

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Dringhouses & Woodthorpe
Date: 28 November 2006 **Parish:** Dringhouses/Woodthorpe
Planning Panel

Reference: 06/01987/FULM
Application at: Tesco Supermarket Askham Bar Tadcaster Road Dringhouses
York
For: Erection of 74 space temporary decked car park for 6 month
period.
By: Tesco Stores Ltd
Application Type: Major Full Application (13 weeks)
Target Date: 11 December 2006

1.0 PROPOSAL

1.1 The applicant seeks planning approval to erect a 74 space temporary car park for a 6 month period. The additional car parking has a lower level height provision of 2.8 metres, with the overall height measuring approx.4.0 metres. Vehicle and pedestrian access is provided via a ramp and external stair cases respectively.

1.2 The application site relates to the existing "Tesco" Car Park currently containing a range of ancillary supermarket facilities, landscape features and a petrol station. The site is accessed from Tadcaster Road. The site currently has 699 parking spaces, of which 641 are for the general use of customers and 26 are for the use of parents with young children. A total of 32 spaces are available for the use of disabled customers.

1.3 In response to Highway Network Managements refusal recommendation, the applicants' agents Development Planning Partnership commissioned a traffic assessment, which was received by the Local Planning Authority on the 13th November 2006. Highway Network Management have been re-consulted. Should this traffic assessment address the concerns of Highway Network Management, then a verbal recommendation for approval could be presented to the Planning (West and City Centre Area) Sub Committee.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

Floodzone 2 Flood Zone 2 CONF

2.2 Policies:

CYGP1
Design

CYGP23
Temporary planning permission

3.0 CONSULTATIONS

INTERNAL

3.1 Environmental Protection Unit - No Objections

3.2 Urban Design and Conservation (Landscape Architect) - No Objections if :-

* replacement planting is secured close to the northern site boundary, to reduce the visual impact of the new structure and improve the appearance from the park and ride access road and car park pedestrian route.

* trees are reinstated within the car park following the removal of the temporary structure.

* condition LAND1 is included to secure adequate tree planting

3.3 Highway Network Management - Recommend for Refusal "In the absence of supporting evidence to show exactly what the impact of this proposal would be on the adjoining highway network, and what measures are being offered to mitigate the effects of this increased level of traffic, it is recommended that this application be refused"

EXTERNAL

3.4 Dringhouses/Woodthorpe Planning Panel - No Objections - Comments.

* 6 month period is excessive

* the temporary structure should not become permanent

* 3 month condition recommended

3.5 One letter of objection has been received regarding the applicants' proposals. The letter raises the following concerns.

* Temporary structures becoming permanent by default.

* Traffic management issues.

4.0 APPRAISAL

KEY ISSUES

4.1 The proposal raises the following key issues:

- * Planning Policy.
- * Visual Amenity.
- * Temporary Permission.
- * Landscape Issues.
- * Highway Issues.

PLANNING POLICY

4.2 Policy GP1 'Design' of the City of York Development Control Draft Local Plan 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.

4.3 Policy GP23 'Temporary Planning Permission' states "Planning permission will be granted for the temporary use of land or the erection of temporary buildings for a limited period, provided:

- * There would be no loss of amenity to the occupants of adjacent property as a result of the proposal.
- * The applicant can demonstrate that there is no viable permanent alternative immediately available; and
- * Where appropriate, plans are to be brought forward for permanent development; and
- * That the period for which consent is sought is the minimum required to allow the permanent development proposals to be implemented; or
- * A trial period is necessary for the development, to allow an assessment of its character of effects.

VISUAL AMENITY

4.4 The proposed car park measures approx. 4.0 metres in height (inclusive of the Armco barrier). The eastern elevation of the car park is located within 49 metres of Tadcaster Road, with an additional 21 metres provided to the nearest dwelling house. The site is bordered to the west by an area of open space and the railway line. On balance the central locality of the applicants proposals in conjunction with the aforementioned distances mitigate the visual impact of the proposal. This is particularly pertinent when existing and conditioned landscape features are taken into consideration.

TEMPORARY PERMISSION

4.5 Although the application has been submitted seeking temporary permission for a "6 month period", negotiations with the applicant and an e-mail (dated 02/11/2006) have resulted in the 17th January 2007 being agreed as a cease of usage date. This

could be enforced by condition. In terms of compliance with Local Plan Policy GP23, the proposals represent little harm to the visual and residential amenity of neighbouring properties.

LANDSCAPE ISSUES

4.6 To compensate for the loss of trees located within the existing car park, the Landscape Architect requested that 6 extra heavy standard trees (EHS) are planted along the "park and ride access road parallel with the proposed car park deck". The applicant has amended the plans as requested (revised plan 4622/11/P02B - Proposed Site Plan). To secure appropriate and adequate tree planting, condition LAND1 could be included.

HIGHWAY ISSUES

4.7 The extra car parking capacity would be provided at a time when the existing highway network around the Tadcaster Road store would be subject to a seasonal increase in demand and when the adjoining Park and Ride would experience pressures beyond its available capacity. Traffic Surveys recently undertaken at the Moor Lane roundabout (from which the Tesco Store is served), in support of the New York College development, indicated that this roundabout was already operating beyond capacity in the peak periods. The additional parking capacity resulting from this current proposal will only exacerbate the existing problems of congestion and delay on the network in the vicinity of Tadcaster Road site.

4.8 In the absence of supporting evidence showing exactly what the impact of this proposal would be on the adjoining highway network, and what measures are being offered to mitigate the effects of this increased level of traffic, it is recommended that this application is refused.

5.0 CONCLUSION

5.1 The applicants' proposals as submitted, by virtue of their potential impact upon the adjoining highway network, are considered to be unacceptable in this instance and are therefore recommended for refusal.

6.0 RECOMMENDATION: Refuse

- 1 The applicant has failed to demonstrate that additional traffic from the proposed temporary decked car park would not harm the free flow of traffic on the adjoining Tadcaster Road and the Moor Lane roundabout, contrary to Policies GP1 and GP23 of the City of York Development Control Draft Local Plan.

7.0 INFORMATIVES:

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