

COMMITTEE REPORT

Committee: East Area
Date: 8 February 2007

Ward: Huntington/New Earswick
Parish: Huntington Parish Council

Reference: 06/02521/REMM
Application at: Site Adjacent Rodgers Carpets West Of Jockey Lane
Huntington York
For: Reserved Matters application relating to 98/02301/OUT for
erection of two storey office building
By: Mr J Downes
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/laboratory building on the 'Monks Cross South' site.

1.2 The submitted scheme is a revised scheme to that previously approved as reference 05/02779/REMM. The revisions being; alterations to the plant rooms at first floor level to extend the height and width of the louvered enclosure above service yard and swapping of window on west elevation with louvered panel on east, introduction of an escape stair adjacent the plant room, introduction of an additional flue and repositioning of the flues. The height of the enclosure over the service yard would be raised from 5.7 to 6.8 metres tall and the width increased from 3.1 to 7.7 metres wide. No alterations to the layout of the site, the footprint of the building or service yard are proposed.

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

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.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

E1a - Premier Employment

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 HIGHWAYS NETWORK MANAGEMENT: No objections, comments as previous application.

The application is for the reserved matters details of one of the units on the Monks Cross South development. Monks Cross South has previously been granted outline planning consent by this authority. 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.

The submitted drawings with the current application lacked detail in a number of areas and revised plans were submitted following discussions with the applicants. Whilst the plans do still lack some detail officers consider that the conditions applied to the outline consent adequately protect the interests of the highway authority. Car and cycle parking has been indicated in line with the recommended levels as agreed in the design brief for the site.

EXTERNAL

3.2 HUNTINGTON PARISH COUNCIL: No comments received at time of writing.

3.3 PUBLICITY: The application has been advertised by site notice and press notice. No public 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. The time period for submission of reserved matters was extended to 8 January 2009 by planning permission 06/01600/FUL.

4.2 This is a revised scheme to that approved under reference 05/02779/REMM which was withdrawn. The use of buildings on the site is restricted by virtue of condition 12 attached to the Outline Consent. The application is accompanied by a Statement of Use and the proposed use falls within those allowed by the restrictive

condition. A Travel Plan and Design Statement incorporating Sustainability Statement have also been submitted.

4.2 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 drainage for the wider site have been submitted and at the time of writing are subject of discussion with the Internal Drainage Board, CYC Drainage Engineers, the Environment Agency and Yorkshire Water.

4.3 The existence of the extant reserved matters consent is a material consideration in determining this application. The key issue is considered to be the impact on the appearance of the building of the revised elements.

DESIGN SITING AND EXTERNAL APPEARANCE

4.4 The building is two storey and orientated to address Jockey Lane with a main elevation facing the access road on a prominent corner site. The design meshes strong horizontal emphasis with a strong glazed raised element on the road junction. The proposed materials are considered suitable for a building in a prominent position and to be in accordance with the materials palette set out in paragraph 12.10 of the approved planning and design brief.

4.5 The proposals would increase the height of the louvered plant enclosure on the north elevation of the building by 1.1 metres and increase its width by 4.7 m so as that it encloses the whole of the area above the service yard. The footprint of the service yard would not be extended. The proposals would not introduce a new element and, whilst it's height would be raised, the plant enclosure would be set 1.7 m below the parapet of the end elevation of the main building. The enlargement of the plant enclosure would principally take place by extending its area into the site and not towards the edge of the site. It is not considered that the changes would unacceptably impact on the appearance of the building and that these impact of the proposed changes would be least significant where viewed from the public realm.

4.6 The proposed external escape stair would be screened from view from the public realm by the plant room. The introduction of an additional flue at the same height and in the same position as approved flues and the reconfiguration of flues is not considered detrimental to the appearance of the building. The switching of the position of a window in the east elevation for a louvered panel in the west not considered to be detrimental to the appearance of the building overall.

4.7 The amended design, increasing and revising accommodation of plant, are therefore still considered to integrate plant well with the design of the building and to accord with the aims of the approved planning and design brief for the site (paragraphs 12.18 to 12.41), the aims of policy GP1 of the Draft City of York Local Plan and the aims of PPS1.

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 subject to the same conditions as reserved matters consent 05/02779/REMM.

6.0 RECOMMENDATION: Approve

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

Drawing Number 617818 SD AP 00025 received 17 November 2006

Drawing Number 617818 SD AP 0028 received 17 November 2006

Drawing Number 617818 SD AP 0026 received 17 November 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.

7.0 INFORMATIVES:

1. DRAINAGE INFORMATIVE

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.

2. 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.

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