



Notice of a public meeting of Area Planning Sub-Committee

- To:** Councillors Hollyer (Chair), Crawshaw (Vice-Chair),
Craghill, Daubeney, Fisher, Galvin, Melly, Orrell,
Waudby, Perrett and Webb
- Date:** Thursday, 28 April 2022
- Time:** 4.30 pm
- Venue:** The George Hudson Board Room - 1st Floor West
Offices (F045)

AGENDA

1. Declarations of Interest

At this point in the meeting, Members are asked to declare any disclosable pecuniary interest or other registerable interest they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests.

2. Minutes

To approve and sign the minutes of the last meeting of the Area Planning Sub-Committee held on 14 April 2022 [to follow].

3. Public Participation

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

Please note that our registration deadlines have changed to 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is **5:00pm on Tuesday, 26 April 2022.**

To register to speak please visit www.york.gov.uk/AttendCouncilMeetings to fill out an online registration form. If you have any questions about the registration form or the meeting, please contact the relevant Democracy Officer, on the details at the foot of the agenda.

Webcasting of Public Meetings

Please note that, subject to available resources, this public meeting will be webcast including any registered public speakers who have given their permission. The public meeting can be viewed live and on demand at www.york.gov.uk/webcasts .

During coronavirus, we have made some changes to how we are running council meetings. See our coronavirus updates www.york.gov.uk/COVIDDemocracy for more information on meetings and decisions.

4. Plans List

To determine the following planning applications:

- a) **Former B and M Stores Site, Stirling Road** (Pages 1 - 26)
[21_02220_FULM]
Erection of 5no. business and commercial units (use classes B2, B8, and E(g)(ii) and E(g)(iii)) and 1no. drive thru cafe unit (use class E) with associated hard and soft landscaping.
[Rawcliffe And Clifton Without Ward]

- b) **Land Comprising Field At 463582 452080** (Pages 27 - 54)
Murton Way [21/00415/FULM]
Change of use of field from rough grazing to green burial area with landscaping. [Osbalwick and Derwent Ward]

- c) **Church House, 10 - 14 Ogleforth, York YO1** (Pages 55 - 88)
7JG [21/00601/FULM]
Conversion of office to form 11no. apartments with associated external works and landscaping, including 2no. additional windows, new roof lights, new ramped access and refuse/bicycle store.
[Guildhall Ward]

5. Urgent Business

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Jane Meller

Contact details:

- Telephone: (01904) 555209
- Email: jane.meller@york.gov.uk

For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 **(01904) 551550**

This page is intentionally left blank

COMMITTEE REPORT

Date: 28 April 2022 **Ward:** Rawcliffe And Clifton
Without

Team: West Area **Parish:** Clifton Without Parish
Council

Reference: 21/02220/FULM
Application at: B and M Stores Stirling Road York YO30 4WZ
For: Erection of 5no. business and commercial units (use classes B2, B8, and E(g)(ii) and E(g)(iii)) and 1no. drive thru cafe unit (use class E) with associated hard and soft landscaping
By: William Marshall
Application Type: Major Full Application
Target Date: 19 April 2022
Recommendation: Approve

1.0 PROPOSAL

1.1 The proposal is for the construction of 5 units in employment use (General Industrial use B2, Storage and Distribution use B8, Research and Development use E(g)(ii) and Light Industrial use E(g)(iii)) and a drive through coffee shop with associated parking.

1.2 The site is within the Clifton Moor area and previously housed the B&M store which burnt down in 2018. The site has now been cleared of the previous buildings. The access to the site is shared with the adjacent gym to the south. To the east is another gym while the Clifton Moor retail park is west of the site.

1.3 The site contains 3 mature oak trees all subject to Tree Protection Orders.

1.4 Outline planning permission for the wider development site was initially granted under 3/27/128/PA with various variations and condition approvals under this application. A further outline planning consent was granted in January 2003, 00/02769/OUT, which sought consent for the erection of non-food warehouse and associated car parking and ancillary works. Reserved matters approval (05/00013/REM) under this outline consent was granted in May 2005, with further minor applications related to signage also consented.

2.0 POLICY CONTEXT

2.1 Publication Draft City of York Local Plan (2018)

SS1 Delivering sustainable growth for York

EC1 Provision of employment land

DP2 Sustainable development

D1 Placemaking

CC1 Renewable and low carbon energy generation and storage

ENV4 Sustainable drainage

GI2 Biodiversity and access to nature

T1 Sustainable access

2.2 Development Control Local Plan incorporating 4th set of changes (2005)

GP1 Design

GP4a Sustainability

E3b Existing and proposed employment sites

NE1 Trees, woodlands and hedgerows

3.0 CONSULTATIONS

INTERNAL

Design, Conservation And Sustainable Development (Ecology)

3.1 No objections subject to conditions regarding nesting birds, biodiversity enhancements and a lighting plan.

Design, conservation and sustainable development (Landscape)

3.2 A revised site layout has been received which pulls the kerb edge further away from the trunk of the TPO trees. Two parking spaces have also been removed from the root protection area of the trees. The revisions are acceptable in respect of reducing the risk of harm to the existing mature trees. Conditions are required to secure details for working in proximity to the trees and for a revised landscape scheme. Trees around the perimeter of the site make a significant contribution to the public amenity of Stirling Road. Unit 1 should be further set back from Stirling Road to allow for meaningful planting.

Public Protection

3.3 Conditions recommended regarding noise, odour, electric vehicle charging, land contamination and a construction management plan.

Flood Risk Management Team

3.4 Assessment of the information provided confirms that soakaways will not work in this location. The surface water discharge rate shall be no more than 44.2 litres per second and the drainage design and calculations should be revised to suit this. Surface water run-off from parking areas should pass through an oil interceptor before discharge to the public sewer.

Forward Planning

3.5 The principle of employment use in this location has been established and there is no objection in policy terms to the principle of such development.

Highways Network Management

3.6 Comments made regarding bin storage, cycle storage, disabled parking and two way passing into the drive through access.

Carbon Reduction Team

3.7 We appreciate the Energy Statements demonstration of speculative units being unable to achieve typical carbon reduction targets due to their industrial nature with tenants being unknown at this stage. We recognise the Energy Statements acknowledgement that shell units often have very low energy consumption. In an attempt to produce some energy reducing measures the energy statement outlines a variety of methods including: Building U Values, Low Energy LED Lighting, Low energy mechanical ventilation, Low energy local electric water heaters, and a Low energy local electric heater. These measures are all acceptable, given the unit 'type'.

EXTERNAL

Kyle And Ouse Internal Drainage Board

3.8 Condition recommended regarding sustainable drainage hierarchy.

Yorkshire Water

3.9 Condition recommended regarding sustainable drainage hierarchy.

4.0 REPRESENTATIONS

Neighbour Notification and Publicity

4.1 One letter of objection has been received in relation to the drive through element of the scheme. This raises concern about the extra vehicle movements associated with deliveries following the pandemic. Comments are made relating to queuing vehicles stopping on pedestrian crossing and vehicles sitting with engines running. Cycle parking is insufficient at the drive-through for customers and staff and does not make provision for different types of bicycles, or for e-charging of bicycles. Layouts do not address issues related to where delivery drivers will wait, impacts from vehicle fumes on customers and staff health. A further drive-through at Clifton Moor will encourage more vehicle trips.

5.0 APPRAISAL

Main Issues

- Principle of development;
- Design;
- Amenity;
- Highways and parking;
- Landscaping;
- Drainage;
- Sustainability;
- Ecology.

POLICY CONTEXT

National Planning Policy Framework (2021)

5.1 The revised National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF is a material planning consideration in the determination of this application.

5.2 The planning system should contribute to the achievement of sustainable development (Paragraph 7). To achieve sustainable development, the planning system has three overarching objectives; economic, social and environmental objectives.

5.3 Paragraph 11 states planning decisions should apply a presumption in favour of sustainable development and that for decision taking this means where there are no relevant development plan policies, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

Publication Draft Local Plan 2018

5.4 The Publication Draft City of York Local Plan 2018 ('2018 Draft Plan') was submitted for examination on 25 May 2018. Phase 1 of the hearings into the examination of the Local Plan took place in December 2019. In accordance with paragraph 48 of the NPPF the 2018 Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

5.5 It is considered that given the stage of preparation of the emerging plan, nature of objections and consistency with the NPPF that the policies should be given limited weight.

5.6 The evidence base underpinning the 2018 Draft Plan is capable of being a material consideration in the determination of planning applications. The directly relevant evidence base is:

Employment Land Reviews (2016 and 2017 Update)
Carbon Trust Report on Sustainable Design and Construction
City of York Local Plan Viability Study

2005 Development Control Local Plan

5.7 The Development Control Local Plan (DCLP) was approved for development management purposes in April 2005. Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF albeit with very limited weight.

Principle of development

5.8 This application is for a block of 5 employment units of various sizes (total 2,451m² gross internal area) and a drive through coffee shop (174m² gross internal floor area), on the north eastern edge of Clifton Moor Business Park. The proposed uses are compatible with the general extent of uses within the Clifton Moor area. The previous use of the site, as a B&M retail store was under former Use Class A1.

5.9 Policy SS1 (Delivering Sustainable Growth for York) promotes sufficient land to accommodate an annual provision of around 650 new jobs that will support sustainable economic growth and improve prosperity, consistent with the ambitions of the York Economic Strategy, in locations with accessibility to sustainable modes of transport and a range of services.

5.10 Given the brownfield location of the site, within an established employment Area and within the built up extent of the City the proposed development satisfies the requirements of Policy SS1.

5.11 The application site is not an allocation within policy EC1 but does support the overall delivery of employment space in the city in line with the evidence base (Employment Land Review, 2017) supporting this policy. The proposal represents windfall development. It is noted that because it is a speculative development, the application cannot currently give a specific number of jobs. However, the site is vacant as the existing use building was demolished following a fire. This application would therefore support the aim of policy EC1 and bring back into use a currently vacant brownfield site. The proposal offers a range of unit sizes – 3x372m², 1x588m² and 1x747m², which supports the general assumption of the Council's Employment Land Review for the provision of a range of site sizes to meet demand.

5.12 Additionally, it is considered that bringing forward this site for employment also supports the economic and sustainable development agenda under policies DP2 and DP3.

5.13 Given the location of the proposal, the previous use of the site and existing uses, and policy support for the re-use of brownfield site it is considered that the proposed development is acceptable in principle subject to other material considerations.

Design

5.14 The proposed units are typical of industrial units being a terrace of metal clad units with a shallow pitched roof and large service doors to the front. They sit parallel to the western boundary of the site adjacent to the Roko gym but closer to Stirling Road. From Stirling Road the gable elevation of the units will be visible with a ridge height of approximately 6m compared to the height of Roko at approximately 9m. Development will be more visible than the previous retail unit as it sits closer to Stirling Road however it is not considered out of keeping with the character of the area. There is no clear building line here and the building will be partially screened by Roko for vehicles travelling west along Stirling Road. The area around the roundabout and TPO trees is free of development and will help to retain the existing character and protect the trees.

5.15 The proposed drive-through coffee shop with internal seating is sited to the south of the site and is a single storey building facing west on to the Tenpin bowling at the other side of Stirling Road. The building is set back from the highway with parking to the front and drive-through access curving round the back of the building. The structure is flat roofed with wooden and grey clad elevations.

5.16 In terms of their design, scale, layout and impact on the character of the area, both the drive-through building and new industrial units are considered acceptable and to comply with policy D1 of the 2018 draft Local Plan.

Amenity

5.17 The site is distant from residential properties and so no impacts on residential amenity are anticipated as a result of the proposals. It is recognised that the proposed drive-through cafe use has more potential to impact on the amenity of neighbouring businesses than the previous retail use. Therefore, a condition is

recommended to require details of any extraction equipment to deal with issues of odour to protect the amenity of local businesses.

5.18 It is the policy of the developer to require bin storage to be within the industrial units to avoid issues of anti-social behaviour or health risk. Hence a small bin store is located within the site but storage will be predominantly within the units and is secured via condition. The proposed drive-through includes a utility area to the side for bin storage.

Highways and parking

5.19 Parking provision for the units is around the edges of the site with 42 spaces in total including 6 disabled parking spaces. This complies generally with the guidance contained in Appendix e of the DCLP for B2 uses of 37 spaces (or 18 spaces for B8 use). Cycle parking is intended to be within units and space for 4 bikes is to be provided in each unit and will be secured via condition. Cycle parking for visitors to the units is at the access point from the cycle track on Stirling Road.

5.20 Parking is provided for the drive-through close to the access of the site. There is no guidance within Appendix e regarding parking provision for such forms of development. 13 parking spaces are provided here including 2 EVCP and 2 disabled bays. A further 6 spaces are available to the other side of the access road. Tracking has been provided to show that vehicles can pass at the entrance into the drive-through site from the access road. Cycle provision is provided to the side of the building and includes sufficient space for a variety of different forms of bike.

5.21 Access to the Pure gym site to the south is retained. It is not considered that the level of traffic anticipated as a result of the development would be significantly different to the previous retail use and the Pure gym retains a further access further along Stirling Road.

5.22 Policy T1 of the 2018 draft Local Plan requires that development proposals demonstrate safe access to the adopted highway, safe links to local facilities, provide cycle storage and provide for a range of transport modes. Access is provided straight from the cycle path on Stirling Road to the industrial units and drive-through and cycle parking is provided across the site; vehicular access is from the existing access and safe crossing points exist for pedestrians to cross Stirling Road. For these reasons it is considered that the proposal would meet policy T1.

Landscaping

5.23 The layout plans for the site have been revised to pull the areas of parking away from the TPO trees thereby disturbing less of the recommended root protection area and not increasing development within the existing grassed area under the large separate oak. Specialist construction methods will still be required with the root protection area so that kerb construction is kept to a minimum depth. Details can be secured in an arboricultural method statement.

5.24 Concern was also raised about the loss of landscaping along Stirling Road, particularly that which would screen the industrial units to the north of the site. The agent has confirmed, and plans show, that this landscaping is predominantly in the highway verge and not within the red line boundary. There is no intention of removing this landscaping (and it would be outside the ownership of the applicant) and an additional landscaping strip is proposed within the site. This should go some way to screening the proposed development and retaining the amenity provided by the soft landscaping along the boundary.

Drainage

5.25 The site is in flood zone 1: low risk. The Council's Flood Risk Engineer has confirmed that, due to soil type, soakaways would not be suitable in this location. All buildings on site have now been demolished and have no positive connection to the drainage system. Only the existing hard standing is connected and therefore a surface water discharge rate no more than 44.2 litres per second should be allowed. Drainage details should reflect this and can be secured via condition.

5.26 As a result of the number of parking spaces and area of hard standing, surface water run-off should pass through an oil, petrol and grit interceptor before discharge to the public sewer network.

Sustainability

5.27 The buildings are designed for low energy consumption with large windows to provide natural light and roof lights within the industrial units.

5.28 Proposals will have to meet the requirements of policy CC1 with a reduction in carbon emissions of at least 28% through the provision of renewable or low carbon technologies or energy efficiency measures. This can be secured via condition.

5.29 The applicant has identified that the development will be able to achieve BREEAM Very Good as opposed to Excellent as required by policy CC2. This is as a result of the speculative nature of the units which are to be provided as shell units and would therefore have a very low energy consumption. The Council's Carbon Reduction policy officer has accepted this and recognises that the submitted energy statement outlines a number of energy reducing methods (Building U Values, Low Energy LED Lighting, Low energy mechanical ventilation, Low energy local electric water heaters, and a Low energy local electric heater) which are all considered appropriate.

Ecology

5.30 The existing mature oak trees within the site will be retained as will boundary vegetation outside the site. There is still potential for bird nests to be disturbed during vegetation clearance or tree works therefore a condition is recommended to control such works.

5.31 The increased structural integrity of modern developments reduces the potential for birds and bats to use modern buildings for nesting and roosting therefore any new developments should integrate a variety of bird and bat boxes. Additionally, a sensitive lighting scheme should be produced to ensure boundary vegetation and retained trees remain valuable for light sensitive species. These matters can be controlled via condition.

6.0 CONCLUSION

6.1 The NPPF makes it clear that substantial weight should be given to the value of using suitable brownfield land within settlements for development needs. While the site is a windfall, there is an identified need for employment land within the city and the site sits within the urban area in proximity to similar uses and other facilities. Issues related to the impact on the TPO trees on site have been resolved and other matters related to landscaping, ecology, amenity and highways can be secured via condition.

7.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Location plan

Proposed site plan 20685 -1000 - 09

Proposed floor plan industrial units 20685 -1001-C03

Proposed elevations industrial units 20685 -2001-P03

Proposed floor plan drive-through 20685 -1010-P01

Proposed elevations drive-through 20685 -2010-P01 and 20685 -2011-P01

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

3 Before the commencement of development a fully detailed Arboricultural Method Statement and scheme of arboricultural supervision regarding protection measures for existing trees shown to be retained on the approved drawings, and existing trees immediately adjacent to the site, shall be submitted to and approved in writing by the Local Planning Authority. Amongst other information, this statement shall include details and locations of protective fencing, ground protection, a schedule of tree works if applicable, site rules and prohibitions, phasing of protection measures, types of construction machinery/vehicles to be used, specialist construction techniques where applicable, locations and means of installing utilities. A copy of the document will be available for reference and inspection on site at all times. The approved Arboricultural Method Statement shall be adhered to throughout the construction period for the development.

Reason: To ensure every effort and reasonable duty of care is exercised during the development process in the interests of protecting existing trees that are covered by a Tree Preservation Order and/or are considered to make a significant contribution to the amenity of this area and/or development.

4 Within three months of commencement of development a detailed landscape scheme shall be submitted and approved in writing by the Local Planning Authority. This shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants. This approved scheme shall be implemented within a period of six months of the practical completion of the development. Any of the trees or plants that form part of the approved landscape scheme which within the lifetime of the development die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority agrees alternatives in writing.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the entire site, since the landscape scheme, is integral to the amenity of the development.

5 No tree maintenance or vegetation clearance works shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of suitable habitat for active birds' nests immediately before the works and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that breeding birds are protected from harm during construction. All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981, as amended.

6 A biodiversity enhancement plan/drawing shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of works. The plan should include a minimum of two bat box, suitable for crevice dwelling species and two boxes for nesting birds. The plan/drawing should also include details of where native planting is to be incorporated into landscape design and detail where grassland areas can be set-aside for reduced maintenance. The approved works shall be carried out in accordance with details shown on the approved enhancement plan/drawing.

Reason: To take account of and enhance the biodiversity and wildlife interest of the area, and to be in accordance with Paragraph 174 d) of the NPPF (2021) to contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

7 Prior to the installation of any new external lighting, a 'lighting design plan' shall be submitted to and approved in writing by the local planning authority. The plan shall specify lighting in-line with current guidance (Bat Conservation Trust (2018) Bats and artificial lighting in the UK), and show how and where external lighting will be installed, so that it can be clearly demonstrated that areas to be lit will not disturb light-sensitive wildlife, such as bats. A plan should be submitted showing how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications), clearly demonstrated where light spill will occur. The installation of new external lighting shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity and protected species.

8 There shall be adequate facilities for the treatment and extraction of cooking odours from the drive-through cafe. Details of the extraction plant or machinery and any filtration system required shall be submitted to the local planning authority for written approval. Once approved it shall be installed in accordance with the approved details and fully operational before the proposed use first opens and shall be appropriately maintained and serviced thereafter in accordance with

manufacturer guidelines.

Note: It is recommended that the applicant refers to the updated Guidance produced by EMAQ in September 2018 titled "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (September 2018)" for further advice on how to comply with this condition. The applicant shall provide information on the location and level of the proposed extraction discharge, the proximity of receptors, size of kitchen or number of covers, and the types of food proposed. A risk assessment in accordance with APPENDIX 3 of the EMAQ guidance shall then be undertaken to determine the level of odour control required. Details should then be provided on the location and size/capacity of any proposed methods of odour control, such as filters, electrostatic precipitation, carbon filters, ultraviolet light/ozone treatment, or odour neutraliser, and include details on the predicted air flow rates in m³/s throughout the extraction system.

Reason: To protect the amenity of nearby properties and the environmental qualities of the area.

9 Before the occupation of the development 4 Electric Vehicle Recharging Point(s) shall be provided in a position and to a specification to be first approved in writing by the Local Planning Authority (active provision). In addition, a minimum of 4 additional parking bays should be identified for the future installation of additional Electric Vehicle Charging Points. Such additional bays should be provided with all necessary ducting, cabling and groundwork to facilitate the addition of Electric Vehicle Charge Points in the future, if required (passive provision). The locations of these additional bays should also be approved in writing by the Council. Charging points should be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles.

Reason: To promote and facilitate the uptake of electric vehicles on the site in line with the Council's Low Emission Strategy (LES) and the National Planning Policy Framework (NPPF).

Notes

Electric Vehicle Charging Points should incorporate a suitably rated 32A 'IEC 62196' electrical socket to allow 'Mode 3' charging of an electric vehicle. The exact specification is subject to agreement in writing with the council.

Charging points should be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles. Parking bay marking and signage should reflect this.

All electrical circuits/installations shall comply with the electrical requirements in force at the time of installation.

10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11 Prior to the commencement of above ground works details of the cycle parking for the staff and visitors to the commercial units and drive-through cafe, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

12 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 the approved plans.

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

13 The buildings shall not be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles (and cycles, if shown) have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety. HWAY19 Car and cycle parking laid out

14 Units 1 - 5 shall be used for uses in Classes E(g)(ii), E(g)(iii), B2 and B8 and for no other purpose, including any other purpose in Class E in the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that

Order.

Reason: So that the Local Planning Authority may re-assess alternative uses which, without this condition, may have been carried on without planning permission by virtue of Article 3 of the Town and Country Planning (Use Classes) Order 1987.

15 The drive through restaurant shall be used for uses in Classes E(b) and for no other purpose, including any other purpose in Class E in the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

Reason: So that the Local Planning Authority may re-assess alternative uses which, without this condition, may have been carried on without planning permission by virtue of Article 3 of the Town and Country Planning (Use Classes) Order 1987.

16 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

17 No development shall take place until details of the proposed means of foul and surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority. The proposed surface water discharge rate shall not exceed 44.2 litres per second unless agreed with the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site.

18 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: So that the Local Planning Authority may be satisfied that no foul and surface water discharges take place until proper provision has been made for their disposal.

19 Surface water run-off from the areas used for car parking and hard standing shall first pass through an oil, petrol and grit interceptor/separator. Prior to commencement of development details of the proposed interceptor including cover and invert levels to ordnance datum, shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details.

Reason: To prevent pollution of the aquatic environment and to protect the public sewer network.

20 No above ground works shall take place until details of the reduction in carbon emissions the development hereby approved would achieve when compared against Part L of the Building Regulations 2013 edition (the notional building) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The details shall demonstrate a reduction in carbon emissions of at least 28% through the provision of renewable or low carbon technologies or through energy efficiency measures when compared to the Target Emission Rate (calculated using Standard Assessment Procedure methodology as per Part L1A of the Building Regulations).

Alternatively the developer shall submit details to demonstrate that the development is to be constructed under the 2021 edition of the Building Regulations which come into force 15 June 2023.

Reason: In the interests of sustainable design and in accordance with policies CC1 of the Publication Draft Local Plan 2018.

21 The development hereby permitted shall not come into use until the following highway works (which definition shall include works associated with any Traffic Regulation Order required as a result of the development, signing, lighting, drainage and other related works) have been carried out in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority, or arrangements entered into which ensure the same.

Reason: In the interests of the safe and free passage of highway users.

22 Prior to first use of the development hereby permitted a final Design Stage Pre-Assessment Report showing that the development will achieve at least a BREEAM rating of 'Very Good' shall be submitted to and approved in writing by the Local Planning Authority.

Within six months of first use of the development hereby permitted a Post Construction Review Certificate confirming that the development has achieved a BREEAM rating of 'Very Good' shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a sustainable, co-ordinated and high quality form of development is delivered, in accordance with policy CC2 of the City of York Publication Draft Local Plan and Section 14 of the NPPF.

8.0 INFORMATIVES: Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Requested revisions to address impact on trees and highways issues.

2. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Buildings, trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Suitable nesting habitat is present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

3. The developer's attention is drawn to Requirement H3 of the Building Regulations 2000 with regards to hierarchy for surface water dispersal and the use of Sustainable Drainage Systems (SuD's). Consideration should be given to discharge to soakaway, infiltration system and watercourse in that priority order. Surface water discharge to the existing public sewer network must only be as a last resort therefore sufficient evidence should be provided i.e. witnessed by CYC infiltration tests to BRE Digest 365 to discount the use of SuD's.

If the proposed method of surface water disposal is via soakaways, these should be shown to work through an appropriate assessment carried out under BRE Digest 365, (preferably carried out in winter), to prove that the ground has sufficient capacity to accept surface water discharge, and to prevent flooding of the surrounding land and the site itself.

City of York Council's Flood Risk Management Team should witness the BRE Digest 365 test.

If SuDs methods can be proven to be unsuitable then in accordance with City of York Council's City of York Council's Sustainable Drainage Systems Guidance for Developers (August 2018) and in agreement with the Environment Agency and the

York Consortium of Internal Drainage Boards, peak run-off from Brownfield developments must be attenuated to 70% of the existing rate (based on 140 l/s/ha of proven by way of CCTV drainage survey connected impermeable areas). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 30% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required.

If existing connected impermeable areas not proven then Greenfield sites are to limit the discharge rate to the pre developed run off rate. The pre development run off rate should be calculated using either IOH 124 or FEH methods (depending on catchment size).

In some instances design flows from minor developments may be so small that the restriction of flows may be difficult to achieve. However, through careful selection of source control or SuDS techniques it should be possible to manage or restrict flows from the site to a minimum 0.5 l/sec for individual residential properties, please discuss any design issues with the City of York Council Flood Risk Management Team.

Where calculated runoff rates are not available the widely used 1.4l/s/ha rate can be used as a proxy, however, if the developer can demonstrate that the existing site discharges more than 1.4l/s/ha a higher existing runoff rate may be agreed and used as the discharge limit for the proposed development. If discharge to public sewer is required, and all alternatives have been discounted, the receiving public sewer may not have adequate capacity and it is recommend discussing discharge rate with Yorkshire Water Services Ltd at an early stage.

Surface water shall not be connected to any foul / combined sewer, if a suitable surface water sewer is available.

The applicant should provide a topographical survey showing the existing and proposed ground and finished floor levels to ordnance datum for the site and adjacent properties. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties. Details of the future management and maintenance of the proposed drainage scheme shall be provided.

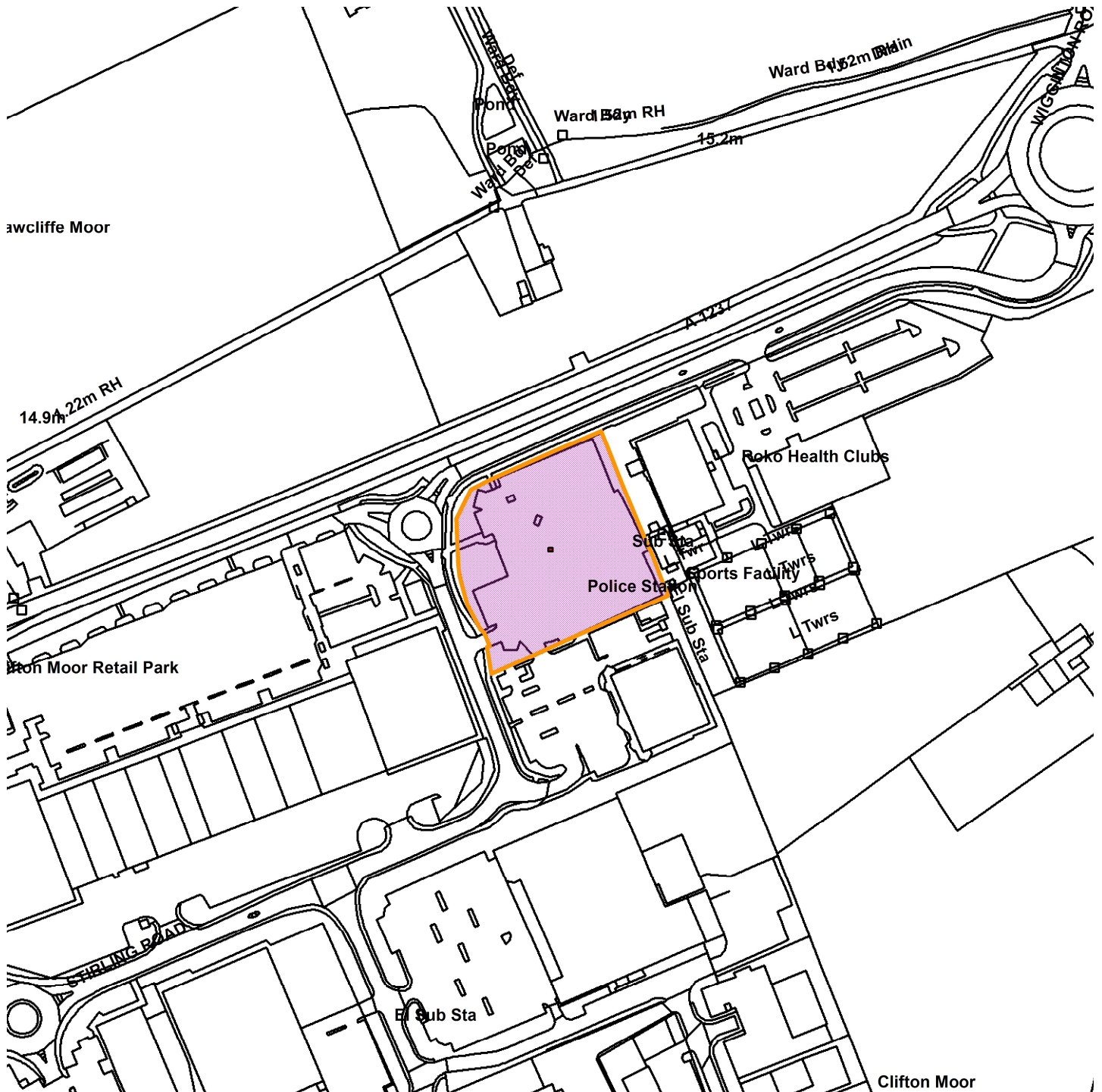
Contact details:

Case Officer: Alison Stockdale

Tel No: 01904 555730

Former B And M Stores Site, Stirling Road, York

21/02220/FULM



Scale : 1:3083

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	City of York Council
Department	Directorate of Place
Comments	Site Location Plan
Date	01 April 2022
SLA Number	

This page is intentionally left blank



Area Planning Sub-Committee

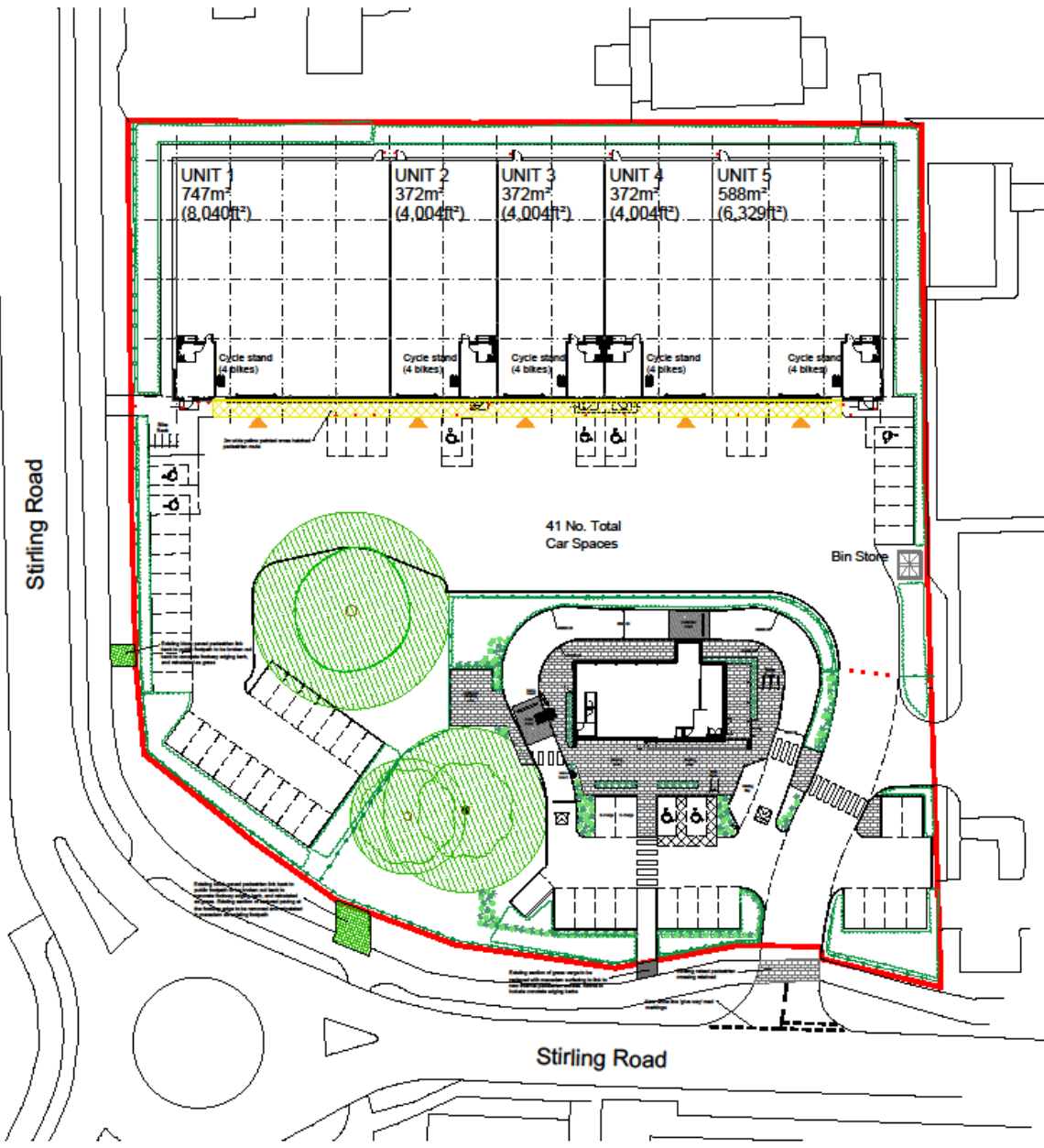
21/02220/FULM

Former B And M Stores site Stirling Road

The copyright of this drawing is vested with Corstorphine + Wright Ltd and must not be copied or reproduced without the consent of the company.

Figured dimensions only to be taken from this drawing. DO NOT SCALE.
All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:



- 09 9.3.22 Plan updated to incorporate Highways MW comments
- 08 10.2.22 Cycle storage to drive thru relocated MW
- 07 26.1.22 Service yard kerb line fronting Unit 1 modified to increase tree protection. Service door to Unit 1 relocated, and parking spaces modified to suit MW
- 06 30.11.21 Disabled parking bays indicated to employment units. Cycle stands indicated within the employment units MW
- 05 27.8.21 Unit 1-5 layout amended. Car parking amended to suit MW
- 04 10.8.21 Unit 1-5 layout amended. Car parking amended. Drive thru lane radii amended JAG
- 03 15.7.21 Layout refined for planning purposes MW
- 02 17.5.21 Pedestrian crossing added to drive thru lane MW
- 01 4.5.21 Pedestrian crossing added to Starbucks MW
- 00 2.5.21 Issued for information MW

Rev	Date	Issue	CHK
Client			
MARRTREE INVESTMENTS LTD			
Project			
MARRTREE BUSINESS PARK STIRLING ROAD, CLIFTON MOOR YORK			
Drawing Title			
PROPOSED SITE PLAN INC. STARBUCKS			
Drawn	Checked	Print Size	Scale
LAW	MW	A3	1:500
Date	Date		Date
20685	1000		04.02.2021
Project No.	Drawing No.	Revision	
20685	1000	09	

CORSTORPHINE + WRIGHT ARCHITECTS

Warwick
London
Birmingham
Cardiff
Manchester
Leeds
Glasgow

The Studio Cande House 1 Wharf Approach Leeds LS1 4GH
www.corstorphine-wright.com

A1237

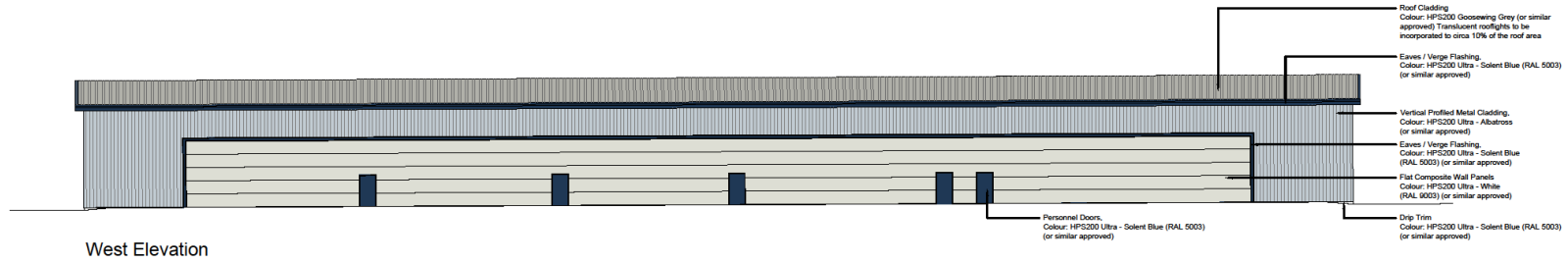
Stirling Road

Stirling Road

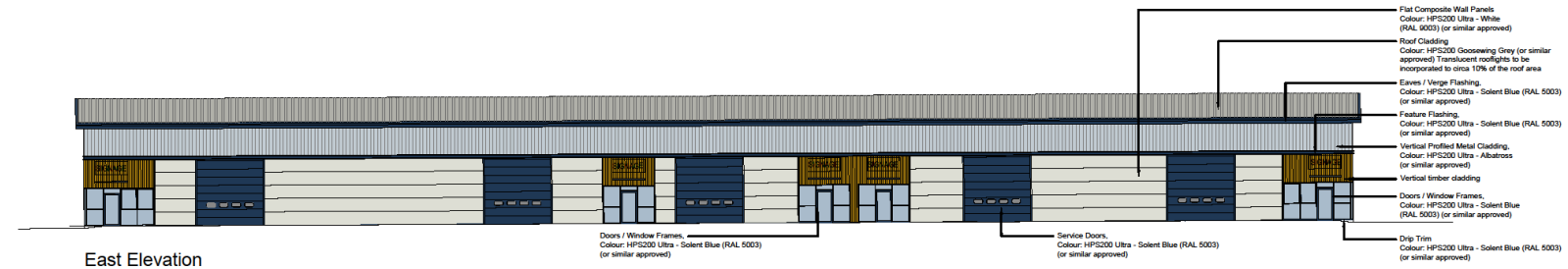
41 No. Total Car Spaces

Bin Store

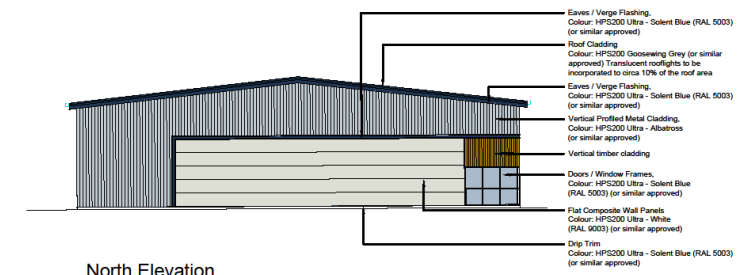
The copyright of this drawing is vested with Corstorphine + Wright Ltd and must not be copied or reproduced without the consent of the company.
 Planned dimensions only to be taken from this drawing. DO NOT SCALE.
 All contractors must visit the site prior to construction for checking all setting out dimensions and rectifying the accuracy of any discrepancies prior to any installation or construction work.
 NOTES:



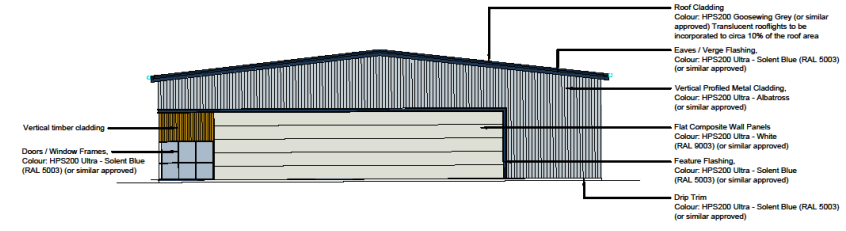
West Elevation



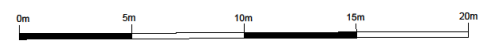
East Elevation



North Elevation



South Elevation



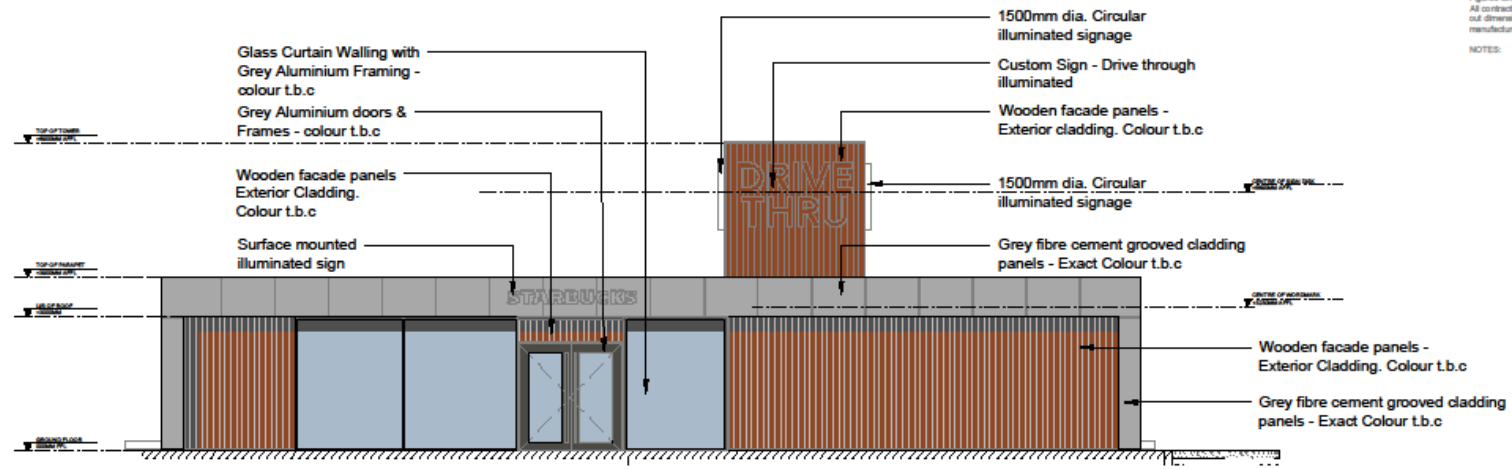
PO3	Service door to Unit 1 relocated	26.01.2022	MW	MW
PO2	Elevations amended to suit reconfigured unit internal location	27.08.2021	MW	MW
PO1	Unit dimensions revised in line with floor plans	13.08.2021	JAC	MW
	PO0	Preliminary issue	10.04.2021	MW
		Issue	09.04.2021	MW
		Issue	09.04.2021	MW

PLANNING

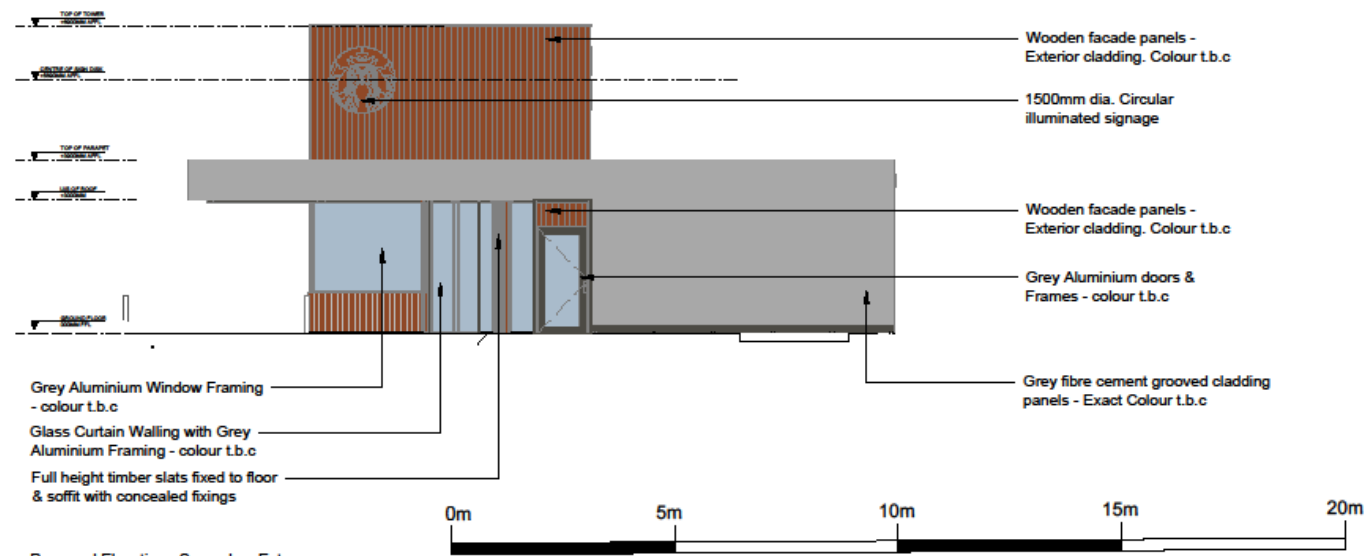
Client			
Mantree Investments Limited			
Project			
Mantree Business Park Stirling Road, Clifton Moor York			
Drawing title			
Proposed GA Elevations Units 1 - 5			
Drawn	Checked	Issue	Date
MW	MW	A1	1:150 12.04.2021
Project No.		Drawing No.	Revision
20685		2001	P03



Worcester
 London
 Birmingham
 Manchester
 Leeds
 Carlisle
 Glasgow
 Darlington
 Dublin
 The Studio Candie House Wharf Approach Leeds LS1 4QH
 Tel. 0113 213 5656 www.corstorphine-wright.com



Proposed Elevation - Main Entrance
1:100



Proposed Elevation - Secondary Entrance
1:100

P-01 17.6.21 Planning Issue MW
Rev Date Issue
Client

MARRTREE INVESTMENTS LTD

Project
INDUSTRIAL DEVELOPMENT
STIRLING ROAD, CLIFTON MOOR
YORK

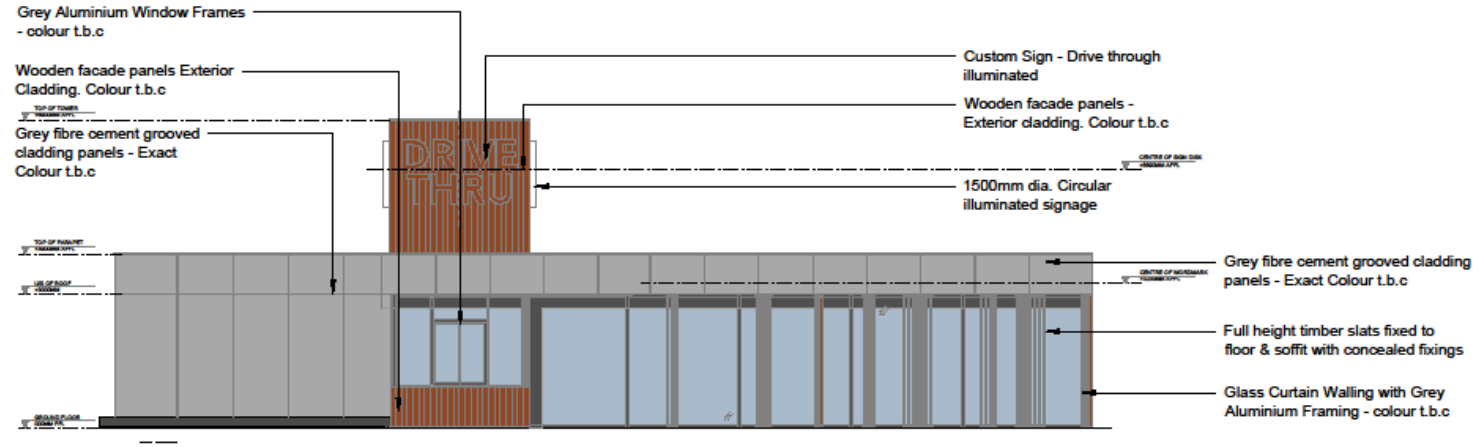
Drawing Title
GA ELEVATIONS - SHEET 1
STARBUCKS

Drawn	Checked	Paper Size	Scale	Date
MU	MW	A3	1:100	23.06.2021
Project No.	Drawing No.	Revision		
20685	2010	P-01		

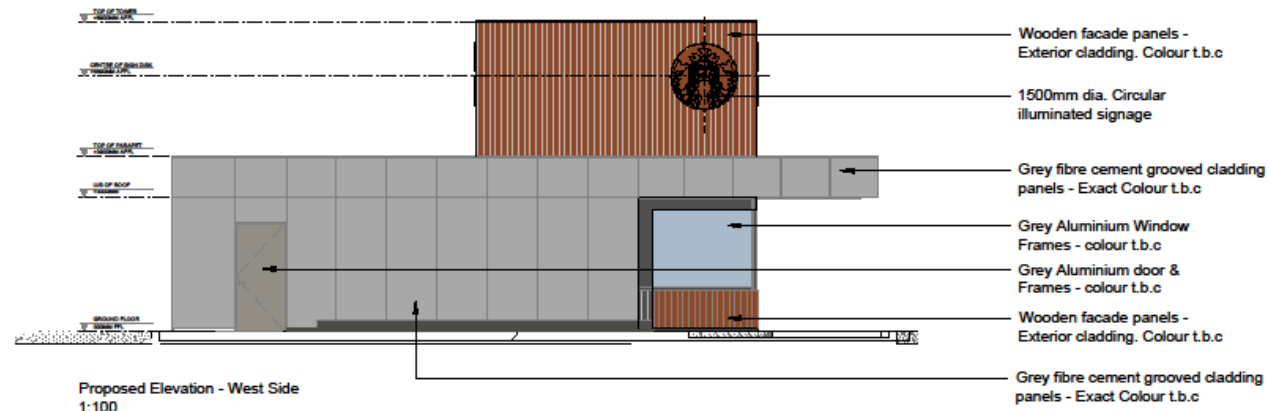
CORSTORPHINE + WRIGHT ARCHITECTS

Wolverhampton
London
Birmingham
Cardiff
Manchester
Leeds
Glasgow

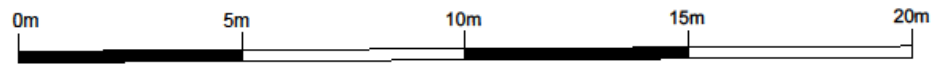
The Studio Candle House 1 Wharf Approach Leeds LS1 4GH
www.corstorphine-wright.com



Proposed Elevation - Order Point
1:100



Proposed Elevation - West Side
1:100



P-01	17.9.21	Planning Issue	MW
Rev	Date	Notes	CHK
Client			
MARRTREE INVESTMENTS LTD			
Project			
MARRTREE BUSINESS PARK STIRLING ROAD, CLIFTON MOOR YORK			
Drawing Title			
GA ELEVATIONS - SHEET 2 STARBUCKS			
Drawn	Checked	Paper Size	Scale
MU	MW	A3	1:100
Date	23.06.2021		
Project No.	Drawing No.	Revision	
20685	2011	P-01	



This page is intentionally left blank

COMMITTEE REPORT

Date: 28 April 2022 **Ward:** Osbaldwick And Derwent

Team: East Area **Parish:** Osbaldwick Parish
Council

Reference: 21/00415/FULM

Application at: Land Comprising Field At 463582 452080 Murton Way York

For: Change of use of field from rough grazing to green burial area with landscaping

By: Mrs Louise Pink

Application Type: Major Full Application

Target Date: 17 March 2022

Recommendation: Refuse

1.0 PROPOSAL

THE SITE

1.1 The application site comprises a field, (OS field pt 6610) currently in use as rough grazing for cattle. The site is 3.7ha in size, lying directly north of the residential properties on the north side of Murton Way, in Osbaldwick. The site is accessed from three points: through a farm gate between Nos. 21 and 23 Murton Way, from a farm gate and stile from Galligap Lane and via an existing public right of way (PRoW) through the adjacent field. The field can be crossed in a SW/NE direction along the PRoW across the field to join with Outgang Lane to the north-east.

1.2 The site is largely rectangular in shape with a triangular parcel to the north-east. Field boundaries comprise post and rail fencing to the west and north, treed hedgerow to the east, and domestic gardens to the south (mix of timber fencing and hedgerows). The fields contain clear medieval ridge and furrow. Open agricultural land extends to the north, the candidate Site of Importance for Nature Conservation (SINC) is located to the immediate east, and beyond is Murton Way industrial estate and a gypsy traveller site. Proposed housing site ST7 'Land east of Metcalfe Lane' lies c240m to the north at the nearest point (Policies Map North, Publication Draft Local Plan 2018).

1.3 The site is in the Green Belt, and a strip within the eastern edge of the site, including the vehicle access, is within flood zone 3 (high risk of flooding). The north-east corner is flood zone 2 (medium risk of flooding). Osbaldwick Beck runs along

the south side of Murton Way at a distance of 2m from the boundary at its closest point. Osbaldwick Conservation Area follows the settlement boundary; along the site's southern and western edge.

PROPOSAL

1.4 The application is for the change of use of the field from rough grazing to a Green Burial Area with landscaping, surfacing of an existing access from Murton Way and creation of a vehicle turning area with 2no. disabled parking spaces and cycle parking. Osbaldwick Parish Council (the applicant) advise that St. Thomas's Church, Osbaldwick has been a 'closed churchyard' for many years and St. James's Church in Murton will likely reach capacity within three years resulting in no local burial ground for Parishioners within Osbaldwick or Murton Parish areas. The Parish Council are not aware of any proposals by City of York Council or private providers to provide alternative burial facilities within the Parish.

1.5 As such, the application site has been identified for a Green Burial Area. It is considered likely, based on existing figures, that less than ten burials would take place per annum with a maximum of 40 over a five year period. Access would be retained from Murton Way for a hearse, with the deceased carried by foot, tractor or on a horse and cart to their final resting place. Burial plots would be unmarked and deceased buried in simple shrouds. It is proposed that the burials would extend across the whole site northwards with a 10m strip either side of the PRow.

1.6 New hedgerow planting is proposed along the north and western boundaries of native mixed species, and specimen native trees local to the area (such as oak). Ornamental trees would be planted graduating northwards following the burials towards the centre of the site. The northern part of the site where the ridge and furrow exists would be managed as a wildflower meadow. It is intended to maintain the existing PRow but also extend it to connect with the entrance from Murton Way.

2.0 POLICY CONTEXT

City of York Publication Draft Local Plan (2018)

GB1 Development in the Green Belt
SS9 Land east of Metcalfe Lane
D2 Landscape and Setting
D6 Archaeology
GI1 Green infrastructure
GI2 Biodiversity and access to nature

GI4 Trees and hedgerows
GI7 Burial and memorial grounds
ENV4 Flood risk
T1 Sustainable access

City of York Draft Local Plan Adopted for Development Control Purposes (2005)

GB1 Development in the Green Belt
GP1 Design
C1 Community facilities

3.0 CONSULTATIONS

INTERNAL

Forward Planning

3.1 The site should be considered as within the general extent of the Green Belt and that the proposed use is not 'inappropriate development' in the Green Belt. The proposals are considered to satisfy the provisions of Policy GI7 'Burial and memorial grounds' in principle, although there is only limited evidence of local need and no assessment of alternative sites, and no reference for the need for a burial ground in the emerging Neighbourhood Plan for Murton.

3.2 Land to the north of the application site is housing allocation ST7 for 845 dwellings. Access is proposed off Murton Way as set out in Policy SS9 'Land East of Metcalfe Lane'.

3.3 There are a number of significant unresolved objections relating to these policies. Four housing developers are seeking to alter/extend the boundary of the allocation to the north, west and / or south to provide more housing and to develop the site as a garden village with a range of facilities or to better relate to the existing urban area as an urban extension. Two propose the access to Murton Way through the northern part of the application site, rather than via Outgang Lane as shown on the Local Plan Policies Map. Other representations received object to the principle of the housing allocation, wishing to preserve the Green Belt and the setting of York.

3.4 Site ST7 contributes to the council's five year housing land supply. In line with paragraph 48 NPPF 2021, only limited weight can be attached to Policy SS9 and the

proposed housing allocation at this time. However, consideration must be given to any implications of granting permission for this change of use application and the latest masterplanning for ST7.

3.5 While the policy map's location for the access is only indicative and subject to masterplanning, access via Murton Way set out in Policy SS9 is supported by the developers. Their representations modify the indicative location currently identified and show it going through part of the application area. The developer's responses will be discussed through the Local Plan examination and may require modifications to the policies map and accompanying policy SS9. Consideration must be given to the implications of granting permission on the delivery of strategic housing allocation ST7, particularly with regard to the potential vehicular access from Murton Way.

Design, conservation and sustainable development (Landscape Architect)

3.6 The landscape architect has no objection to the principle of the proposed development. However the burials must be compatible with the ridge and furrow so they can still be read. The change of use presents an incentive for the land to be managed appropriately as outlined in the submission which would serve to enhance the landscape character of this open tract of land immediately to the north of the village and from the PRow. Improvements to the landscape resource would include increasing species diversity and therefore its amenity, planting of a suitably located heritage orchard, reinstatement of hedgerow, increase in the number of trees and a new public footpath from Murton Way. A condition for agreeing a suitable landscape management plan is advised.

Design, conservation and sustainable development (City Archaeologist)

3.7 The fields contain clear medieval ridge and furrow. Beneath these earthworks earlier archaeological features may survive. The wider landscape in this area contains features dating to the late prehistoric and Romano-British period. This site has not been subject to any archaeological investigation. The burial of human remains and planting of trees will have a detrimental impact on any archaeological resource on the site (including the ridge and furrow). A program of evaluation is required to attempt to clarify whether there is any below ground resource on this site and how it may be impacted by the proposal. A geophysical survey followed by trial trenching in selective areas should allow an assessment of the quality and quantity of any archaeological features that may survive. This work can be conditioned although the applicant may wish to undertake the initial survey as soon as possible

to provide some clarity on the archaeological potential of the site. The extant ridge and furrow will also need to be recorded as presumably it will be cut into when burials take place. An archaeological evaluation is required but this can be secured by condition.

Design, conservation and sustainable development (Ecologist)

3.8 Further information is required and a Preliminary Ecological Appraisal (PEA) submitted for consideration prior to determination. Officer Note: This was duly undertaken by the applicant and submitted.

3.9 The ecologist advised that as the proposed design includes wildflower, tree and hedgerow planting a management plan will be required to safeguard these natural assets and ensure the proposal can achieve Biodiversity Net Gain. Once survey data has been collected, a clear understanding of how the associated ecology will be effected and a suitable planting scheme can be established, a Landscape and Ecological Management Plan (LEMP) will be required to detail how these enhancement are to be installed, managed and maintained.

3.10 Reviewing the PEA submission of October 2021, the ecologist advised that they had no objection to the application subject to conditions relating to:

- (1) The completion, submission and approval of required ecological surveys and any protected and notable species protected from harm, damage and disturbance during the proposed works;
- (2) Approval and implementation of a biodiversity enhance plan/drawing;
- (3) Approval of and implementation of a Landscape and Ecological Management Plan (LEMP); and
- (4) No vegetation clearance during the active bird nesting season.

Flood Risk Management

3.11 The application site is in Environment Agency (EA) Flood Zones 2 and 3 therefore a Flood Risk Assessment should be submitted for approval by FRM and the EA. Details are required for the surfacing materials of the access and car park. FRM object to the use of tarmac planings as it would be impervious and also to crushed rubble and stones; these would still compact to an extent to prevent permeability. It is likely that formal drainage will be required if the surface is to withstand vehicular loading, and for the access over the existing soft verge. This

drainage would need to be designed in accordance with CYC's Sustainable Drainage Systems Guidance for Developers where infiltration methods of surface water disposal will need to be explored as the first preference following a percolation test.

3.12 The lack of details/investigation with regards to groundwater remains following the submission of the Tier 1 assessment. If not fully understood/investigated, this could preclude the site for its intended use and also have a detrimental effect on the existing drainage systems and downstream watercourses, therefore this investigation must be carried out and prior to determination of the application.

Highways Network Management

3.13 HNM commenting on the original submission, requested that further details were provided on the proposed access, gating arrangements, width of hardstanding and vehicular swept path and tracking of a hearse. Reversing of a laden hearse would potentially be undignified / impractical particularly with a narrow gateway. Turning is recommended within the site to allow funeral vehicles to access and egress the site in forward gear and clear access must be provided for emergency vehicles.

3.14 Parking is not acceptable on the highway cross-over as it would obstruct access. Murton Way has no parking restrictions and therefore no guaranteed space for parking on the highway. It is known that there is strong opposition to parking restrictions within Osboldwick Village. Consideration should therefore be made to accommodate parking for key family cars (including limousines) and blue badge holders within the site (in addition to access for hearse and emergency services). Furthermore, Murton Way is narrow and parked cars restrict movements east/west to a single direction (give way). The road forms part of a bus route, and is well trafficked by other vehicles. Large amounts of parking on street to attend burials is likely to cause obstruction to the free flow of traffic. Should a modest amount of parking not be able to be accommodated on site; consideration should be given to parking restrictions on Murton Way to allow suitable 'passing places' for buses and other traffic. Temporary parking restrictions for burials could be secured on a shorter timescale under 'emergency' powers or with a three week lead in if appropriate.

3.15 Pedestrian access should be to DDA requirements. Details of the means of access (gates/styles) to the existing and proposed right of ways should be identified.

Public Protection

3.16 Burial grounds can pose potential contamination risks to soil and groundwater, so steps need to be taken to reduce and manage these risks. PP have concerns regarding the proposed orchard on the southern part of the site and would recommend that only trees with non-edible fruits are planted on the site, in order to protect public health. The Environment Agency will provide detailed comments in relation to groundwater and are likely to require a hydrogeological assessment and a long term monitoring plan.

EXTERNAL

Environment Agency

3.17 The EA's first consultation response in March 2021 was that they objected to the proposal because the applicant had not supplied adequate information to demonstrate that the risks posed to groundwater can be satisfactorily managed. They continued stating that information submitted highlighted that groundwater levels in the vicinity of the site can be found just 1.4m below ground level. Therefore there is potential that there will not be a 1m unsaturated zone from the bottom of the burial pit to the highest predicted annual groundwater level and there could be standing water in the burial pit when it has been dug. This will fail to comply with two of the minimum requirements, as well as position statement L3 of 'The Environment Agency's approach to groundwater protection' (2018). A Tier 1 groundwater risk assessment is required. Planning permission should be refused on these grounds.

3.18 They advised that they have no objections to the proposed development on flood risk grounds, subject to the inclusion of a planning condition that there must be no raising of ground levels within flood zone 3, and all excess spoil / arisings must be disposed of appropriately, or if retained within the site it must be located outside of the floodplain.

3.19 The applicant then provided further information to the EA. A second consultation response was received from the EA in June 2021. They advised that due to the anticipated burial rate of less than 10 per year, they were removing their objection, and that the risk to groundwater could be satisfactorily managed.

3.20 The proposed Green Burial Area is located upon the Sherwood Sandstone

Formation (Principal aquifer), this is overlain by a superficial geology which protects the bedrock aquifer and filters the water before reaching it. The borehole logs from the British Geological Survey (BGS) website show that the cohesive superficial deposits in this area are variable in nature and extent, but give protection to the principal aquifer. Whilst locally water levels may be very shallow in the drift deposits, site specific information is not available. The site is therefore considered to be a “low risk groundwater area”, which means that an environmental permit will not be required and they would not provide an Environment Agency site specific risk assessment. A pre-commencement of development condition is advised requiring a Tier 1 assessment to be undertaken confirming the site is suitable for the proposed use, before the site comes into first use. A hydrogeological risk assessment must be undertaken to show that there are minimal risks to the environment either at time of burial, or in the future. Reference should be made to the Environment Agency document ‘Assessing the Groundwater Pollution Potential of Cemetery Developments’.

3.21 They continued stating that the LPA should be satisfied that in principle any new human cemetery must:

- be at least 250 metres from a well, borehole or spring used to supply water that is used for human consumption, or for use in dairy farms;
- be at least 30 metres from any other spring or watercourse, and at least 10 metres from any field drain;
- have at least one metre of subsoil below the bottom of the burial pit, allowing a hole deep enough for at least one metre of soil to cover the remains; and
- have at least one metre of unsaturated zone (the depth to the water table) below the base of any grave. Allowance should also be made to any potential rise in the water table (at least one metre should be maintained).

3.22 The applicant was advised of DM officers concerns that this criteria had not been met and information submitted to date of the high water table evidenced from boreholes around the site, indicated it was not suitable for human burials as water would be standing in the graves. A Tier 1 Desktop Assessment was then prepared by Tetra Tech and submitted by the applicant. A final letter of advice was received from the EA following reconsultation in November 2021. This stated that a Tier 2 Risk Assessment should be undertaken to ensure the minimum requirements can be met, which can be secured as a pre-commencement of development condition before the site is operational. The requirements for burial grounds were set out in their letter:

- Requirement 1: No human burials within a groundwater protection zone, within 10m of the nearest land drain, within 30m of the nearest watercourse, within 50m of any well, spring or borehole, or within 250m of any where the water is intended for human consumption or used in food production, or in areas having karstic groundwater flow characteristics.
- Requirement 2: No human burials on land which is liable to flooding.
- Requirement 3: The base of each grave should be at least 1m above the highest predicted annual groundwater level.
- Requirement 4: There should be no standing water in graves when dug.
- Requirement 5: Graves should not be dug in unaltered or unweathered bedrock.

Foss Internal Drainage Board (Foss IDB)

3.23 The IDB has assets close to the site in the form of Outgang Drain (to the east) and Osbaldwick Beck (to the south). These watercourses are known to be subject to high flows during storm events. Outgang Drain is partly culverted and partly “open” watercourse. The Board is also aware of an ordinary, culverted, watercourse to the west of the site known as Galligap Lane Culvert. This culvert is not maintained by the Board and therefore it is the responsibility of the riparian owner to maintain. However, the IDB believe it is in a state of disrepair and partially/fully blocked. Any discharge to a board maintained watercourse or ordinary watercourse requires consent from the Board. The Board has no objections in principle to the development, however the IDB is aware that the land has a high water table and can be subject to flooding in winter. Suitable investigations should therefore be carried out given the site’s proposed use. If the applicant is proposing to install a land drainage system, then the Board’s prior written consent would be required. An informative is advised.

4.0 REPRESENTATIONS

4.1 Six neighbours/interested parties have commented in support of the proposals. In addition to general comments in support, the following is advised:

- The site is not well managed, there are derelict buildings adjacent, silted up ponds, and ditches which require clearing out.
- The land is collectively owned by the beneficiaries of the Jewitt Trust. The Trustees also administer the letting of the land for grazing rights and the collection of annual rents, which are then distributed to the beneficiaries.

- An Option Agreement is in place to purchase the land, subject to obtaining planning permission for housing development in favour of BDW Trading Ltd (Barratt Homes).
- Both parcels of land, the 9.15 acres (application site) and the 45.41 acres owned by the Jewitt Trust have not been selected for proposed housing development in the Local Plan, submitted by the City of York Council on 25 May 2018 for independent examination.
- Many benefits of the Green Burial ground include increased biodiversity, access to nature, aesthetics of a woodland meadow and keeping separation between Osbaldwick and housing site ST7 to the north. There are multiple routes the access roads could take.
- Murton Parish Council confirm that the need for an alternative burial site will become pressing for Murton Parish as the small graveyard at St James's Church will be full within a couple of years.

4.2 Nine interested parties/neighbours have raised objections as follows:

- The field is susceptible to groundwater flooding as the water table is high.
- The site floods each year. Concerns about floodwater from the burial ground entering gardens.
- Concerns about dust blown towards the neighbours and health impact.
- Government guidance for human and animal burials must be 'at least 30m from any spring or watercourse not used for human consumption or not used in food production'. The neighbour has a well 1.5m from the site boundary which provides water to a 30,000 litre fish pond and irrigation for the garden. The burial ground will contribute to contamination of the pond.
- How will floral and other tributes be managed for the deceased?
- Concerns over parking and traffic management.
- There should be additional security measures such as fencing to protect neighbours from increased numbers of visitors.
- An ecological survey should be undertaken.
- Is there local demand for this facility or will it attract patronage from a much wider area with concerns over traffic and pollution for local residents?
- the proposal is in direct conflict with the delivery of proposed housing site ST7 which has the potential to accommodate a minimum of 845 dwellings. The ST7 site has been chosen by the Council following a substantial body of evidence. Within the body of the text accompanying the proposed allocation, it is a requirement that vehicular access is taken from Murton Way. The Green Burial

Ground will significantly undermine the delivery of one of the main strategic residential allocations.

- Alternative sites for the Green Burial ground should have been investigated.
- The land is not available to purchase.

5.0 APPRAISAL

KEY ISSUES

5.1 The key issues are considered to be:

- Principle of development (green belt, local need, burial policy)
- Housing site ST7
- Potential contamination
- Ground water and drainage
- Archaeology
- Landscape and ecology
- Highways and access

LEGISLATION

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise.

PLANNING POLICY CONTEXT

National Planning Policy Framework (2021)

5.3 Central Government guidance is contained in the National Planning Policy Framework ("NPPF") 2021. It is a material consideration in the determination of this application. Paragraph 11 establishes the presumption in favour of sustainable development, which runs through both plan-making and decision-taking. In decision taking this means approving development proposals without delay that accord with an up-to-date development plan. In the absence of relevant development plan policies or where they are out-of-date, permission should be granted unless policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the proposed development, or any adverse impacts of doing so would significantly or demonstrably outweigh the benefits when assessed

against the policies in the Framework as a whole. To achieve sustainable development, the planning system has three overarching objectives; economic, social and environmental objectives.

5.4 Section 13 protects Green Belt land, the fundamental aim is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts being openness and permanence. Paragraphs 149 and 150 confirms that cemeteries and burial grounds, including any associated new buildings, are appropriate in the Green Belt providing they preserve openness and do not conflict with Green Belt purposes.

5.5 Section 14 sets out principles on planning and flood risk, directing development away from areas at risk of flooding or where it is necessary in such areas, be made safe for its lifetime without increasing flood risk elsewhere. Burial grounds are not listed in the flood risk vulnerability classifications (Annex 3), however amenity open space is 'water compatible development'. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Flood risk must not be increased elsewhere. Development should only be allowed in areas at risk of flooding where it can be demonstrated that within the site the most vulnerable development is located in areas of lowest flood risk, and safe access and escape routes are included. Changes of use do not require sequential or exception tests but should meet the requirements for site-specific flood risk assessments.

5.6 Section 15 confirms that planning decisions should contribute to and enhance the natural environment by protecting and providing net gains for biodiversity. Planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination, ensuring that adequate site investigation information, prepared by a competent person, is available to inform these assessments (para. 183). New development should be appropriate for its location taking into account likely effects of pollution on health, living conditions and the natural environment as well as the potential sensitivity of the site and wider area (paragraph 185).

5.7 Section 9 supports sustainable transport choices; walking, cycling and public transport. In determining applications, it must be ensured that safe and suitable access to the site can be achieved for all users. Development should only be refused if there is unacceptable impact on highway safety.

5.8 Section 12 on well-designed places requires development to function well and add to the overall quality of the area with suitable layout and appropriate landscaping.

5.9 Section 16 is on conserving and enhancing the historic environment explaining that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 194 states that where a site has the potential to include heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and where necessary, a field evaluation.

Regional Spatial Strategy

5.10 The saved policies from the Yorkshire and Humber RSS relate to the general extent of the York Green Belt. TY9C and Y1C confirm that the Green Belt extends to its outer boundary approximately 6 miles from the city centre. The detailed inner and the rest of the outer boundaries of the Green Belt around York should be defined to protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

City of York Publication Draft Local Plan (2018)

5.11 The Publication Draft City of York Local Plan 2018 ('2018 Draft Plan' or 'eLP') was submitted for examination on 25 May 2018, with initial hearings taking place in late 2019. In accordance with paragraph 48 of the NPPF the Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- -The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

5.12 The evidence base underpinning the 2018 Draft Plan is capable of being a material consideration in the determination of planning applications.

5.13 The following policies are of relevance. SS2 on the role of the Green Belt states the primary purpose is to safeguard the setting and special character of York. GB1 on development in the Green Belt confirms cemeteries are an appropriate use providing openness, Green Belt purposes, and the character and setting of the city are preserved.

5.14 Policy SS9 relates to housing site ST7 'Land East of Metcalfe Lane' (which is located c240m to the north at the nearest point). It confirms the site is capable of delivering approximately 845 dwellings as a garden village. Vehicular access will be from Stockton Lane to the north of the site and / or Murton Way to the south. Access from Murton Way should avoid impact on 'Osballdwick Meadows' SINC. The Policies Map North however shows the indicative strategic site access not through the application site, but connecting to Outgang Lane.

5.15 D2 Landscape and setting states that landscape quality and character should be conserved and enhanced. D6 archaeology states that development proposals will be supported where they do not harm significances of the site not its setting. Where this is unavoidable, mitigation measures should be agreed.

5.16 GI1 Green infrastructure seeks to enhance York's landscape, geodiversity, biodiversity and natural environment by recognising the multi-functional role of green spaces and enhancing green corridors and spaces. It also seeks to increase appropriate access to nature and open spaces for recreation and well-being needs. GI2 'Biodiversity and access to nature' requires development to avoid loss or significant harm to Sites of Importance for Nature Conservation (SINCs) whether directly or indirectly. Development should result in a net gain in biodiversity. Policy GI4 protects existing trees and hedgerows.

5.17 G17 Burial and memorial grounds states that planning permissions for the use of land as a burial/memorial ground will be granted provided that:

- i) There is an identified local need
- ii) The site is accessible by public transport
- iii) Surface water drainage is adequate and there is no threat to groundwater quality
- iv) The proposal would not have an adverse impact on landscape quality, nor the historic character and setting of York nor on residential amenity
- v) The proposal includes a land management and maintenance programme.

5.18 ENV4 flood risk requires a flood risk assessment to be submitted for any development in flood zones 2 and 3 to ensure it will be safe. It also sets out the requirements for sequential and exception tests based on flood risk vulnerability. T1 'Sustainable access' supports development where it minimises the need to travel and provides suitable, safe and attractive access for all transport users. Development proposals must demonstrate that there is safe and appropriate access to the adopted highway.

City of York Draft Local Plan including the 4th set of changes, adopted for development control purposes (2005) (DCLP)

5.19 The DCLP was approved for development management purposes in April 2005. Whilst it does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF, albeit with very limited weight.

5.20 Policy SP2 confirms the primary purpose of the York Green Belt to be to safeguard the setting and historic character of the city. Policy SP3 seeks to safeguard the historic character and setting of York which includes protection of the environmental assets and landscape features; including open countryside, around York. Policy GB1 confirms development in the Green Belt will only be granted planning permission where it would not detract from openness, not conflict with Green Belt purposes and not prejudice the setting of the city, and it is for one of several purposes including cemeteries.

5.21 GP1 design requires development proposals to respect and enhance the local environment, retain the rural character and setting of villages and ensure that residents are not unduly affected by noise, disturbance or overlooking. Policy C1 states that planning applications for social, health, community and religious facilities will be granted permission provided that the proposed development is of a scale and design appropriate to the character and appearance of the locality and it would meet a recognised need.

Evidence base

City of York Council – Independent Burial Ground Capacity Survey Report 2017

5.22 All parishes and CYC were invited to participate in the survey, whether they had a burial ground or not to ascertain burial ground capacity availability and the needs of the local authority of the next 20 years. 14 parishes and 3 city wards responded out of a possible 34 (ie 50% response). Osbaldwick and Murton Parishes did not respond to the survey. The survey found that there was significant differences between the different parishes in terms of number of internments and availability of burial space, with only three having burial capacity of 50 years or more, and one other having over 20 years. However the total number of internments in relation to the number of deaths is quite unbalanced: the number of deaths in 2015/16 was 2,462 and those accounted by the survey were just 678 internments (ie. 27.8%). There are parishes with no more land for expansion of their burial grounds. The three major burial grounds for the city's population are York Crematorium (ashes only, capacity of 15 years, but it could expand), York Cemetery (burial capacity of 10 years for graves and 20 years for ashes) and Fulford Cemetery (capacity 50 years but could expand). There is a need for further burial grounds particularly in the north of the city.

APPRAISAL

Need

5.23 York is serviced by both local parish graveyards and cemeteries and city wide facilities. The graveyard at St. Thomas's Church, Osbaldwick has been a 'closed churchyard' for many years and St. James's Church in Murton will likely reach capacity within three years. It is considered reasonable therefore that a local cemetery / burial ground would be attractive to local residents, although this has not been pursued through the formal Local Plan / Neighbourhood planning process.

5.24 Green Burial sites however offer an alternative, 'green' form of burial with corpses buried in unmarked graves in coffins or shrouds made from natural, sustainable materials on sites serving a conservation purpose. Currently the site is semi-improved grassland used for grazing. The application proposed that the Green Burial site be managed as a wildflower meadow with an annual hay crop and possible sheep grazing with woodland planting to the south following the burial line as it moves northwards across the site. Existing trees would be retained and significant new hedgerow planting undertaken with hedgerow trees. The existing public right of way across the site would remain and be extended south to connect with the access from Murton Way.

5.25 The applicant advises that the maximum capacity of the proposed cemetery is 40 burials in any five year period and no more than 10 in any one calendar year. Development management officers have contacted two other Green Burial sites in York at Fulford and Rufforth who advise of an average of 3 and 10 green burials per year respectively, suggesting demand anticipated for the proposed site is reasonable (maximum ten per year). There is a need for the facility for Osbaldwick Parishioners and the site is in a sustainable location, accessible by bus, on foot and by bicycle in accordance with eLP policy G17.

Green Belt

5.26 The site is identified as being within the Green Belt, in both the draft and eLP. As this boundary has not been formally adopted, and as the site falls within the 6 mile outer boundary as defined by the RSS, and in accordance with the *Wedgewood v City of York Council* judicial review, an assessment should be undertaken of whether the land serves Green Belt purposes.

5.27 The land is open in character comprising semi-improved grassland in agricultural use as grazing land, bounded by hedgerows and trees on three sides and with a defined settlement edge of housing and domestic gardens to the south. Beyond the site to the north, the open countryside (farmland) continues. The site is appropriately identified as Green Belt.

5.28 The proposals are for a change of use to a Green Burial ground. Graves would be unmarked, and a short access road and small car park for 2no. cars with gravel surface and a couple of Sheffield bicycles stands is proposed, tucked into the south-east corner of the site, adjacent to the settlement boundary and using an existing track and farm gate. The car park would comprise approximately 432 sq.m of gravel surfacing and the access track, also with gravelled surface, would be 5m wide and extend for a length of 30m between two dwellings on Murton Way to the car park. This track is within the settlement boundary and not in the Green Belt. No buildings are proposed within the site. The limited vehicle access, occasionally, transitory and limited activity on the site will result in a very marginal change to the tranquil nature of the field, on maximum 10 occasions per year when burials take place. The unmarked graves mean that any visits post burial, would be anticipated to be less than a traditional cemetery and as the PRoW already crosses the site, no overall change to its current use with general public having access. As such the scheme maintains the openness and permanence of the Green Belt and supports Green Belt aims by preserving its natural unbuilt state, preventing the urban area

extending north into the countryside, and preserving the rural setting of Osbaldwick which already benefits from access by local residents for limited recreational use / functional access in terms of the public footpath. It is considered to be appropriate development in the Green Belt in accordance with paragraph 150(e) of the NPPF 2021.

Housing Allocation

5.29 The application site is not within strategic housing site ST7 'Land East of Metcalfe Lane' in the eLP but 240m south of the site with open countryside between. Policy SS9 explains that masterplanning will determine the design of the new garden village. Vehicular access will be from Stockton Lane to the north of the site **and / or** Murton Way to the south, with a small proportion of public transport traffic potentially served off Bad Bargain Lane. The Policies Map North shows the option of connecting to Murton Way as **not** passing through the site and connecting to Murton Way to the east, via Outgang Lane. However it is understood that this is an indicative route and may change following any masterplanning exercise and consideration by the Local Plan Inspectors of the developers unresolved objections at the examination in public.

5.30 Despite objections by landowners and housing developers, and advice from Forward Planning Officers, in terms of determining this application it is considered that there is no conflict with housing site ST7 nor policy SS9. The access route is one of two options, the other bring Stockton Lane. The proposed route is not shown as going through the Green Burial site.

5.31 Whilst the Parish Council are the applicant, they are not the site owners. It is lawful to grant planning permission without the applicant having any interest in the land, provided the landowners are notified.

Appropriateness of the site as a Green Burial Ground

5.32 The vehicular access from Murton Way and the eastern edge of the site is in Flood Zone 3 (high risk of flooding). The strip of land in the north-east corner of the site extending towards Outgang Lane is in Flood Zone 2. The Environment Agency have confirmed they had no objection to the proposal on flood risk grounds.

5.33 Referencing the minimum requirements of the EA, there should be no burials in these areas and this could be addressed by condition and an amendment to the

submitted revised 'Concept Masterplan' dated January 2022 to take the burial zone out of these higher risk areas (as previously requested).

5.34 There remain concerns about the suitability of the site for human burials through reference to the EA's minimum requirements. It is understood that the removal of their objection was due to the low level of burials per year and the lack of need for an Environmental Permit. However it did not preclude the applicants need to meet these requirements.

5.35 The original submission provided evidence that the ground water was at shallow depths, circa 1.4m below ground level. Due to lack of ownership of the site, on site surveying is not possible. A desk top Tier 1 Assessment, prepared by Tetra Tech was undertaken with report dated October 2021. This report confirmed that whilst the solid bedrock underlying the site is Principal aquifer, it is not within a Source Protection Zone and there are no abstraction points within 1km of the site (Very Low vulnerability ranking). The closest water course is Osbaldwick Beck 2m to the south (Very High vulnerability ranking). The site is at risk of flooding in the east and north-east from surface waters. British Geological Survey boreholes in close proximity to the site indicate shallow groundwater at less than 2m below ground level (very high vulnerability ranking). However the report shows that ground water was encountered at 1.4m below ground level at 15m to the south-east of the site boundary, at 1.2m at 75m to the south, at 1.1m at 80m to the east and also 1.4m at 80 m to the east. This is in fact shallower than first reported and it is not known if these borehole test were undertaken in wet winter months. There are further ground water strikes at greater depths being 2.4m to the south east and 65m to the south.

5.36 Overall, the Tier 1 report concludes the vulnerability scores low to moderate vulnerability ranking and an Intermediate-risk development where at Tier 2 Assessment is required to gather site specific information including intrusive investigation to confirm ground conditions, monthly groundwater and surface water sampling for at least a year, and mathematical modelling of the pollution potential of the burial site.

5.37 Referencing online EA guidance 'Cemeteries and burials: prevent groundwater pollution' (2017 updated 2020), it states that all graves must have at least 1m clearance between the base of the grave and the top of the water table, they should not have any standing water in them when dug, and be deep enough that there is at least 1m of soil cover over the coffin or body. All the evidence presented to date by the applicant, of the shallow ground water levels at less than

2m in depth and found at 1.1m, 1.2m and 1.4m at various boreholes around the site, demonstrates that the site is not suitable for human burials. The only means of confirming otherwise would be through a site specific Tier 2 Assessment which cannot be undertaken as the applicant cannot gain access.

5.38 Whilst the EA have advised of a pre-commencement condition, this key requirement goes to the heart of the principle of the development. The NPPF at paragraphs 183 and 185 states that planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination, ensuring that adequate site investigation information, prepared by a competent person, is available to inform these assessments. New development should be appropriate for its location taking into account likely effects of pollution on health, living conditions and the natural environment as well as the potential sensitivity of the site and wider area. The proposal is contrary to these principles as the Tier 1 Report evidence demonstrates otherwise. It is also contrary to eLP policy G17 'Burial and memorial grounds' part (iii).

5.39 A pre-commencement of development condition, as proposed by the EA is not appropriate with reference to the NPPF paragraphs 183 and 185 given that the unresolved groundwater issues go to the very heart of whether the site is suitable for the proposed development.

Archaeology

5.40 The proposed development site is an undeveloped piece of land on the edge of the historic settlement of Osbaldwick. The fields contain clear medieval ridge and furrow. Beneath these earthworks earlier archaeological features may survive. The wider landscape in this area contains features dating to the late prehistoric and Romano-British period. This site has not been subject to any archaeological investigation. However, as the presence of archaeological remains is unknown, no harm can be identified and there are no 'designated heritage assets'. The balance with public benefits and any harm is not required and the survey can be conditioned.

Landscape

5.41 The proposals are supportable on landscape grounds providing measures are in place to ensure that the ridge and furrow could still be read. The change of use presents an incentive for the land to be managed appropriately to enhance the landscape character by nurturing the ridge and furrow meadow for species amenity

and increasing its amenity value, planting of a woodland, reinstatement of the hedgerow and introduction of a new public footpath. The proposals are thus in accordance with GI1 Green infrastructure in the eLP. Should the application be supported, a management plan could be conditioned.

Ecology

5.42 Due to the potential impact on biodiversity through the disturbance to the ground cover and below ground soil structures from the burials, together with proposed landscaping, a desk-top Preliminary Ecological Appraisal (PEA) was requested from the applicant. Detailed ecological survey work would also have been desirable at pre-decision stage, but due to restricted site access, it was determined the PEA would be sufficient with additional surveys conditioned as necessary. As the proposed design includes wildflower, tree and hedgerow planting a management plan will be required to safeguard these natural assets and ensure the proposal can achieve Biodiversity Net Gain. Habitats outside the redline boundary may need consideration and further assessment of their value, i.e. four ponds are present within 500m of the application site, these ponds should be assessed for their potential to support Great Crested Newts. If protected species are identified within the application site, a European Protected Species (EPS) licence may be required. Where an EPS is required works on site shall not under any circumstances commence unless appropriate Natural England licenses are provided or other means of certification as listed by the local planning authority's ecologist. Many ecological surveys can only be undertaken at set times of year, which may cause delays to the project.

5.43 In conclusion, subject to conditions for further survey work, biodiversity enhancement plan, Landscape and Ecological Management Plan (LEMP), and protection for nesting birds the proposal is supportable from an ecological perspective and found to be in accordance with GI2 Biodiversity and access to nature in the eLP.

Drainage

5.44 The flood risk drainage engineers maintain that surface water drainage is required beneath the proposed gravelled car park and access. This remains disputed and unresolved, but should planning permission be granted, this could be addressed by condition.

Access and Parking

5.45 The access and parking arrangements on site have been revised to ensure safe and dignified access to the site for mourners. The parking area has been increased to enable a hearse to park on site and not block the exit for emergency vehicles, and to manoeuvre and exit in forward gear. There is also space for two vehicles to park on site. Cycle parking provision has been agreed in principle, albeit not shown on the revised plans, but could also be conditioned. Details of the timber gate to Murton Way have been provided showing a 3m wide vehicular gate with a separate 1.2m wide pedestrian gate to the right with a drop in removable centre post to enable the pedestrian gate to be left open at all times to enable access to the new PRow footpath.

5.46 The site is adjacent to Osbaldwick Village with bus services running along Murton Way into and out of the city centre. For local residents of Osbaldwick it is a short walk or cycle. In terms of additional vehicle parking off-site, Murton Way has unrestricted parking. The highways officer has advised that the preference would be for parking restrictions to be applied to a section of Murton Way to ensure the access is not blocked by a parked car, for sight lines to be maintained and allow larger vehicles (eg. hearse, tractor) to make the turn into the site. Temporary restrictions are an alternative but have a three week lead in time but may be appropriate due to the low rate of anticipated burials. There may be an option to reduce this time period under 'emergency powers' if required. This could be secured by a traffic management plan by condition. As such the parking and access arrangements are deemed acceptable.

6.0 CONCLUSION

6.1 The application is for a Green Burial site on a meadow to the north of Murton Way in the suburb of Osbaldwick. The site is within the Green Belt but considered appropriate development with no harms to openness and permanence, fulfilling Green Belt aims. Whilst revised plans and additional information has concluded that there is a need for additional burial ground in the Parish, with landscape, ecological and amenity benefits, and appropriate access, the principle of the site as suitable for the intended use has not been accepted with all evidence indicating otherwise and two of the key Environment Agency requirements not met: Requirement 3: The base of each grave should be at least 1m above the highest predicted annual groundwater level and Requirement 4: There should be no standing water in graves when dug. As the applicant is unable to submit a Tier 2 Assessment prior to determination, the application is found not to be in accordance with paragraphs 183 and 185 of the NPPF (2021) and contrary to policy G17 'Burial

and memorial grounds' part (iii) of the eLP as evidence to date indicates that the site is inappropriate for the proposed use due to the high water table. Refusal of planning permission is recommended. Other requirements, such as clearance from Osbaldwick Beck, ponds and waterbodies, no burials in areas liable to flood, and the need for surface water drainage beneath the car park and access could be dealt with as amendments to the proposed drawings or via condition.

7.0 RECOMMENDATION: Refuse

1 Planning permission is refused for the proposed Green Burial Site on a field to the north of Murton Way, Osbaldwick as it is not considered a suitable use taking account of ground conditions, being the high groundwater table recorded in the vicinity. The submitted Tier 1 Assessment lists British Geological Survey boreholes in close proximity encountering groundwater at 1.1m, 1.2m and 1.4m below ground level at distances of 15m to 80m to the south and east of the site. The Environment Agency's minimum requirements 3 and 4 appear unable to be satisfied being that the base of each grave must be a minimum of 1m above the highest predicted annual ground water level and that there should be no standing water in the graves when dug. As the applicant is unable to submit a Tier 2 Assessment prior to determination, which would confirm the conditions within the site itself as they do not have access to the site, the application is found not to be in accordance with paragraphs 183 and 185 of the National Planning Policy Framework (2021) as the site is considered unsuitable for the proposed use due to existing ground conditions and adequate site investigation information has not been supplied to indicate otherwise with potential pollution effects on health and the natural environment. It is also contrary to policy G17 'Burial and memorial grounds' part (iii) of the Publication Draft Local Plan 2018 as it appears surface water drainage is not adequate and there is a threat to ground water quality.

8.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Advised the applicant to submit a Tier1 assessment and confirm ground water depths from evidence from borehole logs providing guidance from the EA on where these could be obtained
- Advised the applicant that a Tier 2 assessment was required prior to decision and that it could not be conditioned in accordance with legal advice and reference to the

NPPF

- Sought amendments to address highways and drainage concerns
- Advised a Preliminary Ecological Appraisal (PEA) was required prior to determination
- Discussed the Environment Agency's advice with them, particularly the removal of the objection and minimum requirements for human burials
- Sought legal advice on the pre-commencement of development Grampian condition to secure the Tier 2 Assessment

Contact details:

Case Officer: Sophie Prendergast

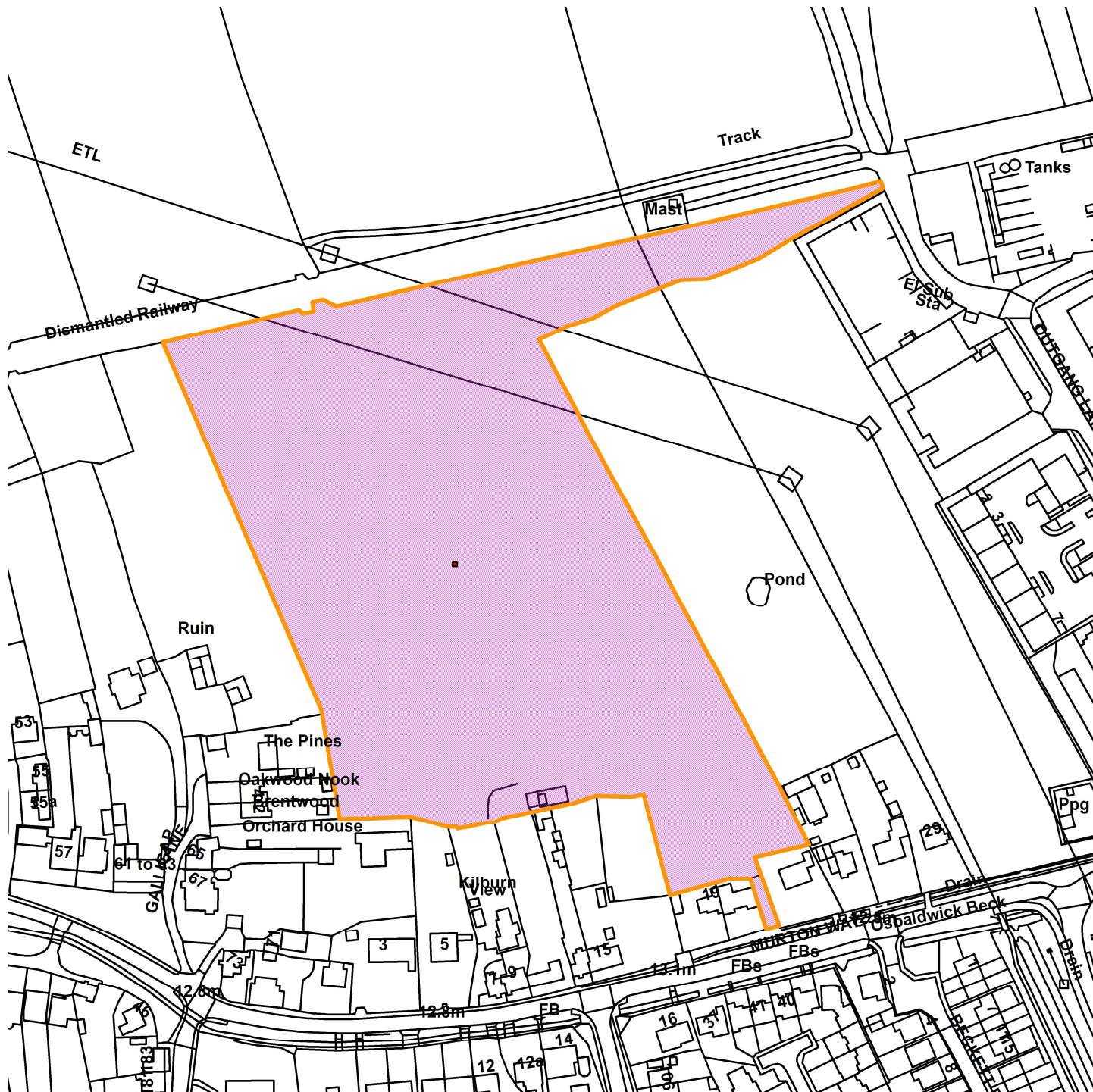
Tel No: 01904 555138

Field At 463582 452080, Murton Way, York

21/00415/FULM



GIS by ESRI (UK)



Scale : 1:2307

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	City of York Council
Department	Directorate of Place
Comments	Site Location Plan
Date	11 April 2022
SLA Number	

This page is intentionally left blank



Area Planning Sub-Committee

21/00415/FULM

Land Comprising Field At 463582 452080 Murton Way

Concept Masterplan



tetrateteurope.com

- KEY**
- Site boundary
 - Existing pylon
 - ↔ Proposed vehicular access (including turning area for hearse)
 - Parking area (including 2 x disabled parking bays and 2 x Sheffield Cycle Stands) - crushed rubble with stone chippings
 - Swept path analysis
 - ➔ Existing pedestrian access via upgraded stile
 - Existing Public Right of Way (PRoW)
 - Proposed alternative pedestrian route connecting to PRoW - cut strip through wildflower meadow
 - Existing trees / hedgerow
 - Proposed hedgerow
 - Proposed ornamental trees*
 - Ornamental tree planting to graduate northwards following burials
 - Indicative existing ridge and furrow
 - Area for burials on ridge and furrow - managed as wildflower meadow

* Positions of trees are indicative and will depend on location of individual burials

Document control

Rev	Description	Date	Des	CHK	App
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

Green Burial Site Murton Way, York
Osbalwick Parish Council

CONCEPT MASTERPLAN

TTE Proj No	Drawn by / date	Checked by / date	App'd by / date	Scale	A3	Reliability
B031693	BR / Jan '22	BR / Jan '22	AC / Jan '22	1:2000	SO	
Client Proj No	Originator	Vol/System	Level/Location	Type/Code	Role	Revision
-	TTE	00	XX	DR	UD	03

Issuing office
Tetra Tech Manchester Quay West at MediaCityUK
Manchester M17 1JH | Tel: 0161 872 3223

This drawing is illustrative to demonstrate conceptual proposals. Please do not scale from this drawing. © Tetra Tech Limited. Registered in England number: 01959704

COMMITTEE REPORT

Date: 28 April 2022 **Ward:** Guildhall
Team: East Area **Parish:** Guildhall Planning Panel

Reference: 21/00601/FULM
Application at: Church House 10 - 14 Ogleforth York YO1 7JG
For: Conversion of office to form 11no. apartments with associated external works and landscaping, including 2no. additional windows, new roof lights, new ramped access and refuse/bicycle store
By: Mr Alexander McCallion
Application Type: Major Full Application
Target Date: 17 March 2022
Recommendation: Approve subject to Section 106 Agreement

1.0 PROPOSAL**THE SITE**

1.1 The application site is Church House, on the south-west side of Ogleforth, in the city centre. The building is built to the back of the pavement, with a small car park adjoining to the south-east, accessed from Ogleforth and set behind timber bollards and chain fence and backed by a high brick wall. To the rear, the site backs onto an area of open garden associated with St William's College which is notably higher than street level (circa 1m higher). Access is gained from within Church House or St Williams College and through large painted timber gates in the brick wall and a set of steps.

1.2 Church House comprises a former commercial building, industrial in appearance and three storeys in height with attic space currently used for storage. It is roughly 'T' shape in plan, constructed from red brick to Ogleforth and pink-brown brick on side and rear elevations, with a pitched slate roof. The main part of the building was constructed in the late 19th century, and substantially altered in the 20th century, including the three storey plant extension on its south east elevation. It is currently vacant but was last used as offices for Dean and Chapter staff from York Minster.

1.3 The building is not listed but is within the Central Historic Core Conservation Area and Character Area 9: The Minster Precinct. It is within the City Centre Area of Archaeological Importance and Flood Zone 1 (low risk of flooding). The whole of the

site, and area to the west is within the scheduled monument: York Minster Cathedral Precinct.

1.4 Church House is considered to be within the setting of the following listed buildings: York Minster (Grade I), St Williams College (Grade I), Listed as one entry: Nos. 5 Chapter House Street and 16, 18 and 20, Ogleforth (Grade II), Cromwell House, No. 13 Ogleforth (Grade II*) and No. 11 Ogleforth (Grade II). There are views from Ogleforth across the site's car park towards the rear of St William's College and the Minster beyond.

PROPOSAL

1.5 The development is proposed by Chapter of York Minster. Revisions have been received since submission for the external area and the final scheme is described. The proposal is to convert the building from office to residential accommodation comprising 11no. residential apartments; three on each floor and two in the converted attic space. The mix will comprise 4no. one-bedroom apartments, 6no. two-bedroom apartments and 1no. three-bedroom apartment with the gross internal floorspace ranging from 44 sq.m to 107 sq.m. There is no proposed extension to the building envelope. External changes comprise replacing all windows with new double-glazed windows with metal frames to match the existing style, replacing a modern entrance on the south-west elevation with a window and the insertion of extractor vents. Conservation style, flush fitting roof lights will be set into the roof to provide natural light and ventilation to the flats in the converted attic.

1.6 Alterations are proposed to the existing car park to provide stepped and ramped access into Church House. A brick plinth topped with painted railings with pedestrian and vehicle gates is proposed for the boundary with Ogleforth. A new brick store with green roof to the rear of the car park will provide refuse and cycle storage. Car parking is for 2no. cars. The garden beyond the high brick wall will be a shared amenity space for the new residents. The two semi-mature Silver Pendant Lime trees and mature London Plane tree will be retained.

RELEVANT PLANNING HISTORY

1.7 Permissions have been granted for the restoration, internal alteration and change of use of St William's College to provide office accommodation for the Dean and Chapter staff of York Minster and to enable the current scheme for Church House to be promoted and implemented through the relocation of staff from Church House into St William's College.

2.0 POLICY CONTEXT

2.1 City of York Publication Draft Local Plan (2018)

DP3 Sustainable Communities

SS3 York City Centre

D2 Landscape and setting

D4 Conservation areas

D5 Listed buildings

D11 Extensions and alterations to existing buildings

GI4 Trees and hedgerows

EC2 Loss of employment land

H10 Affordable housing

CC2 Sustainable design and construction

York Minster Precinct Submission Draft Neighbourhood Plan (2021)

B1 Landscape and Biodiversity Net Gain

C1 Historic Environment

PA4 Own Use Properties

3.0 CONSULTATIONS

INTERNAL

Design, Conservation And Sustainable Development (Conservation)

3.1 Replacement windows must be metal 'Crittall' type to reflect the industrial aesthetic and maintain character. No objections to the large rooflights as this reflects the character of the building. Large areas of roof glazing were a particular feature of this type of industrial building and small conservation type rooflights are considered to be more appropriate in a domestic setting rather than on this building.

Design, Conservation And Sustainable Development (Archaeology)

3.2 Church House lies within the Central Area of Archaeological Importance and the Scheduled Minster Precinct (1017777). Scheduled Monument Consent is required before any works commence. A desk-based assessment has been produced and submitted as part of this scheme. The assessment has concluded that

archaeological deposits of significance may lie between 1-2m+ below the present modern ground surface, although the foundations of 19th century buildings which stood on the site may lie just below the ground surface. It is unclear whether any of the 19th century buildings on this site contained cellars.

3.3 The below-ground archaeological impacts of this proposal will relate to the construction of the ramp, bin store and wall within the car park area. The works are unlikely to penetrate to significant archaeological features or deposits. However, an archaeological watching brief will be required during groundworks to record the nature of any deposits which are revealed during works. This can be conditioned.

Design, Conservation And Sustainable Development (Landscape)

3.4 The landscape architect objected to the originally proposed removal of the mature Lime tree at the rear of the building (highest retention category A1). The subdivision of the rear space with the proposed wall could not be supported due to the harm it would cause to the root systems of the London Plane and Silver Pendant Lime.

3.5 Following the receipt of the final scheme with the retention of the tree shown, the landscape architect advised of a pre-commencement condition to protect the grade A trees during construction works by the erection of protective fencing.

Highways Network Management

3.6 Recommended that the development was car free in this location as proposed plans and earlier revisions do not show enough space for vehicles to park (car parking spaces are too short) nor able to manoeuvre safely within the site through reference to the swept paths. The cycle and bin stores need to be separated. The pedestrian access is too small and should be 2m wide to accommodate wheelchair access. Should these issues be resolved, conditions are advised.

Flood Risk Management

3.7 The replacement surfacing for the proposed car park may require a replacement drainage scheme. Any formal drainage details should be to CYC's SuDS Guidance for developers to include a reduction in surface water run-off / betterment requirements. This can be conditioned.

Public Protection

3.8 Public Protection have no objections subject to the attachment of a condition on reporting of any unexpected contamination found and the passive provision of an electric vehicle recharging point. The standard development informative is advised.

Housing Policy

3.9 In accordance with Local Plan Policy H10, a 20% affordable housing contribution is required. The applicant's proposal to meet this obligation by providing 2x 1-bed flats at Affordable Private Rent, in addition to a commuted sum of £33,208.40, is welcomed from an affordable housing perspective. 1-bed apartments meet the highest need for city centre accommodation for this scheme type. The 2 apartments provided would be located on the ground, and first floors. The homes will meet the policy aims of providing on-site affordable housing, which is often challenging in city centre apartment schemes, and are apartments of good design. The homes are very well integrated into the scheme as a whole. The commuted sum is calculated on the basis of 0.2x a property at the time of application, to provide a 20% contribution of 2.2 units equivalent in full.

EXTERNAL

Guildhall Planning Panel

3.10 The Panel are worried that the number of proposed flats is excessive and leads to a lack of light in many of the rooms and the removal of a healthy mature tree. They are also concerned by the lack of turning provision. The small amount of space for bins and cycle storage is unrealistic. The addition of a front wall provides a restrictive sightline for vehicles accessing the site.

4.0 REPRESENTATIONS

York Civic Trust

4.1 The Trust supports the application, believing the proposed change of use to residential is suitable for this part of the Central Historic Core Conservation Area. Church House is not a listed building, however, the history of its use is of local interest, as evidence of former industrial/commercial activity in the heart of the city, which has been lost in recent times. The former uses of the building, including the

purpose for what it was built, might have been given more attention in this application and could have informed key characteristics of the proposed residential conversion to help give it a stronger 'identity'. There are concerns regarding the form and size of the proposed rooflights which may be visible from the City Walls and the Minster. A preference would be for the rooflights to be narrower and more conservation style. The Trust would welcome replacement double-glazed window frames that are either timber or metal which would help retain the industrial appearance. The obscure glazing on the front elevation may potentially adversely alter the visual appeal of the building and reconfiguration of the internal layouts away from front elevation bedrooms may lessen the need for such privacy measures.

The National Trust

4.2 As adjoining landowner had no objections to the proposed development.

5.0 APPRAISAL

KEY ISSUES

5.1 The key issues are:

- Principle of change of use
- Impact on designated heritage assets and landscaping
- Design
- Parking and access
- Affordable housing
- Sustainable development

LEGISLATION

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise.

5.3 Sections 16(2) and 66(1) of the Planning (Conservation Areas and Listed Buildings) Act 1990 require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

5.4 Section 72 of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

PLANNING POLICY

National Planning Policy Framework 2021

5.5 The revised National Planning Policy Framework was republished in July 2021 (NPPF) and its planning policies are material to the determination of planning applications.

5.6 The NPPF sets out the Government's overarching planning policies. Paragraph 7-11 explains that the purpose of planning is to contribute to achieving sustainable development including economic, social and environmental objectives. Development proposals that accord with an up-to-date development plan should be approved without delay. Where there are no relevant development plan policies or where they are out of date, planning permission should be granted unless policies in this framework that protect areas or assets of particular importance (including development which would harm designated heritage assets) provide a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

5.7 Section 5 outlines the Government's objective of significantly boosting the supply of homes. Where a need for affordable housing is identified, this should be expected to be met on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities. For major development, at least 10% of the total number of homes is expected to be made available for affordable home ownership.

5.8 Small and medium size windfall sites can make an important contribution to meeting the housing requirements for an area and great weight should be given to the benefits of using suitable sites within existing settlements.

5.9 Section 11 supports the development of under-utilised land and buildings, especially for housing. Section 12 underlines the importance of well-designed places to create better places to live and work. Planning decisions should ensure that development will function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective

landscaping, and create places that are safe, inclusive and accessible, and which promote health and well-being with a high standard of amenity for future users. Existing trees should be retained wherever possible.

5.10 Section 16 on conserving and enhancing the historic environment confirms that heritage assets are irreplaceable and should be conserved in a manner appropriate to their significance. The significance of heritage assets should be sustained and enhanced and put to viable use, consistent with their conservation. Great weight should be attached to the conservation of designated heritage assets where proposed development will have an impact on significance. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Paragraph 202 makes clear that where a proposed development would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Publication Draft Local Plan 2018

5.11 The Publication Draft City of York Local Plan 2018 ('2018 Draft Plan') was submitted for examination on 25 May 2018. Phase 1 of the hearings into the examination of the Local Plan took place in December 2019. In accordance with paragraph 48 of the NPPF the Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

5.12 Policy DP3 Sustainable communities sets development principles including respecting and enhancing the historic character and landscape of York, enhancing existing key views and providing an appropriate range of housing. Policy SS3 York City Centre confirms that its special qualities and distinctiveness should be conserved and enhanced.

5.13 Policy D4 Conservation Areas supports proposals within conservation areas that will preserve or enhance the special character and appearance of the conservation area. Changes of use will be supported when it has been demonstrated that the primary use of the building is no longer sustainable and where the proposed new use would not significantly harm the special qualities and significance of the conservation area. Policy D5 requires development proposals to preserve and enhance the setting of listed buildings. Policy D11 on alterations to existing buildings requires that the design responds to its immediate architectural context and local character, uses appropriate materials and detailing, protects the amenity of current and neighbouring occupiers, contributes to the function of the area and is safe and accessible.

5.14 Policy D2 requires development proposals to recognise the significance of landscape features such as mature trees, and other important character elements and retain them where they can be suitably managed and sustained. Policy G14 requires trees that make a positive contribution to the character or setting of a conservation area or a listed building to be retained.

5.15 Policy EC2 'loss of employment land' protects land or buildings that were currently or last used for employment uses. Applicants should demonstrate that existing buildings are not viable in terms of market attractiveness or business operations amongst others, and would not lead to the loss of a necessary employment site. Policy H10 on affordable housing sets an affordable housing requirement of 20% for either an onsite provision or offsite financial contribution (for an urban brownfield site of less than 15 dwellings).

5.16 Policy CC2 Sustainable design and construction requires conversion of buildings to residential use to achieve BREEAM domestic refurbishment 'very good'. Where proposals relate to buildings of heritage or conservation value, these standards would only be required where they can be achieved in a manner consistent with appropriate conservation.

York Minster Precinct Neighbourhood Plan

5.17 The Submission Draft of the York Minster Precinct Neighbourhood Plan (April 2021) was consulted on between 14 July and 8 September 2021. The Examiner's report was published in January 2022, and the Council's Executive of 17 March 2022 resolved that subject to the Examiner's recommended modifications the

Neighbourhood Plan should proceed to local referendum. The draft plan is a material consideration, with moderate weight.

5.18 The vision includes the need to make best use of Chapter's assets within the Precinct for the good of the Minster. Figure 10: Spatial Vision identifies Church House for 'new homes'. St William's College adjacent, is 'Minster back-of-house facilities and staff accommodation'. The Submission Draft identifies a 'notable view' from Ogleforth across the car park of Church House to St Williams College and The Minster (Figure 10: Constraints). Throughout the Plan, the importance of trees for environmental and sustainability objectives, to maintain and enhance biodiversity, and to enhance character is underlined. Any harm to trees from development proposals must be clearly justified in terms of public gain against the value of these trees recognising that trees have differing arboricultural, aesthetic, biodiversity and amenity values (Policy B1).

5.19 Policy C1 'Historic Environment' states that development should protect, conserve and seek opportunities to enhance the internationally important historic environment of the Minster Precinct. Development proposals should conserve the significance of designated heritage assets (including their setting) by protecting and enhancing architectural and historic character, historical associations, archaeological deposits, and landscape interest through consideration of siting, scale, mass, form, layout, design, materials, use, and views both from and towards the asset.

5.20 Policy PA4 'Own use properties' (D) specifically states that permission will be sought to reconfigure and extend Church House to accommodate residential uses, following the relocation of Chapter staff to St William's College. Any new development will take into account important views from Ogleforth.

APPRAISAL

Principle of change of use

5.21 Church House is a four bay, three storey brown and red brick building, with pitched slate roof. From the original plan form it was extended on its south-east elevation by a three storey linear vertical extension to provide heating, boilers and WC facilities for the offices. Internally the floors are subdivided into a series of smaller rooms.

5.22 Church House is currently used by the Dean and Chapter of York Minster as office space. The Submission Draft Neighbourhood Plan seeks to protect the special character of The Minster Precinct but also sets out a series of projects within the area. This is to rationalise space, provide office space fit for purpose, maximise existing assets and to generate additional income for the benefit of conservation of designated heritage assets within the Precinct. Planning and listed building consent was granted for the change of mix of uses within St Williams College which has been vacant since 2011. The 2020 planning permission granted consent for office use for most of the building which it is understood would provide office accommodation for the Dean and Chapter to relocate from Church House. The Submission Draft Neighbourhood Plan identifies that Church House be converted from office to residential through Policy PA4 'Own use properties' (part d). This Draft Plan carries material weight and justifies the assessment to address Policy EC2 'loss of employment land' in the Publication Draft Plan 2018 in that the existing building is no longer viable in terms of current business operation, and there is no loss of employment as a result of the change of use as the staff from the offices are to be relocated to other buildings in The Minster Precinct. The change of use is therefore considered to be in accordance with emerging local planning policies.

5.23 The conversion will provide 11 flats over four floors; three flats on each floor and two in the attic. These comprise 4no. one-bedroom flats, 6no. two-bedroom flats and 1no. three bedroom flat. They range from 44 sqm to 107 sqm gross internal floorspace, and floorplans show a suitable layout with windows to each habitable room (some with dual aspect) and an open plan living/dining/kitchen space for each unit. The two flats in the attic have large rooflights to each habitable space, with two to the living area.

Impact on designated heritage assets

5.24 Church House is not listed, but is within the Central Historic Core Conservation Area. The summary of the Conservation Area identifies the Minster and its Precinct as outstanding due to the plethora and quality of the listed buildings. The scale and size of the Minster, and its precinct of Medieval, Georgian, Victorian and later buildings form one of the main elements of the character and appearance of the conservation area, and its complex townscape with an infinite variety of form and period set within a strong landscape structure.

5.25 Church House is within the setting of a number of listed buildings; most notably St Williams College and The Minster as viewed from Ogleforth, both listed

Grade I. This 'notable view' is identified in The Submission Draft Neighbourhood Plan. It is also within the Central Area of Archaeological Importance and the Scheduled Minster Precinct. All comprise designated heritage assets to which great weight should be given to their conservation when considering development proposals. Any harm should require clear and convincing justification.

5.26 Referencing the Design and Access Statement, it is understood that the site was occupied until the early 19th century by a row of properties including tenements, coach houses and stables arranged along the street frontage. Gradually this was replaced by commercial uses including a book binders and coach builders works. This building was demolished however in the late 19th/early 20th century when the current building was erected, and used for various purposes including a bookbinders. It has however been used as offices since the mid-1980s when purchased by the Dean and Chapter.

5.27 The character of Ogleforth, leading into Chapter House Street is special, of quiet, human scale, with buildings and tall brick walls providing glimpses though to private gardens and hidden quarters, whilst in the shadow of the soaring Minster, which can be glimpsed at key points along the street. The buildings are varied in age, form and architecture but the commercial character of Church House sits comfortably alongside the residential buildings. The retention and conversion of the building is welcomed and the new use will preserve the character of this part of the conservation area and street as a quiet historic back lane.

5.28 The external changes to the building itself relate to the installation of replacement double glazed windows throughout, of the same multi-pane design and form of opening as the existing, with slim metal 'crittall' style frames, to preserve the existing industrial character of the building. The existing slatted vented openings to the offshoot will be retained as is. Eight top-hinged, flush fitting conservation style rooflights will be fitted to the roof to provide daylight to the top floor units. Officers consider the rooflights to be of acceptable scale and design for this building in this location, and have been amended to be conservation style.

5.29 Considering the change of use, proposed external alterations to the building and within the car park, and that the Grade A semi-mature trees are all retained (see below), no harm has been identified to the character or appearance of this part of the conservation area, nor the setting of the listed buildings. The view from Ogleforth towards St Williams College and The Minster is preserved. A condition is advised by the city archaeologist for a watching brief on any ground disturbing works in the car

park with the construction of the ramp, bin/cycle store and walls unlikely to penetrate to significant archaeological features or deposits. Therefore no harm has been identified in relation to archaeology nor the scheduled monument.

External alterations

5.30 The plans for the external area have been altered since submission to address concerns of officers. The final scheme proposes retention of all three mature trees within the application site boundary; the two semi-mature Silver Pendant Lime (Grade A1) and the London Plan (Grade A). It was agreed that cyclical crown reduction and crown lifting of the Silver Pendant Lime closest to the building would be supported. The proposal for a new reclaimed brick wall within the roots zones of these trees is no longer proposed. Plans show the area beyond the car park and between St Williams College as available as a shared amenity space for the residents.

5.31 Revised plans for the car park have been submitted with the final scheme addressing concerns of the highways officer. The final scheme shows a new boundary wall with brick plinth and stone capping with painted black steel railings to Ogleforth. Cars can reverse in and exit in forward gear. A new ramped and stepped access is proposed with two new automated 2m wide gate from the street and car park to facilitate entry for those using wheel chairs. The car park now shows just two car parking spaces (early versions did not have space for more cars to manoeuvre) with EV recharging facilities for each space.

5.32 A new bicycle and bin store (with internal division) is proposed to the back of the car park set against the brick garden wall. It will have a flat 'green roof' and is capable of accommodating 12 bicycles on 6 Sheffield stands. This meets CYC standards.

Affordable housing

5.33 In accordance with NPPF policies and emerging local plan policy H10 Affordable Housing, an on or off-site contribution equivalent to 20% of the units is required.

5.34 Chapter have advised that the project is income generating for the benefit of the upkeep of York Minster. The units are not for sale, but will be leased with rentals an additional income-stream for the charitable body.

5.35 It is proposed that 20% provision will be provided through the on-site provision of two 1x bed apartments to rent with a residual commuted sum of £33,208 paid in respect of the 0.2 property (20% of 11 units = 2.2 affordable units).

5.36 The NPPF definition allows for affordable housing to be provided by a non-registered provider where it is included as part of a Build to Rent scheme. While the development is not a purpose built scheme, the NPPF definition is not considered to exclude the type of development proposed in the application. Subject to a s106 agreement securing the retention of the affordable housing as part of the overall rental scheme, the level of affordable rent, management and nomination rights and the payment of the commuted sum, the proposal is considered to be in general accordance with policy H10 of the emerging local plan.

Sustainable development

5.37 Policy CC2 'Sustainable design and construction' requires conversions to residential use to achieve BREEAM domestic refurbishment 'very good'. A planning condition would be attached to any planning permission.

6.0 CONCLUSION

6.1 The proposal is for the change of use of Church House from offices to 11no. flats with external alterations in the form of replacement windows, new ramped access, car park suitable for two electric vehicles and bin and cycle store. The revised proposals are found to be in accordance with the Submission Draft Neighbourhood Plan which identifies Church House for residential use. The design is appropriate and picks up on the character of the building and this part of The Minster Precinct and secures a good level of amenity for future residents both in terms of the conversion and external space. No harm has been identified to any designated heritage asset. Affordable housing is provided in accordance with the NPPF and policy H10.

6.2 The proposals are thus found to be in accordance with sections 5, 12 and 16 in the NPPF 2021. The scheme is also in accordance with D2 Landscape and setting, D4 Conservation Areas, D5 Listed Buildings, D11 on alterations to existing buildings in the Publication Draft Local Plan 2018. Finally it is also found to be in accordance with the Draft York Minster Precinct Neighbourhood Plan (April 2021).

7.0 RECOMMENDATION:

Delegated authority be given to the Head of Planning and Development Services to APPROVE the application subject to:

- a) The completion of a Section 106 Planning Obligation to secure
 - i. two on site affordable housing units
 - ii. a contribution of £33,208 towards off-site affordable housing provision
 - iii. a contribution of £4,047 towards off-site outdoor sports provision
 - iv. a contribution of £2,869 towards off-site amenity open space and £4,208 towards off-site play space.

- b) The conditions set out below, and

The Head of Planning and Development Services be given delegated authority to finalise the terms and details of the Section 106 obligations and conditions.

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Site location plan, CHY-PUR-01-SL-DR-A-0001, rev. P03 received 16.09.2021
Proposed site block plan, 2000, rev. P04, received 16.09.2021
Proposed rear yard, CHY-PUR-01-SL-DR-A-2007, rev. P04 received 07.12.2021
Proposed elevations, 2006, rev. P08, received 07.12.2021
Proposed ground floor plan, 2001, rev. P12, received 07.12.2021
Proposed first floor plan, 2002, rev. P09, received 16.09.2021
Proposed second floor plan, 2003, rev. P09, received 16.09.2021
Proposed third floor plan, 2004, rev. P10, received 16.09.2021
Proposed roof plan, 2005, rev. P06, received 16.09.2021
Proposed section, 2020, rev. P02, received 14.06.2021
Design, access and heritage statement, September 2021

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

3 A programme of post-determination archaeological mitigation, specifically an archaeological watching brief is required on this site. The archaeological scheme comprises 3 stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority.

A) No ground disturbing work shall take place until Scheduled Monument Consent has been granted and a written scheme of investigation (WSI) for a watching brief

has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI should conform to standards set by LPA and the Chartered Institute for Archaeologists.

B) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition will be secured. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C) A copy of a report shall be deposited with City of York Historic Environment Record to allow public dissemination of results within 2 months of completion or such other period as may be agreed in writing with the Local Planning Authority.

Reason: The site lies within an Area of Archaeological Importance and the development may affect important archaeological deposits which must be recorded prior to destruction.

4 Trees shown to be retained shall be protected during the development of the site by the following measures. Prior to commencement on site of demolition, clearance, site preparation, building or other development operations, including the importing of materials and any excavations, protective fencing to BS5837: 2012 shall be erected around all existing trees within the site boundary shown to be retained (and neighbouring trees where they may also be affected). The fencing shall be erected below the outermost limit of the branch spread, or at a distance equal to half the height of the tree, whichever is the further from the tree, (except where this is limited by existing built structures) and subsequently adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zones or within the canopy spread of existing trees: excavation, raising of levels, storage of any materials or top soil, lighting of fires, parking or manoeuvring of vehicles. Within the exclusion zones there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new trenches/pipe runs for services or drains. The fencing shall remain secured in position throughout the construction process. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing.

Reason: To ensure protection of existing trees before, during and after development which make a significant contribution to the amenity of the area and development.

5 The development hereby approved shall not be occupied until covered and secure cycle parking facilities, for twelve (12) cycles and refuse store, have been provided in accordance with detailed drawings, which are to be submitted to and

approved in writing by the Local Planning Authority. 6no. Sheffield stands or equivalent shall be shown within the cycle store, securely fixed to the ground and details of internal and external lighting shall be provided. Once approved in writing by the Local Planning Authority, thereafter the cycle and refuse store shall be provided fully in accordance with these approved details. for the lifetime of the development for the purpose of providing secure cycle storage.

Reason: To ensure that adequate provision for the parking of cycles and to ensure the design is appropriate for its location within this part of the conservation area.

6 The development shall not be occupied until any vehicular accesses not shown as being retained on the approved plans have been reinstated in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the new access hereby approved being brought into use.

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

7 No gate shall be fitted so as to open outwards over the adjacent public highway.

Reason: To prevent obstruction to other highway users.

8 No works shall commence in the car park until details of any new or replacement foul and surface water drainage works have been submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with these approved details prior to this space coming into use.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site.

9 In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. Should any be found, an investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10 The development should incorporate sufficient capacity within the electricity distribution board for minimum one dedicated radial AC single phase connection to allow the future addition of an Electric Vehicle Recharge Point (minimum 32A) within the parking area. The proposed location for a future Electric Vehicle Recharge Point within the development curtilage shall be retained as shown on the proposed plans for the lifetime of the development and any necessary trunking/ducting must be in place to enable cables to be run to the specified location prior to first occupation of the development.

Reason: To ensure future electric vehicle charge points can be easily added to the property in line with the NPPF and CYC's Low Emission Strategy.

11 Unless otherwise approved in writing by the Local Planning Authority, the development shall be carried out to a BRE Environmental Assessment Method (BREEAM) standard of domestic refurbishment 'Very good' or equivalent. A post construction stage assessment shall be carried out and a post construction stage certificate shall be submitted to the Local Planning Authority within 6 months of the date of the assessment (or in the case of the certificate, as soon as practical after occupation). Where it can reasonably be demonstrated that 'very good' is not feasible, full justification for the lower rating shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. Should the development fail to achieve a BREEAM standard of 'Very good' or the approved alternative rating, a report shall be submitted for the written approval of the Local Planning Authority demonstrating what remedial measures should be undertaken to achieve the approved standard. The approved remedial measures shall then be undertaken within a timescale to be approved in writing by the Local Planning Authority.

Reason: In the interests of achieving a sustainable development in accordance with the requirements of Policy CC2 of the Emerging Local Plan.

12 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing on site. Once approved, the works shall be carried out in accordance with these details as approved.

- 1:10 elevation drawings and horizontal and vertical typical cross sections of all new and replacement windows and doors and method of opening for the windows. The one brick deep reveal shall be maintained and shown on the drawings.
- 1:10 elevation drawings and cross sections of the new brick plinth wall, stone capping and railings
- 1:10 elevation drawings and cross sections of the new vehicle and pedestrian gates
- 1:10 elevation drawings and cross sections of the new ramps and steps, stone

capping and railings

- 1:10 elevation drawings and cross section of the cycle and refuse store, including the eaves and green roof

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

13 The infill brickwork shall match the existing brickwork in all respects ie, bonding, size, colour and texture of bricks and the colour and finished treatment of mortar joints, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the finished appearance is to the satisfaction of the Local Planning Authority.

14 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any external works. The development shall be carried out using the approved materials.

Note: Because of limited storage space at our offices it would be appreciated if sample materials could be made available for inspection at the site. Please make it clear in your approval of details application when the materials will be available for inspection and where they are located.

Reason: So as to achieve a visually cohesive appearance.

15 A sample panel of the brickwork to be used for the brick plinth, dwarf wall for the ramp, steps and cycle and refuse store shall be erected on the site and shall illustrate the colour, texture and bonding of brickwork and the mortar treatment to be used, and shall be approved in writing by the Local Planning Authority prior to the commencement of these elements of building works. This panel shall be retained until a minimum of 2 square metres of wall of the approved development has been completed in accordance with the approved sample.

Reason: So that the Local Planning Authority may be satisfied with the finished appearance of these details prior to the commencement of building works in view of their sensitive location.

16 Prior to installation in the roof, product details of the conservation roof lights, which shall be top hinged and low profile with a central glazing bar, as shown on the Proposed Roof Plan 2005 revision P06 shall be provided for approval in writing by the Local Planning Authority. Thereafter they shall be installed in accordance with these approved details and so retained.

Reason: To preserve the character of this part of the conservation area through

appropriate design.

17 Unless otherwise approved in writing by the Local Planning Authority, the metal railings shall have a black painted finish for the lifetime of the development.

Reason: To preserve the established character of this part of the conservation area where painted railings dominate in the Minster Precinct.

18 Prior to the completion of the mechanical ventilation system, details of the position and design of the extraction grilles shall be provided, for approval in writing to the Local Planning Authority. Thereafter they shall be installed in accordance with these approved details and so retained.

Reason: To preserve the character of this part of the conservation area through appropriate discrete design and location.

19 There shall be no sub-division of the amenity space to the rear with a new wall or similar boundary that involves any ground disturbance.

Reason: To protect the root zones and thereby the health of the grade A Silver Pendant Lime and London Plane trees.

20 The hours of construction, loading or unloading on the site shall be confined to 8:00 to 18:00 Monday to Friday, 9:00 to 13:00 Saturday and no working on Sundays or public holidays.

Reason: To protect the amenities of adjacent residents.

8.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Requested that the Silver Pendant Lime be retained (with crown reduction and lifting as required), that the rooflights be identified as conservation style, replacement windows be metal framed, secured amendments to the car park to ensure cars could manoeuvre within the space and gates were sufficiently wide, and that there was no development within the root zones of the three mature trees within the site.

2. INFORMATIVE: SCHEDULED MONUMENT CONSENT

Scheduled monument consent is required for all works in the car park before works commence. An application should be made to Historic England.

Contact details:

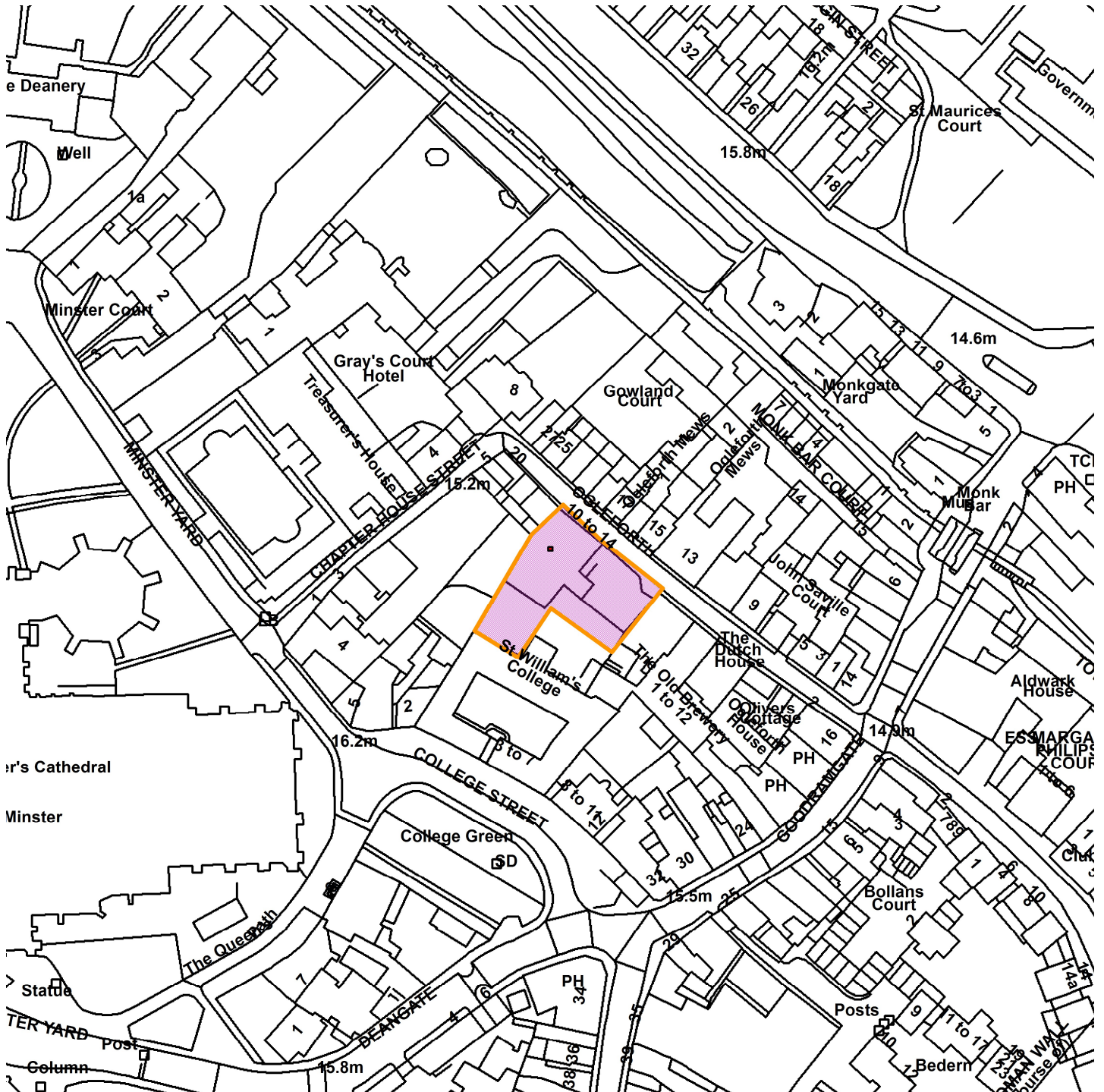
Case Officer: Sophie Prendergast

Tel No: 01904 555138

This page is intentionally left blank

Church House, 10 - 14 Ogleforth, York YO1 7JG

21/00601/FULM



Scale : 1:1337

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Organisation	City of York Council
Department	Directorate of Place
Comments	Site Location Plan
Date	11 January 2022
SLA Number	

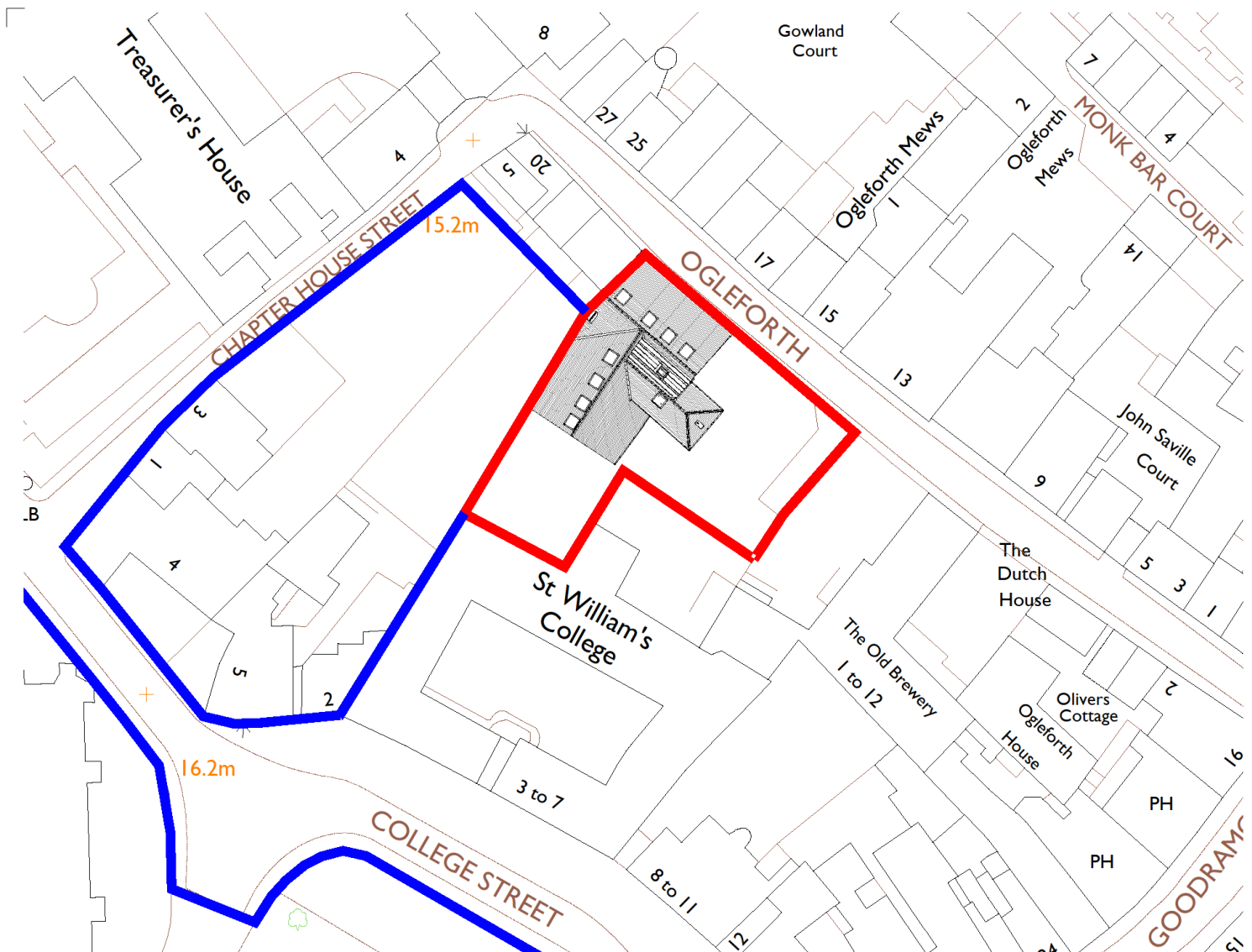
This page is intentionally left blank



Area Planning Sub-Committee

21/00601/FULM

Church House 10 - 14 Ogleforth



1 Proposed Site Block Plan
2000 1:200 @ A1

Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.

Key Plan
 not to scale

0 2m 4m 6m 8m 10m 20m

CHY-PUR-00-ZZ-DR-A-2000

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
CLIENT	The Chapter of York			
PROJECT	Church House, York			
TITLE	Proposed Site Block Plan			
SIZE & SCALE	A1:1			
STATUS	S4 - Planning			
JOB NUMBER	239243			
NUMBER	2000			
REVISION	P04			

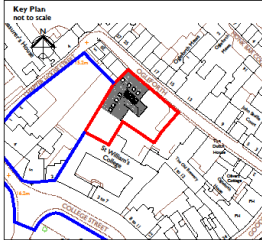
© PURCELL 2019. PURCELL IS THE TRADING NAME OF PURCELL ARCHITECTS LTD.

Proposed first floor



1
2002 First Floor Plan as Proposed
1:50

Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.



Legend:
 ■ New Fabric
 ■ Existing Fabric

Notes:
 All floors, walls and ceilings to be constructed/improved to achieve required fire and acoustic separation between apartments and communal areas. External walls and roof to be installed to meet current Building Regulations.
 Existing single glazed windows throughout to be replaced with new double glazed windows to match style of existing. New windows to be metal 'crissar' style framed. Obscured glass panels as shown on elevations to be used instead.

■ Apartment 4: 71m²
 ■ Apartment 5: 45m²
 ■ Apartment 6: 83m²

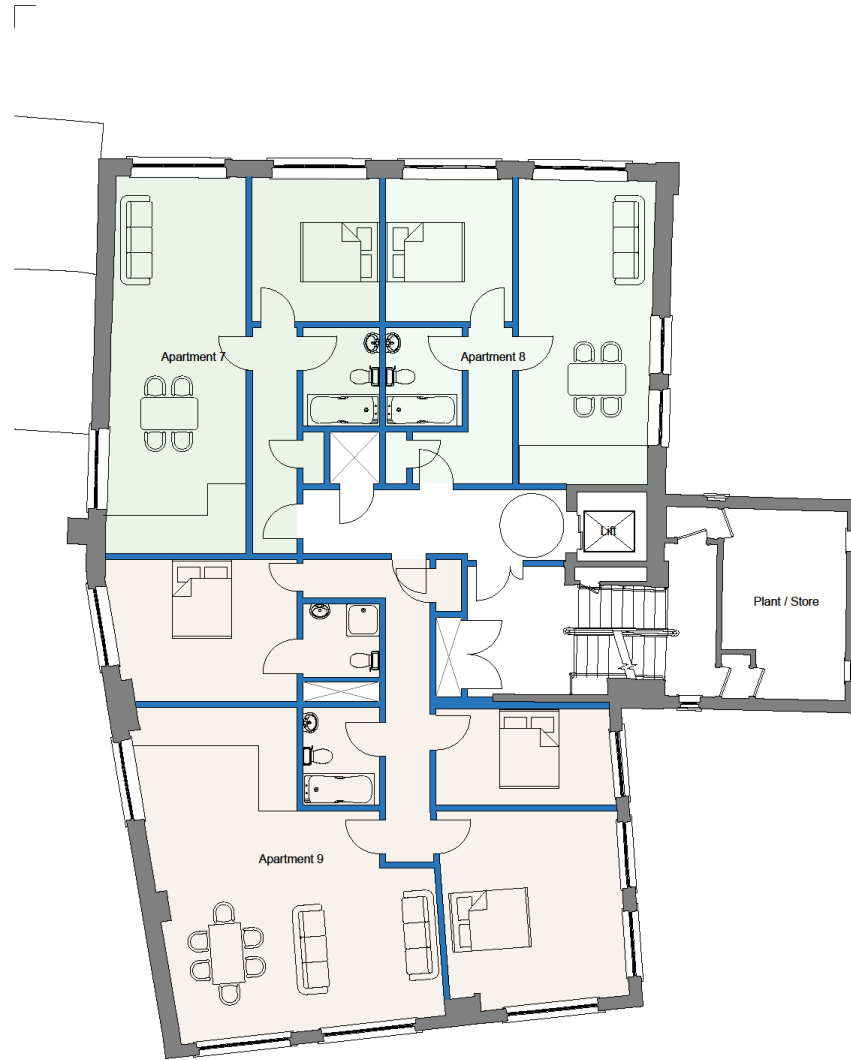
CHY-PUR-00-01-DR-A-2002

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
CLIENT		The Chapter of York		
PROJECT		Church House, York		
TITLE		Proposed First Floor		
SIZE & SCALE		A11		
STATUS		S4 - Planning		
JOB NUMBER		239243		
NUMBER		2002		
REVISION		P09		



© Purcell 2018. Purcell is the trading name of Purcell Architectural Ltd.

Proposed second floor



1
2003
Second Floor Plan as Proposed
1:50

Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.

Key Plan
 not to scale

Legend:
 ■ New Fabric
 ■ Existing Fabric

Notes:
 All floors, walls and ceilings to be constructed/improved to achieve required fire and acoustic separation between apartments and communal areas. External walls and roof to be insulated to meet current Building Regulations.
 Existing single glazed windows throughout to be replaced with new double glazed windows to match style of existing. New windows to be metal 'crital' style framed. Obscured glass panels to show on elevations to be sand blasted.

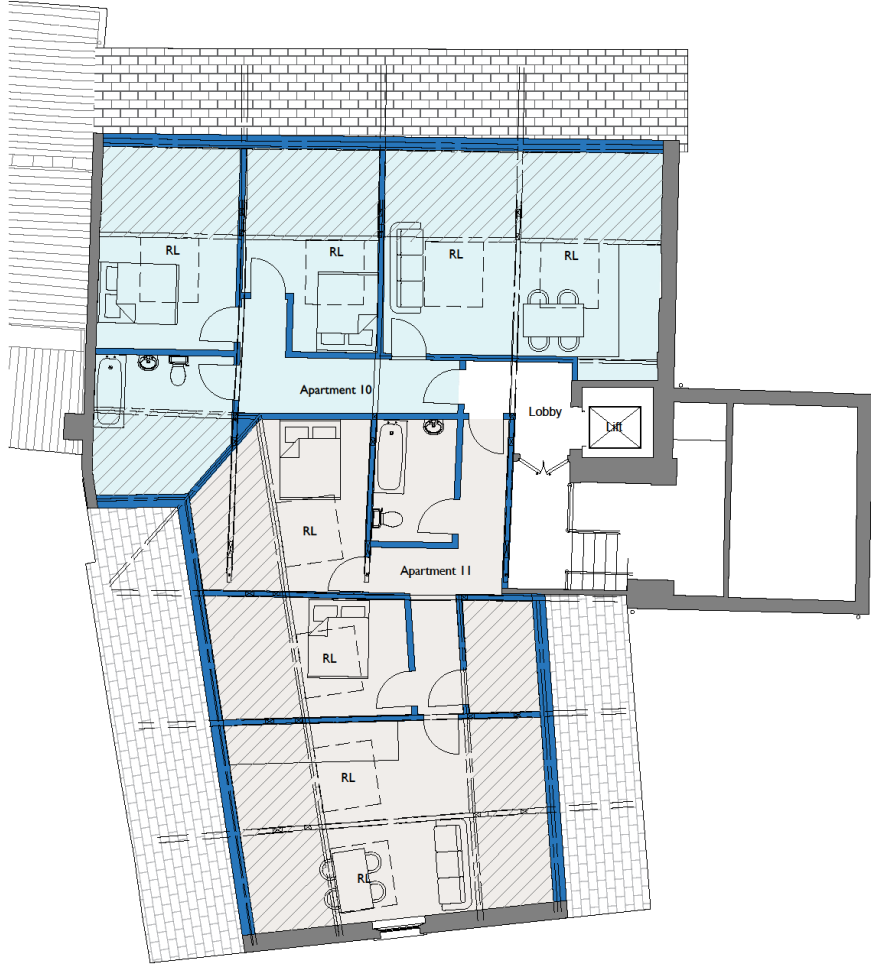
■ Apartment 7: 51m²
 ■ Apartment 8: 45m²
 ■ Apartment 9: 107m²

CHY-PUR-00-02-DR-A-2003

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
CLIENT				The Chapter of York
PROJECT				Church House, York
TITLE				Proposed Second Floor
SIZE & SCALE				A1L
STATUS				S4 - Planning
JOB NUMBER	239243			
NUMBER	2003			
REVISION	P09			

23 Purcell, York, YO1 1PH
 © PURCELL 2019. PURCELL IS THE TRADEMARK OF PURCELL ARCHITECTURE LTD.

Proposed third floor



I
2004 Third Floor Plan as Proposed
1:50

Notes:
Drawings are based on survey data and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
All dimensions are in millimeters unless noted otherwise.
Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

Legend:
 New Fabric
 Existing Fabric

Notes:
All floors, walls and ceilings to be constructed/improved to achieve required fire and acoustic separation between apartments and communal areas. External walls and roof to be installed to meet current Building Regulations.
Existing single glazed windows throughout to be replaced with new double glazed windows to match style of existing. New windows to be metal 'crystal' style framed. Obscured glass panels as shown on elevations to be sand blasted.

Apartment 10: 79m²
(46m² excluding eaves)
 Apartment 11: 65m²
(47.5m² excluding eaves)

NB: Head height below eaves: c1.85m. Further investigation to be carried out to ascertain potential to raise headheight.
NB: Hatched area denotes space beyond balconies with head height less than 2m

0 500mm 1 m 2 m 3 m 4 m 5 m

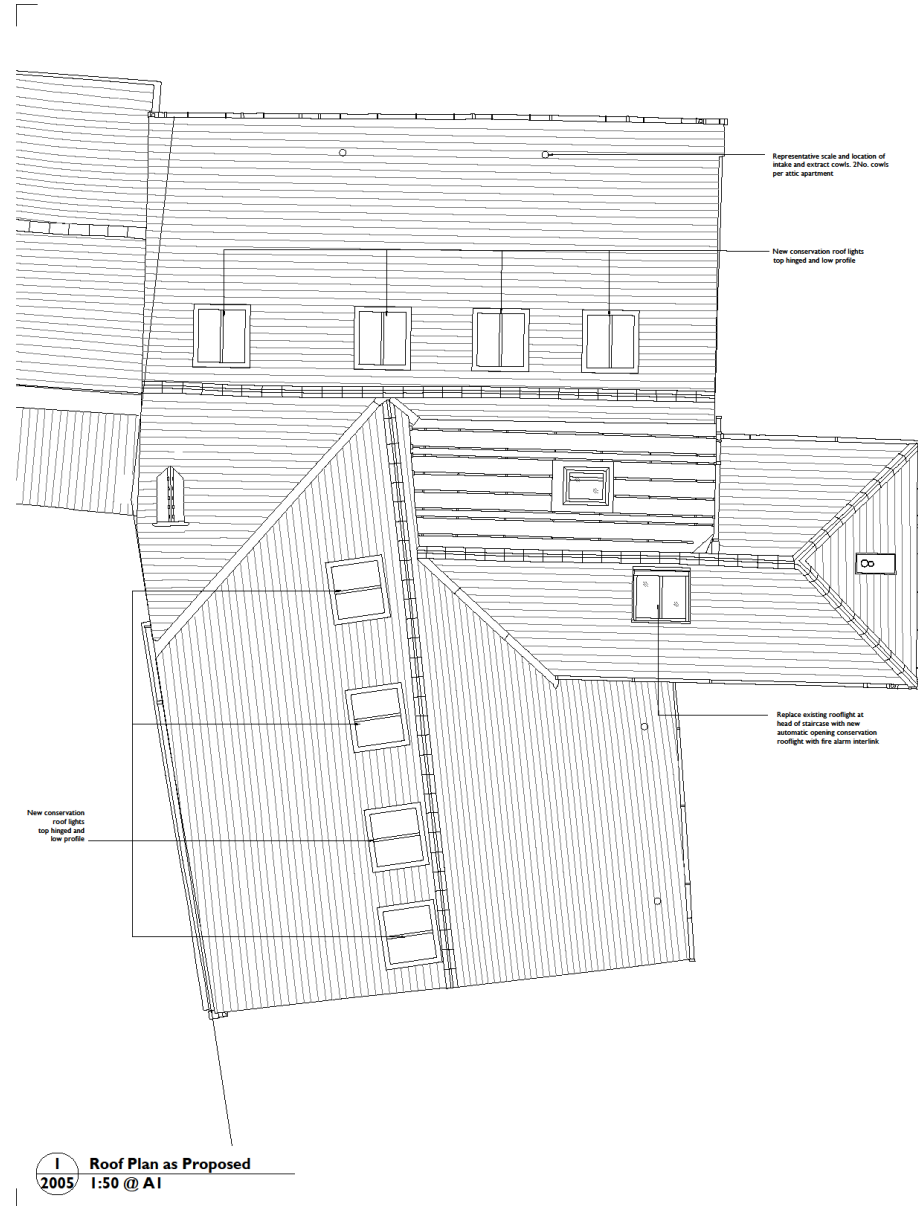
CHY-PUR-00-03-DR-A-2004

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
Current	14/09/2021	OP	OP	

CLIENT The Chapter of York
PROJECT Church House, York
TITLE Proposed Third Floor
SIZE & SCALE A11
STATUS S4 - Planning
JOB NUMBER 239243
NUMBER 2004
REVISION P10

© PURCELL 2014. PURCELL IS THE TRADE NAME OF PURCELL ARCHITECTURE LTD.

Proposed roof plan



Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.

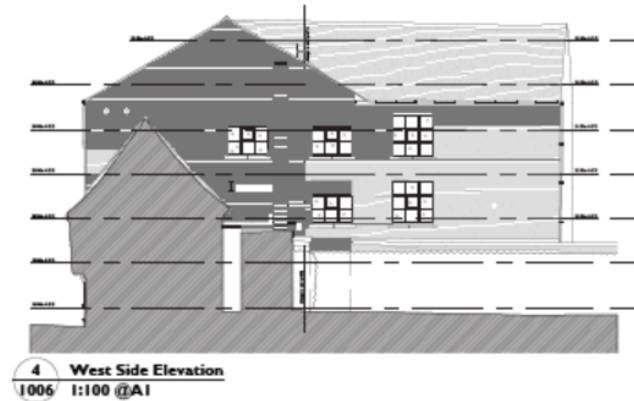
Key Plan:
 not to scale

0 500mm 1 m 2 m 3 m 4 m 5 m

CHY-PUR-00-RF-DR-A-2005

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
Current	16/09/2021	OP	OP	
CLIENT	The Chapter of York			
PROJECT	Church House, York			
TITLE	Proposed Roof Plan			
SIZE & SCALE	A1L			
STATUS	S4 - Planning			
JOB NUMBER	239243			
NUMBER	2005			
REVISION	P06			
<small>© PURCELL 2016. PURCELL IS THE TRADING NAME OF PURCELL ARCHITECTURE LTD.</small>				

Existing elevations



Notes
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless stated otherwise.
 Panels shall be marked in writing in any discrepancy.

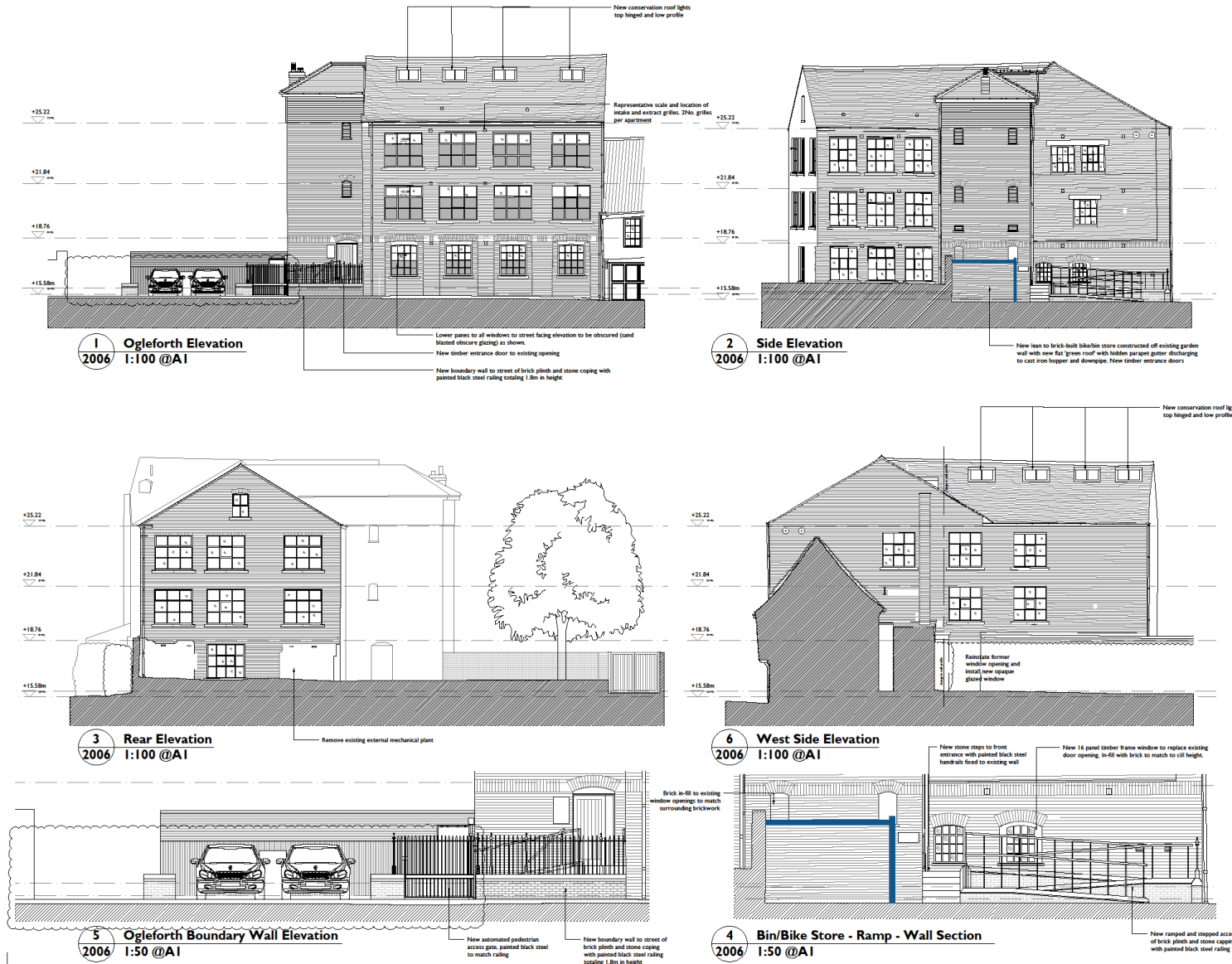
Scale
 0 1m 2m 3m 4m 5m 10m

CHY-PUR-00-ZZ-DR-A-1006

DATE	STATUS	CHECKED	DESCRIPTION

CLIENT The Chapter of York
 PROJECT Church House, York
 TITLE Existing Elevations
 SIZE & SCALE A1/L
 STATUS S4 - Planning
 JOB NUMBER 239243
 NUMBER 1006
 REVISION P02

Proposed elevations



Notes:
 Drawings are based on survey data and may not accurately represent what is physically present.
 Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.

Key Plan (not to scale)

Generally all new brick to match existing

Existing single glazed windows throughout to be replaced with new double glazed windows to match style of existing. New windows to be metal 'crystal' style frame. Obscured glass panels as shown on elevations to be sand blasted.

Rev P08 - amendments to car parking and gates following Planning feedback

Scale bars:
 0 500mm 1m 2m 3m 4m 5m
 0 1m 2m 3m 4m 5m 10m

CHY-PUR-00-ZZ-DR-A-2006

Client	The Chapter of York
Project	Church House, York
Title	Proposed Elevations
Size & Scale	A1L
Status	S4 - Planning
Job Number	239243
Number	2006
Revision	P08

PURCELL

This page is intentionally left blank