

COMMITTEE REPORT

Committee: East Area
Date: 8 February 2007

Ward: Huntington/New Earswick
Parish: Huntington Parish Council

Reference: 06/02205/REMM
Application at: Site Adjacent Rodgers Carpets West Of Jockey Lane
Huntington York
For: Reserved matters application for erection of 4 no. office units
(B1 Use) (resubmission)
By: Oakgate (Monks Cross) Ltd
Application Type: Major Reserved Matters Application (13w)
Target Date: 10 April 2007

1.0 PROPOSAL

1.1 This is a reserved matters application relating to details of Siting, Design, External Appearance and Landscaping for a two storey office building on the 'Monks Cross South' site. The building would be subdivided to form four units two of 276 square metres net floor space and two of 370 square metres net floor space.

1.2 This application relates to outline consent reference 98/02301/OUT granted 18 July 2003 (and renewed by consent ref. 06/01600/FUL) which granted approval in principle for the development of B1 uses (subject to restrictions including restrictions on type of occupiers) and means of access to the site.

1.3 This is a revised scheme to that submitted under reference 06/01330/REMM which was withdrawn.

1.4 A development and design brief for the site, required by Condition 14 attached to the outline planning permission, was approved in December 2004. This established detailed guidelines for development on this site.

1.5 This application has been amended since first submitted to improve the provision of parking, access circulation and landscaping.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

E1A - Premier Employment Sites

2.2 Policies:

SP8 - Reducing dependence on the car

GP1 - Design

T2 - Cycle pedestrian network

T4 - Cycle parking standards
T13 - Car park standards in York CC/District C
E1A - Premier Employment Sites
GP3 - Planning against crime

3.0 CONSULTATIONS

INTERNAL

3.1 ENVIRONMENTAL PROTECTION UNIT: No objections to this application.

In order to ensure that nearby residents living along the access routes to the site are not adversely affected by noise during any demolition or construction or refurbishment works and deliveries to / from the site we recommend the following condition:

1. All demolition and construction works and ancillary operations, including deliveries to and dispatch 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	

Reason: To protect the amenity of local residents.

We would also recommend that the watching brief condition be placed onto the application as our in-house research has shown no obvious sources of contamination: [attached as condition 7]

3.2 HIGHWAYS NETWORK MANAGEMENT: No objections.

The outline planning consent considered all highways issues and requirements as set out in the Monks Cross Masterplan. Funding using the member approved Masterplan was secured and will be paid in accordance with the S106 Agreement that is in place for the area.

Car and cycle parking has been provided in accordance with the recommended levels as agreed in the design brief for Monks Cross South.

This application is only for the reserved matters detail relating to Building B. As the layout of Building B has an influence on the layout of the remaining site area, car/cycle parking and indicative design has also been shown for Buildings C&D, which will be the subject of future reserved matters application(s).

3.3 CITY DEVELOPMENT: Outline consent approved July 2003 for access, vehicle and cycle parking, park and ride facility and landscaping, erection of buildings for B1 and B2 use. Condition 12 controls occupancy of buildings on site to:

- a. uses with the Science City York sector, and other emerging knowledge based clusters, or;
- b. firms providing substantial support services to the primary uses, occupying no more than 105 of total floorspace approved; or
- c. other 'high quality' B1 uses, where this is the sequentially preferable site

Draft Local Plan policy E1a asks that scale, layout and design contribute to the creation of a high quality commercial environment. Such issues should be considered in light of the submitted design statement. No policy objection.

EXTERNAL

3.4 FOSS INTERNAL DRAINAGE BOARD: The site lies within the Board's District, and the proposed method of surface water disposal is still not clear and concise. The site lies within an area that is on the boundary of an existing retail development that has the benefit of a flow regulation system which disposes its surface water discharge into Pigeon Cote Dyke and an area that will require to be regulated to agricultural run off rates following determination of where the existing land currently discharges.

The Board has not received any significant information on the surface water from this site and feel that at present it has no option but to lodge an OBJECTION to the proposals on the following grounds:

No suitable watercourse. Insufficient capacity to watercourse. Insufficient information. Undesirable precedent - piecemeal development.

The Board would be prepared to remove its objection to the proposals provided that a comprehensive Scheme for the disposal of surface water is agreed prior to works commencing

3.5 YORKSHIRE WATER: No drainage proposals have been received.

3.6 HUNTINGTON PARISH COUNCIL: No objections.

3.7 PUBLICITY: The application has been advertised by press and site notices to which no response has been received.

4.0 APPRAISAL

4.1 This is a reserved matters application relating to Siting, Design, External Appearance and Landscaping only. Planning permission for the development was granted by Outline Consent reference 98/02301/OUT granted consent 18 July 2003. This consent was renewed by consent ref. 06/01600/FUL.

4.2 This is a revised scheme to that submitted under reference 06/01330/REMM which was withdrawn. The use of buildings on the site is restricted by virtue of condition 12 attached to the Outline Consent and the proposed use falls within those allowed by that condition. A Travel Plan and a Design Statement incorporating a

Sustainability Statement have also been submitted. The details of the Travel Plan are acceptable and the Sustainability Statement is considered to accord with the requirements of the adopted design and planning statement.

4.3 Concerns have been raised regards the absence of drainage proposals at the time of this application. However this is not a planning application and is just concerned with the approval of the matters listed in 4.1 above. Matters relating to drainage are required to be approved in accordance with condition 7 of the outline consent. That condition requires that these details are approved before any development takes place on site. Details of a site wide drainage scheme have been submitted and are currently subject of consultation with the relevant internal and external bodies.

4.4 A condition limiting hours of construction has been recommended by the Environmental Protection Unit, however, given the remoteness of the site from residential property this is considered unnecessary. The key issues are considered to be the appearance of the proposed development, the layout of the site and proposed landscaping

LANDSCAPING

4.5 The layout of the site allows sufficient space along the northern boundary and sufficient verge frontage with Jockey Lane to allow the landscape aspirations of the Planning and Design Brief of December 2004 to be realised. The layout of the site provides 5 metres depth on the northern boundary for a deep native landscape screen. This adjoins car parking area which can be constructed as permeable surface in the interests of the long term health of the trees. The detailed planting scheme (showing species, number, height, position and density of planting) and including a specimen tree adjacent the bin store on the north boundary can be secured under condition 4 of the outline planning permission. A condition requiring submission of landscape planting details is recommended to be attached for the avoidance of doubt.

LAYOUT/ACCESS

4.5 The proposed layout allows for the safe manoeuvring of vehicles and the provision of cycle and pedestrian access arrangements in accordance with CYC standards. Adequate space is provided for the storage of cycles in an area subject of good natural surveillance close to the entrance of the building and the detailed design of covered secure cycle storage can be secured by condition. The cycle storage building would be required to be sympathetic to the main building in design. Showers are provided within each unit.

DESIGN SITING AND EXTERNAL APPEARANCE

4.6 The building is two storey and runs parallel to the north boundary of the site and is sited immediately due south of the Rodgers Carpets building. From beyond the site the principle elevation visible will be the east end which will be glimpsed between Rodgers Carpets and the previously approved Building A. The design is sympathetic to that of the approved Building A whilst incorporating sufficient variation

of form to avoid a regimented appearance being established on the site. The building elements are well articulated to provide visual interest and break up the bulk of the building. The design of the entrance feature provides a strong visual focus and a legible entrance. The entrance features are glazed to the side elevation thus reducing the mass of the building when viewed from Jockey Lane and the design successfully incorporates plant in to the design of the building. As such the design, siting and external appearance is considered to accord with the aims of approved planning and design brief paragraphs 12.18 to 12.41

4.6 The proposed materials are considered suitable for a building in this location and to be in accordance with the materials palette set out in paragraph 12.10 of the approved planning and design brief.

5.0 CONCLUSION

5.1 It is considered that the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the visual amenity of the area and highway safety. As such the proposals are considered to comply with Policies SP8, GP1, T2, T4, T13, E1A, and GP3 of the City of York Local Plan Deposit Draft and the aims of PPS1 and PPG13. For the reasons given above it is recommended that the application be approved.

6.0 RECOMMENDATION: Approve

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

Drawing Number 627852 SD AP 00020 received 16 January 2007

Drawing Number 627852 SD AP 00021 received 06 October 2006

Drawing Number 617818 SD AP 00022 received 06 October 2006

Drawing Number 617818 SD AP 00023 received 06 October 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.

- 2 VISQ8 Samples of exterior materials to be app
- 3 HWAY18 Cycle parking details to be agreed
- 4 LAND1 IN New Landscape details
- 5 Prior to the development coming in to use, all areas used by vehicles shall be surfaced in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the egress of water and loose material onto the public highway.

- 6 This approval of reserved matters shall be limited to the area within the pink line shown on drawing number 627852 SD AP 00020 received 16 January 2007.

Reason: For the avoidance of doubt.

- 7 Any contaminated material detected during site works shall be reported to the local planning authority. Any remediation for this contamination shall be agreed with the local planning authority and fully implemented prior to any further development of the site.

Reason: To protect human health and the wider environment.

7.0 INFORMATIVES:

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 visual amenity of the area and highway safety. As such the proposals are considered to comply with Policies SP8, GP1, T2, T4, T13, E1A, and GP3 of the City of York Local Plan Deposit Draft and the aims of PPS1 and PPG13.

2. Demolition and Construction - Informative

The developer's attention should also be 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 attached to any planning approval:

1 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".

2 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.

3 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.

4 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.

5 Any asbestos containing materials shall be removed by licensed contractors to a licensed disposal site.

6 There shall be no bonfires on the site.

3. Drainage.

The applicants attention is directed to condition 7 of the outline planning permission ref. 98/02301/OUT (to which this reserved matters consent relates) which requires the means of drainage of the site to be approved before development commences.

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