

COMMITTEE REPORT

Date: 9 February 2012 **Ward:** Rural West York
Team: Major and **Parish:** Parish Of Rufforth With
Commercial Team Knapton

Reference: 12/00024/REMM
Application at: Land Adjacent To Northminster Business Park Wykeham
Road Upper Poppleton York
For: Reserved matters application for details of landscaping and
external appearance of proposed two storey building for
business use granted under outline permission.
09/02291/OUTM
By: Mr George Burgess
Application Type: Major Reserved Matters Application (13w)
Target Date: 19 April 2012
Recommendation: Delegated Authority to Approve

1.0 PROPOSAL

1.1 The application relates to land to the south of the existing Northminster Business Park site. The site is designated in the local plan as safeguarded land and within the green belt.

1.2 In March 2010 Members agreed to grant outline planning permission for a new headquarters for Measurement Devices Limited (MDL), to be used for research and development, light industry and offices (administration, sales and marketing) at the site - application 09/02291/OUTM.

1.3 The outline permission included the details of the site access and layout and the scale of the building. This application covers the remaining reserved matters - appearance and landscaping.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175
York North West Boundary GMS Constraints: York North West Boundary CONF

2.2 Policies:

CYNE1 Trees, woodlands, hedgerows
CYNE7 Habitat protection and creation
CYGP1 Design
CYGP9 Landscaping

3.0 CONSULTATIONS

Design, Conservation and Sustainable Development

3.1 Landscape officers to comment. Committee to be updated.

Publicity

3.2 The deadline for public consultation is 14.2.2012. Committee will be updated accordingly.

4.0 APPRAISAL

Key issues

4.1 The application deals with the appearance of the building and the site landscaping. As such key issues are the Visual impact of the proposed building and whether the landscaping is appropriate, in terms of visual amenity and also biodiversity.

Policy

4.2 Local Plan Policy GP1: Design requires that development proposals respect or enhance the local environment; considering design that is compatible with neighbouring buildings, spaces and the character of the area; using appropriate materials, and avoiding the loss of vegetation and other features which contribute to the quality of the local environment.

4.3 GP9: Landscaping states that where appropriate proposals incorporate a landscaping scheme and this should be integral to the proposal. Policy NE1 states that trees, woodlands and hedgerows, which are of landscape, amenity, nature conservation, or historic value will be protected by refusing proposals which will result in their loss or damage. Policy NE7 relates to habitat creation and protection. It states that development proposals will be required to retain important natural habitats and where possible include measures to enhance or supplement these. In

new developments, measurements to encourage the establishment of new habitats should be included as part of the overall scheme.

Building design

4.4 The proposed building retains the footprint and height specified in the outline application. The building would be 2-storey with an additional room on the roof for laser testing. There would be a flat roof which would accommodate PV panels concealed behind a parapet. The elevational treatment would be a mix of buff brickwork, which is typical on buildings throughout the business park, and silver/grey metal cladding. The materials will be subject to agreement of final samples. Potentially the materials would be suitable; a silver/grey colouring could compliment, and blend in with the trees that align the east boundary, along Northfield Lane.

Landscaping

4.5 The landscaping approach would be for planting (hedge, grass and flowering lawn) and occasional trees spaced at the periphery of the site. The planting is intended to increase the ecological value of the site. Comments from the Council's Landscape officers will be provided at Committee.

4.6 Cycle parking will be located towards the front of the site. It was previously at the rear, by the deliveries area. The revised location is preferred, being safer and more convenient.

5.0 CONCLUSION

5.1 The building design and footprint/volume remains as was proposed at the outline stage. The building is functional and the indicative materials suggest the building will be able to reasonably blend in with its surroundings. The aspiration of the landscaping scheme is to increase the ecological value of the site using a mix of plant species. This is welcome, although detailed comments from officers are awaited, and committee will be updated accordingly.

5.2 Authorisation is sought for officers to approve the application under delegated powers after the expiry of the public consultation period.

6.0 RECOMMENDATION: Delegated Authority to Approve

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

Site plan: A863.2009.05 B

Building floor plans and elevations: A863.2009.03 E

Landscape plan: Popplewells drawing 2175/4

URS / Scott Wilson Ecology report and biodiversity management plan dated January 2012

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

2 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external metal cladding materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance, and so the building does not appear unduly prominent in its green belt location.

3 A detailed hard landscaping scheme shall be submitted and approved in writing by the Local Planning Authority prior to development commencing and the development carried out in accordance with the approved details. The scheme shall include surfacing materials, including demarcation of pedestrian routes.

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

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 amenity and biodiversity. As such the proposal complies with Policies GP1, GP9, NE1 and NE7 of the City of York Development Control Local Plan.

Contact details:

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