

## COMMITTEE REPORT

**Date:** 2 February 2012      **Ward:** Fishergate  
**Team:** Major                      and      **Parish:** Fishergate Planning  
                 Commercial Team                      Panel

**Reference:** 11/03241/REMM  
**Application at:** Kent Street Coach Park Kent Street York  
**For:** Erection of fire station with training tower and associated facilities  
(details of appearance landscaping and layout)  
**By:** North Yorkshire Fire and Rescue Service  
**Application Type:** Major Reserved Matters Application (13w)  
**Target Date:** 2 March 2012  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application relates to the former Kent Street car and coach park which is located opposite the rear of the Barbican and the former public toilet block to the west.

1.2 Outline permission was granted to locate a fire station with associated training yard at the site at the September 2011 Planning Committee. The access point to the site and the outline location and building heights were agreed at outline stage. The car park area would be at the west side of the site, next to 1-16 Barbican Court and the training yard on the east side, next to the Q Car Park.

1.3 This is a reserved matters application for the detailed appearance of the main building and the training tower and the landscaping and layout of the development.

1.4 The proposed main building would be 2-storey, with a single storey aspect to the east side which would house the fire engines/tenders. The building would be of red brick and render with a metal standing seam roof. The training tower is a standard design; it would be 4-storey in height (around 14m high) and consist of a metal frame with cladding panels at the sides and to provide balconies on the upper levels.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest: City Centre Area  
Schools GMS Constraints: Fishergate Primary  
Schools GMS Constraints: St. George's RC Primary

## 2.2 Policies:

CYGP1	Design
CYGP9	Landscaping
CYNE1	Trees, woodlands, hedgerows

## 3.0 CONSULTATIONS

### Design, Conservation and Sustainable Development

3.1 Officers require assurances to ensure the protection of the Hornbeam by the entrance is foolproof.

- The existing kerb line adjacent to the Hornbeam needs to be retained in its extant position or moved no closer to the tree and details of any kerb construction would be required.
- The landscape plan should also show the protective fencing around the Hornbeam at the back edges of the new kerb and the existing bow top fencing should be left in situ until the surrounding hard works are complete.
- There is a proposed lighting column set immediately in front of the existing Hornbeam. This would cause damage to the roots and also be incompatible with the dense crown of the tree. Despite the column being only 5m tall, it would be inappropriate to lift the crown of the tree to this height. The lamp column should be relocated to avoid this conflict.

### Highway Network Management

3.2 Officers have asked that 5 cycle storage lockers for staff are provided, and that details of how the vehicle barrier operates are provided. A condition is requested to deal with the construction/layout of the vehicle access points.

### Environmental Protection Unit

3.3 Have asked for further information on light-spill outside the site boundary.

### Fishergate Planning Panel

3.4 No response to date

## Publicity

3.5 No representations have been made.

## **4.0 APPRAISAL**

### Key Issues

4.1 As this is for the reserved matters only, the key consideration is the design of the building(s) onsite and the detailed landscaping, and whether these would have an acceptable visual impact. Whether the external lighting proposed would have an acceptable impact on the amenities of surrounding residents is also discussed.

### Policy

4.2 Policy GP1 of the Local Plan refers to design, for all types of development. GP1 states that development proposals will be expected to, respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area; using appropriate materials; avoid the loss of open spaces, vegetation and other features which contribute to the quality of the local environment; retain, enhance, or create urban spaces and other townscape features which make a significant contribution to the character of the area; provide and protect amenity space; provide space for waste storage. National guidance from CABI advises that good design means buildings that are; built to last and fit for purpose, respond to their surroundings, minimise their carbon footprint and create spaces and places that people will enjoy and be proud of.

4.3 Policy GP9: Landscaping advises that where appropriate proposals will be required to incorporate a suitable landscaping scheme. Schemes should respect existing landscape features and create more pleasant and healthy environments. Recommendations include using an appropriate range of species that reflect the character/locality of the development. Policy NE1 asks that developments make provision for planting new vegetation.

### Assessment

4.4 The proposed fire station building's shape and layout is dictated by functional requirements. The layout follows good design principles in that the entrance is welcoming and addresses Kent Street and the palette of materials used are appropriate to the setting - red brick, grey profiled roof and light render.

4.5 The proposed landscaping will assist in creating an attractive environment. The toilet block would be removed and this area will become the car park. A hedgerow

and shrubs will identify the site boundary with Kent Street in this area and screen the car parking from the street. The row of soft landscaping would form a continuation of the group of trees and planting at the corner of Kent Street and Fawcett Street, and connect it to the existing tree to be retained and group of planting presently on the opposite side of the toilet block. Following demolition of the toilet block the brick wall at the site boundary behind will be more prominent in views from Kent Street. It is proposed to insert a hedge and develop more climbing plants along this boundary and the one perpendicular. These works will green the area and enhance its appearance. Additional trees will be added in the southwest corner of the site to help screen the training yard from the rear elevation of the housing block along Escrick Street. The landscaping scheme is acceptable subject to final agreement on the colour type of surfacing and street furniture such as the barrier and cycle parking. The lighting plan will need to be amended, to avoid harm to the tree on-site and a revised plan is expected before committee. There are conditions in place within the outline permission to protect the tree during construction which need to be adhered to.

4.6 The training tower was approved in the outline application, which set out its location and height. The uppermost part of the tower is 13.9m high, around 500mm higher than specified on the outline permission, although this part of the structure is handrails only and this change is deemed to be immaterial. The tower will be a utilitarian structure around double the height of the proposed building and Q Park. It will be setback around 50m from Kent Street but would be seen in the street, above the surrounding buildings. Despite its appearance the training tower would not be unduly prominent thus its design is not objected to.

### Lighting

4.7 It is necessary to light the training yard area and lighting of the car park is proposed also. Spotlights located at ground level are proposed for the training area, columns for the car park. To protect the amenity of the neighbouring occupants a condition is suggested which will control light-spill so it complies with national guidance provided by the Institute of Lighting Engineers. Institution of Lighting Engineers guidance advises that in an area such as this light trespass into windows should not exceed 5 Lux before 23:00. A restriction of lighting is suggested as condition in the interests of residential amenity.

## **5.0 CONCLUSION**

5.1 Large scale drawings of detailing such as eaves, doors and windows of the building are proposed as a condition of approval as are the final details of hard landscaping/surfacing. The outline permission required details of the building materials to be approved and that landscaping be maintained. Five cycle lockers are provided for staff and there are two Sheffield type stands for visitors adjacent the

building's entrance. Overall the scheme is what was expected to emerge from the proposals shown to members at the outline stage and is deemed to be acceptable.

## **6.0 RECOMMENDATION: Approve**

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

- Fire Station - AL SK 02H, 03K, 6 and 7B.
- Training tower - Drawing 100.
- Landscaping - L01E.
- Lighting details - Details of light fittings within black moon luminaries schedule issued 4.11.2011.

All date stamped 01.12.2011.

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

2 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- a) All doors, windows and their surrounds (including section to show openings set within their reveal).
- b) Glass box bay.
- c) Eaves and verge details.

Reason: So that the Local Planning Authority may be satisfied with these details.

3 Hard Landscaping - No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a schedule of hard landscaping materials, which shall include coloured samples of surface materials. The colour finish to furniture such as the cycle store and vehicle barriers shall be coloured to match the building's roof and the gas housing shall be a green colour, unless otherwise agreed to in writing by then Local Planning Authority. The agreed scheme shall be installed accordingly prior to first use of the building.

Reason: In the interest of visual amenity.

4 External lighting within the site shall not exceed 5 Lux, measured at the site boundary. Lighting shall not exceed 1 Lux at the nearest residential facade between 23:00 and 07:00 the following day. The location of light fittings shall be approved in

writing by the Local Planning Authority prior to installation and the works implemented accordingly.

Reason: In interests of the amenity of surrounding occupants.

5 The development shall not be begun until details of the junctions between the internal access points and the highway have been approved in writing by the Local Planning Authority. The development shall not come into use until the junctions have been constructed in accordance with the approved plans.

Reason: In the interests of road safety.

6 Prior to the development coming into use, all areas used by vehicles shall be surfaced, sealed and positively drained within the site, 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 Prior to works starting on site a dilapidation survey of the highways adjoining the site shall be jointly undertaken with the Council and the results of which shall be agreed in writing with the LPA.

Reason: In the interests of the safety and good management of the public highway.

## **7.0 INFORMATIVES:**

### **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, residential amenity and highway safety. As such the proposal complies with Policies GP1, GP9 and NE1 of the City of York Development Control Local Plan.

### **Contact details:**

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