

COMMITTEE UPDATE – 10 June 2010

Plans Item 4c – Harlington House, 3 Main Street, Fulford, York (10/00178/FUL)

Plans Item 4d – Harlington House, 3 Main Street, Fulford, York (10/00519/FUL)

History for site

Following further investigation, the full relevant planning history for the site has been identified as is as follows:-

First record found is for 1974, when permission granted for use of buildings for storage purposes. No industrial process or retail sales were permitted and the hours of commercial deliveries were restricted to between 7:00 and 19:00 and not on Sundays.

The building(s) appears to have become offices in late 1970's with permission in 1985 for change of use of loading bay to offices/store and various applications allowed for extensions in 1991.

In 1985 permission was granted for one of the office buildings to manufacture of clothing. This prevented retail sales, external storage, the assembly of articles or activities of the nature of manufacture to take place and machinery operation to between 7:00-19:00 and required a minimum of 4 car parking spaces.

Additional comment from applicant

Letter from agent in response to points raised at site visit:-

- Revised drawings submitted to reduce number of roof lights on rear block, reducing perceived overlooking issues;
- Landscape plan submitted to show cohesive solution to site. Confirmation that garden and amenity requirements were designed in conjunction with Milewood Healthcare and their objectives for their potential residents. Courtyard style garden will act as a planting base and would be enhanced for micro garden and raised planter projects, including mini vegetable plots at east and south parts of garden;
- Intention for domestic style porch lights over the entrance doors, garden and car park;
- Information about history of site and marketing. Main building has been empty since last year and the rear buildings since 2005. The site went on sale in August 2009 and the current owners, Milewood Healthcare, completed their purchase in January 2010. The existing buildings are outdated and in need of upgrading with the rear buildings no capable of meeting sensible modern requirements;
- Proposed use would create significant employment creating a home for 19 residents with higher level of care;
- Shift changes approximately 8am and 8pm with little or no activity after this time in the evening. Normal activity during the day.
- Disabled bay included in car parking area. Project with be subject to normal DDA and Part M compliance as part of building regulations, with housing of client group determined by City of York Council;

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Additional condition controlling external lighting at the site:-

Details of any external lighting for the buildings and site shall be submitted to and approved in writing by the Local Planning Authority prior to being installed. Reason: In the interests of residential amenity.

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Additional responses

Two additional emails from local residents, raising following points:

- would block pleasant view to Fenby Fields;
- noise disturbance day and night;
- light pollution;
- scale and nature not in-keeping with area;
- detrimental effect on feeling of integrity and security of the neighbourhood;
- site to retain as B1 status;
- affect value of adjacent properties.

Response from City Archaeologist:- Requires archaeological watching brief on all groundworks as the site lies in an area which has produced significant prehistoric, Roman and medieval features and deposits.

Response from Environmental Protection Unit:- Similar concerns as application for conversion of main building. Requests condition relating to all machinery, plant and equipment be attached to address concerns and informatives regarding contamination and hours of construction works.

Response from York Consultancy (Drainage):- The development is in low risk Flood Zone 1 and should not suffer from river flooding. As the proposed development represents a reduction in impermeable hard paved area and subsequent reduction in surface water run-off then the Engineering Consultancy has no objections.

Additional conditions and informative

- Amend condition 2 to take account of revised plans showing reduced numbers of roof lights. Plan numbers to read:- MIL/221/02 002 Rev.A, MIL/221/02 003 Rev.A and 9001/101.
- ARCH2 (Watching brief)
- NOISE7 (Hours of construction work)
- HT1 (Height of development) - 6.7 metres.

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- The low level roof lights on the north facing roof slope required for means of escape, shall be fitted with obscure glazing and shall remain as such at all times. Reasons: In the interests of residential amenity.

- Details of all machinery, plant and equipment to be installed in or located on the site as part of the use hereby permitted, which is audible outside the site boundary when in use, shall be submitted to and approved in writing by the local planning authority. These details shall include maximum (LA_{max}) and average sound levels (LA_{eq}), octave band noise levels, the position of plant, equipment and machinery 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 first use and shall be appropriately maintained thereafter. Reason: To protect the amenity of the local residents and occupants of the development during operation of any noise emitting machinery, plant and equipment.

- Details of any external lighting for the buildings and site shall be submitted to and approved in writing by the Local Planning Authority prior to being installed. Reason: In the interests of residential amenity.

Informative: Contamination.