

## COMMITTEE REPORT

**Date:** 5 December 2012      **Ward:** Westfield  
**Team:** Major and      **Parish:** No Parish  
Commercial Team

**Reference:** 12/03240/FUL  
**Application at:** Acomb Branch Library Front Street York YO24 3BZ  
**For:** Variation of condition 1 of permitted application  
10/01187/FUL to extend the temporary permission for siting  
of portakabin for use as ambulance stand by point for a  
further 5 years  
**By:** Yorkshire Ambulance Service  
**Application Type:** Full Application  
**Target Date:** 7 December 2012  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application is for the siting of a temporary portakabin for use as an Ambulance stand-by point to the rear of the library building. The application is for the extension of a temporary planning permission (10/01187/FUL) for a further five years. 10/01187/FUL was granted temporary planning permission at the West and Centre sub Planning Committee on 18 November 2010. The original application was granted temporary planning permission (08/00574/FUL) at committee on 15 May 2008.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:  
Areas of Archaeological Interest GMS Constraints: Acomb Area 0007  
Air safeguarding GMS Constraints: Air Field safeguarding 0175  
Conservation Area GMS Constraints: Acomb CONF  
City Boundary GMS Constraints: York City Boundary 0001  
DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:  
CYGP1 Design  
CYGP23 Temporary planning permission  
CYHE2 Development in historic locations  
CYC3 Change of use of community facilities

## **3.0 CONSULTATIONS**

### **Highway Network Management**

3.1 No comments received at the time of writing the report, any comments received will be reported at the committee meeting.

### **Design, Conservation and Sustainable Development**

3.2 No comment.

### **Environmental Protection Unit**

3.3 No comments received at the time of writing the report, any comments received will be reported at the committee meeting.

### **External Consultations/Representations**

3.4 No representations received at the time of writing the report, any comments received will be reported at the committee meeting.

## **4.0 APPRAISAL**

### **RELEVANT SITE HISTORY**

10/01187/FUL - Siting of portakabin for use as an ambulance stand by point (Extension of temporary permission 08/00574/FUL for a further 2 year period) - Approved

08/00574/FUL - Siting of Portakabin to rear for a temporary period to be used as a standby point for Yorkshire Ambulance Service (resubmission) - Approved

08/00221/FUL - Site Portakabin for temporary period to be used as standby point for Yorkshire Ambulance Service. Also form 1no. parking space for an ambulance - Withdrawn

### **KEY ISSUES**

1. Principle
2. Impact on neighbouring property

## ASSESSMENT

### PLANNING POLICY

4.1 Policy GP23 'Temporary Planning Permission' in the City of York Council Development Control Local Plan (2005) states that planning permission will be granted for the temporary use of land or the erection of temporary buildings for a limited period provided: there would be no loss of amenity to the occupants of adjacent property as a result of the proposal; or the applicant can demonstrate that there is no viable permanent alternative immediately available; and where appropriate, plans are to be brought forward for permanent development; and that the period for which consent is sought is the minimum required to allow the permanent development proposal to be implemented; or a trial period is necessary for the development, to allow an assessment of its character or effects.

### PRINCIPLE

4.2 The Ambulance stand-by point is sited to the rear of Acomb Library, just outside the Acomb Conservation Area.

4.3 Information submitted with the previous temporary consent for the stand-by point stated that it was required for a 2 year period only, as re-organisation was being undertaken and the options for a new ambulance station were being considered

4.4 The applicant has submitted information demonstrating that the site is required to meet national targets, the aim is that ambulances are to be with the patient within 8 minutes for 75% of all call outs. This stand-by point contributes towards meeting this national target. The supporting information sets out that the permanent siting of stand-by points is no longer part of the long term plan of the Ambulance Service, the aim is to provide a series of flexible response locations in order to meet their targets, so the building of a permanent base in this location would not be appropriate.

### IMPACT ON NEIGHBOURING PROPERTY

4.5 In the original planning permission (08/00574/FUL) there was some concern about the proximity of the stand-by point to the neighbouring dwellings and the potential noise and light disturbance that may be caused. Officers are not aware of any complaints regarding the stand-by point. The siting of the Ambulance stand-by point is not considered to unduly impact on the residential amenity of the occupants of nearby dwellings.

4.6 The building is of a temporary nature and the applicant/agent has not submitted details of a future permanent alternative. A temporary building of this appearance in close proximity to the conservation area and dwellings would not be acceptable as a permanent development and therefore an additional temporary planning permission is considered appropriate.

## **5.0 CONCLUSION**

5.1 The siting of a Portakabin on this site to be used as an Ambulance Stand-by point for a further five years is considered to comply with Policy GP23.

## **6.0 RECOMMENDATION: Approve**

1 The building shall be removed by 30 December 2017 unless prior to that date a renewal of the permission shall have been granted in writing by the Local Planning Authority.

Reason: The temporary nature of the building is such that it is considered inappropriate on a permanent basis.

2 Notwithstanding the submitted details, between the hours of 21:00 and 08:00 on the following day the sirens of the ambulance vehicles shall not be used until the vehicles have exited the Acomb Branch Library site.

Reason: To protect the amenity of the occupants of the neighbouring dwellings.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### **1. REASON FOR APPROVAL**

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, the visual amenity of the building and the adjacent conservation area. As such, the proposal complies with Policy GP23 of the City of York Development Control Local Plan (2005).

### **Contact details:**

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