply of good quality residential and nursing care accommodation which will continue to rise if no new care homes are built. This would have a profound and negative impact on the care and health "system" in York, leading to potential delays in people leaving hospital beds, people continuing to live in inadequate accommodation and diminished support for informal carers. It is noted that planning applications have been submitted for care provision at Carlton Tavern, Fordlands Lane, and Abbeyfields, with a further planning application likely to be submitted at Lowfield Green. Notwithstanding these applications, the shortfall of residential and nursing care beds is still projected to be 791 by 2020.

PRINCIPLE OF THE DEVELOPMENT

4.13 The application site forms part of the former Grain Store site. Outline planning permission was granted in 2011 at appeal for the development of the site. The approved indicative master plan set out in the general principles of development on the site. Zone A was allocated as residential (Class C3). Zone B as identified to the north of the site included a variety of potential uses, in order to create a sustainable development which relates to the existing residential and commercial surroundings. These included B1(c), C1, C2, and/or D1 uses.

The application site lies within Zone B and as such the development of this site for a carehome (C2) has already been established in principle.

4.14 Furthermore, there is a need for this type of accommodation within the north area of York. York's over 75 population is expected to grow by 50% by 2030 from 17,000 to 26,000. At present the north area of York falls short of the required number of care beds to meet the City's bed planning criteria (11 beds per 100 people over 75) as it currently has just 5 beds per 100 people over 75. If this application is approved the shortfall would improve to 7 beds per 100 people, still short of the required number.

DESIGN AND CHARACTER

4.15 The building would be constructed in an 'L' shape running along the frontage and back along the boundary with the residential development. The overall height of the building would be 11.9m with an eaves height of 8.14m. The building has been

designed with slight foreword projecting gable elements to break up the elevation and a mixture of brick, white render and grey cladding is proposed. A communal balcony is proposed to the first floor above the entrance. The main entrance to the building would be located off the car park to the rear of the property.

4.16 The use of contrasting materials breaks up the massing and the main elevations of the property and reduces the bulky appearance. The colour of the materials also reflects the character of the adjacent store and the proposed dwellings adjacent to the site. Whilst the development is higher than the developments to the adjacent plots due to its location away from the site boundaries it is considered that it would not overdominate these neighbouring structures and a degree of separation would be achieved.

4.17 Externally the car parking is located to the rear of the building between the rear off shoot and the adjacent supermarket. As such the area of hardsurfacing and vehicular movement would be located away from the residential properties.

4.18 Soft landscaping is proposed around the whole site. A strip approximately 9.2m would be provided to the frontage which would soften the appearance of the development. Only two bedrooms are proposed to the ground floor on this frontage and both would have direct access into this landscaped area. To the side of the development an area of landscaping is present approximately 13.8m in width. Ten ground floor bedrooms would all have direct access to this area but it would also be available for all of the occupants of the care home.

AMENITY CONSIDERATIONS

4.19 Concerns have been expressed that the carehome would overdominate the adjacent residential properties and result in overshadowing. As stated a landscaped area is present to the side of the carehome which sides onto the back gardens of the new residential development. As such a distance of approximately 24m can be achieved between the side elevation of the carehome and the rear elevation of the new dwellings. These dwellings lie to the south west of the development. As such there may be a degree of overshadowing to the dwellings closest to Green Lane but this would be limited to the early morning only during winter months and is considered to be to an acceptable level. One objection states that properties to the east would be overshadowed. However, the nearest residential property to the east is over 130m away.

4.20 Amenity for future residents of the care home is considered to be acceptable. All bedrooms are provided with windows to provide good natural light. The provision of a range of communal facilities that promote health and well being, socialisation and independence, such as the cinema, the cafe area and various options for sitting and therefore meeting friends has been provided. In addition accessible and safe external gardens and terraces which will allow easy walking and strolling, a feature which is very beneficial for people with dementia have also been provided.

HIGHWAY ISSUES

4.21 A proposed new vehicular access would be provided adjacent to the existing supermarket. Visibility at this location is good and meets national guidance and is suitable to serve the level of development proposed. Twenty car parking spaces are proposed which has been determined based upon the maximum number of staff on site at any one time and the developers experience of operating other sites. This level of parking is considered adequate to prevent the displacement of car parking onto Green Lane. Cycle parking is to be provided within a store to the rear of the building.

4.22 Concerns were also raised that there was insufficient turning within the site for delivery vehicles. The applicant has submitted a plan indicating turning within the car parking area which meets the council's requirements.

4.23 The site is one parcel of land which makes up the former Grain Stores site. Outline consent for the Grain Stores site fully assessed the highway implications of it's redevelopment. The level of traffic generated by the care home proposals has therefore already been considered through the outline consent but nevertheless the traffic that could be generated by the proposals is negligible.

DRAINAGE

4.24 A site wide drainage strategy was approved as part of the original application. A soakaway test has previously been carried out and it has been agreed that the ground conditions do not support the use of infiltration methods of surface water disposal. The nearest watercourse is some 350m away across numerous third party owned land and is therefore not appropriate. As such it has been agreed that the site restricts surface water drainage to a rate of 8 litres per second in line with the site wide strategy.

5.0 CONCLUSION

5.1 The provision of a care home on this brownfield site complies with relevant local and national policy. It is considered that the proposal makes good use of the site which is in a sustainable location and will provide much needed older persons accommodation for the city.

5.2 The proposal has been subject to public consultation and officers consider that the design will be a positive addition to the site and that impact on neighbouring residents will be minimal

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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1 TIME2 Development start within three years

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

YO305QX-A03-Rev B Site Plan

YO305QX-A04 - Floor Plans

YO305QX-A05 - Elevations

B-05-YO30_5QX Drainage received 20th December 2017

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 HWAY18 Cycle parking details to be agreed

5 One (1) electric vehicle recharge point, serving one dedicated car parking bay, should be installed prior to first occupation of the site. The bays should be marked out for the exclusive use of electric vehicles. The location and specification of the recharge points shall be agreed in writing with the Local Planning Authority prior to installation. Also, to prepare for increased demand in future years, appropriate cable provision should be included in scheme design and development in agreement with the Local Planning Authority. Prior to first occupation of the site, the applicant will submit to the Council for approval in writing (such approval not be unreasonably withheld or delayed) an Electric Vehicle Recharging Point Plan that will detail the maintenance, servicing, access and bay management arrangements for the electric vehicle recharging points for a period of 10 years.

Reason: To promote the use of low emission vehicles on the site in accordance with the Council's Low Emission Strategy, Air Quality Action Plan and paragraph 35 of the National Planning Policy Framework.

6 HWAY21 Internal turning areas to be provided

7 Prior to the commencement of any works on the site, a detailed method of works statement identifying the programming and management of site clearance/preparatory and construction works shall be submitted to and approved in writing by the LPA. Such a statement shall include at least the following information;

- the routing that will be promoted by the contractors to use main arterial routes and avoid the peak network hours
- where contractors will park

- where materials will be stored within the site
- measures employed to ensure no mud/detritus is dragged out over the adjacent highway.

Reason: To ensure that the development can be constructed in a manner that will not be to the detriment of the free flow of traffic or safety of highway users

8 Upon completion of the development, no deliveries shall be taken at or dispatched from the site outside the hours of:

Monday to Friday 07:00 to 23:00

Sundays and Bank Holidays 09:00 to 18:00

Reason: To protect the amenity of occupants of the new and nearby properties from noise.

9 Details of all machinery, plant and equipment to be installed in or located on the use hereby permitted shall be submitted to the local planning authority for approval. These details shall include maximum sound levels ($L_{Amax}(f)$) and average sound levels (L_{Aeq}), octave band noise levels and any proposed noise mitigation measures. All such approved machinery, plant and equipment shall not be used on the site except in accordance with the prior written approval of the local planning authority. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before the proposed use first opens and shall be appropriately maintained thereafter.

Note: The combined rating level of any building service noise associated with plant or equipment at the site should not exceed 5dB below the background noise level at 1 meter from the nearest noise sensitive façade when assessed in accordance with BS4142: 1997 (or exceed the background noise level at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 2014) inclusive of any acoustic feature corrections associated with tonal, impulsive, distinctive or intermittent characteristics. Whilst it is acknowledged that at background levels of less than 30dB(A) use of BS4142 is inappropriate, EPU consider that in such circumstances the combined rate level of plant inclusive of any character correction should not exceed 30dB(A).

REASON: To safeguard the amenity of occupants of neighbouring premises

10 There shall be adequate facilities for the treatment and extraction of cooking odours. Details of the extraction plant or machinery and any filtration system required shall be submitted to the local planning authority for written approval. Once approved it shall be installed and fully operational before the proposed use first opens and shall be appropriately maintained and serviced thereafter in accordance with manufacturer guidelines.

Note: It is recommended that the applicant refers to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) for further advice on how to comply with this condition. The applicant shall provide information on the location and level of the proposed extraction discharge, the proximity of receptors, size of kitchen or number of covers, and the types of food proposed. A risk assessment in accordance with Annex C of the DEFRA guidance shall then be undertaken to determine the level of odour control required. Details should then be provided on the location and size/capacity of any proposed methods of odour control, such as filters, electrostatic precipitation, carbon filters, ultraviolet light/ozon treatment, or odour neutraliser, and include details on the predicted air flow rates in m³/s throughout the extraction system.

Reason: To protect the amenity of nearby properties and the environmental qualities of the area.

11 No soil material is to be imported onto the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and approved by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed and source material information. The analysis shall then be carried out as per the agreed methodology with verification of its completion submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that imported soil does not pose a risk to future users of the land and the wider environment.

12 In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

13 The development shall not be occupied until all existing vehicular crossings not shown as being retained on the approved plans have been removed by reinstating the kerb, footway and verge; to match adjacent levels.

Reason: In the interests of good management of the highway and road safety.

14 HWAY14 Access to be approved, details reqd

15 LAND1 IN New Landscape details

16 HWAY19 Car and cycle parking laid out

17 The premises shall be used only as a Care Home within Use Class C2 and shall not be used for any other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

Reason: In order to allow a consideration of the impact of any changes on amenity.

18 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

19 No development shall take place until details of the proposed means of foul and surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority.

Surface water discharge to the existing site wide drainage connection shall be no greater than 8 l/sec.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site.

20 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: So that the Local Planning Authority may be satisfied that no foul and surface water discharges take place until proper provision has been made for their disposal.

7.0 INFORMATIVES:

Notes to Applicant

1. FOOD AND DRINK USES

As this application relates to a business that will sell or supply food and/or drink (including alcohol), the proprietor of the business should contact by email at

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public.protection@york.gov.uk or by telephone on 01904 551525 at their earliest opportunity to discuss registering the business as a food premises (a legal requirement) and to obtain advice on food hygiene & standards, health & safety, odour extraction etc.

2. INFORMATIVE:

You are advised that this proposal may have an affect on Statutory Undertakers equipment. You must contact all the utilities to ascertain the location of the equipment and any requirements they might have prior to works commencing.

3. 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 278

4. 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) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Sought revised information in connection with on site drainage

Sought amendments to improve the relationship with adjacent proposed houses

Contact details:

Author: Heather Fairy Development Management Officer

Tel No: 01904 552217