



**Notice of a public meeting of
Planning Committee**

- To:** Councillors Reid (Chair), Boyce (Vice-Chair),
Shepherd, Ayre, Carr, Cullwick, Cuthbertson,
D'Agorne, Doughty, Funnell, Galvin, Looker,
Richardson, K Taylor and Warters
- Date:** Wednesday, 19 December 2018
- Time:** 4.30 pm
- Venue:** The George Hudson Board Room - 1st Floor West
Offices (F045)

AGENDA

Site Visits

Would Members please note that the mini-bus for the site visits for this meeting will depart from Memorial Gardens at **10:00am on Tuesday 18 December 2018**

1. Declarations of Interest

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

2. Minutes (Pages 5 - 20)

To approve and sign the minutes of the last meeting of the Planning Committee held on 15 November 2018.

3. Public Participation

It is at this point in the meeting that members of the public who have registered their wish to speak can do so. The deadline for registering is by **5:00pm on Tuesday 18 December 2018**. Members of the public can speak on specific planning applications or on other agenda items or matters within the remit of the Committee.

To register, please contact the Democracy Officer for the meeting on the details at the foot of this agenda.

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4. Plans List

This item invites Members to determine the following planning applications:

a) Land To The South Of Field Lane, Heslington [18/01416/REMM]
(Pages 21 - 56)

Reserved matters application for approval of siting, design, external appearance and landscaping to provide student accommodation (providing 1,480 bed spaces) including the provision of two colleges and residential blocks within a central green space, the realignment of Lakeside Way following outline permissions 15/02923/OUT [Hull Road Ward]

b) York Dance Works, 11 Redeness Street, York [18/01935/FULM]
(Pages 57 - 76)

Erection of a 4-5 storey student accommodation building consisting of 98 bed spaces with car parking spaces, access, landscaping and associated works [Guildhall Ward] **[Site Visit]**

c) Plainville Lane, Wigginton, York [18/02178/FUL] (Pages 77 - 86)

Erection of horse walker [Haxby And Wigginton Ward] **[Site Visit]**

5. Urgent Business

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

Democracy Officer

Angela Bielby

Contact details:

- Telephone: 01904 552599
- Email: a.bielby@york.gov.uk

For more information about any of the following please contact the Democracy 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**

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PLANNING COMMITTEE**SITE VISITS****Tuesday 18 December 2018**

**The mini-bus for Members of the sub-committee will leave from
Memorial Gardens at 10.00am**

TIME (Approx)	SITE	ITEM
10.15	York Dance Works, 11 Redeness Street	4b
10: 50	Plainville Lane, Wigginton	4c

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Abbreviations commonly used in Planning Reports

(in alphabetical order)

AOD	above ordnance datum
BREEAM	building research establishment environmental assessment method
BS	British standard
CA	conservation area
CIL	Community Infrastructure Levy (Regulations)
CEMP	construction environmental management plan
CYC	City of York Council
DCLP	Draft Development Control Local Plan 2005
DCSD	Design Conservation and Sustainable Development team
dB	decibels
DEFRA	Department for Environment, Food and Rural Affairs
EA	Environment Agency
EDS	ecological design strategy
EIA	environmental impact assessment
EPU	Environment Protection Unit
FRA	flood risk assessment
FTE	full time equivalent
FULM	major full application
GCN	great crested newts
HGV	heavy goods vehicle
IDB	internal drainage board
IPS	interim planning statement
LBC	listed building consent
LGV	large goods vehicle
LPA	local planning authority
NERC	Natural Environment and Rural Communities Act (2006)
NHBC	National House Building Council

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OAN	objectively assessed need
OUTM	major outline application
PROW	public right of way
RAM	reasonable avoidance measures
RTV	remedial target value
RSS	Regional Spatial Strategy
SHMA	Strategic Housing Market Assessment
SINC	Site of Interest for Nature Conservation
SHLAA	Strategic Housing Land Availability Assessment
SFRA	Strategic Flood Risk Assessment
SPD	Supplementary Planning Document
TPO	tree preservation order
TRO	Traffic Regulation Order
VDS	village design statement
WSI	written scheme of investigation
VAS	vehicle activated signage
VOA	Valuation Office Agency
WHO	World Health Organisation

City of York Council

Committee Minutes

Meeting	Planning Committee
Date	15 November 2018
Present	Councillors Reid (Chair), Boyce (Vice-Chair), Shepherd, Ayre, Carr, Cullwick, Cuthbertson, D'Agorne, Doughty, Funnell, Galvin, Looker, Richardson and Warters
Apologies	Councillor K Taylor

Part A - Matters Dealt With Under Delegated Powers

Site Visits

Application	Reason	In attendance
Land At Cocoa West Wigginton Road York	To allow Members to familiarise themselves with the site	Councillors Reid, Boyce, Carr, Cuthbertson and D'Agorne
Land To The South Of Field Lane Heslington (Lakeside Way, University of York East Campus)	To allow Members to familiarise themselves with the site	Councillors Reid, Boyce, Carr, Cuthbertson and D'Agorne
Elvington Water Treatment Works, Kexby Lane Elvington	To allow Members to familiarise themselves with the site	Councillors Reid, Boyce, Carr, Cuthbertson and D'Agorne

34. Declarations of Interest

Members were asked to declare, at this point in the meeting, any personal interests, not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests they may have in respect of business on the agenda. Cllr Cullwick declared a personal non prejudicial interest in Item 4e (Land To The South Of Field Lane, Heslington) as he managed a small number of non City of York Council (CYC) properties. Cllr A D'Agorne declared an interest in Item 4b (Land At Cocoa West,

Wigginton Road) as he was a volunteer for Sustrans. There were no further declarations of interest.

35. Minutes

Resolved: That the minutes of the meetings held on 13 September 2018 and 11 October 2018 be approved and then signed by the chair as a correct record.

36. Public Participation

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general matters within the remit of the Planning Committee.

37. Plans List

Members considered a schedule of reports of the Assistant Director, Planning and Public Protection, relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views of consultees and officers.

38. Land Adjacent Sewage Works at Hessay Industrial Estate [17/00670/FUL]

Members considered a full application from Anthea Tate for the erection of an asphalt plant with associated infrastructure on the land adjacent to Sewage Works at Hessay Industrial Estate, New Road, Hessay, York.

Members were advised by Officers that subsequent to the Committee Report being prepared a Counsel's opinion had been submitted on behalf of the applicant raising several detailed issues. In order that the issues be satisfactorily addressed it was recommended that consideration of the application be deferred.

Steve Mills (Local resident in objection), Rachel Martin (Local resident in objection), Anthea Tate (Agent for applicant in support), Mark Barratt (Chair of Hessay Parish Council in

objection) and Cllr Steward (Ward Councillor) had registered to speak on the application at the meeting. All were asked and confirmed that they did not wish to speak on the application.

Resolved: That the application be deferred.

Reason: In order that the issues raised by the applicant's Counsel be satisfactorily addressed.

39. Land At Cocoa West, Wigginton Road [18/01011/OUTM]

Members considered a major outline application from York 456 Ltd. This was an outline planning application with all matters reserved except for means of access for a mix of uses including 425 dwellings, offices, retail, a crèche and community uses with associated car parking, landscaping, highways infrastructure and other ancillary works.

Officers advised Members that there was a correction to paragraph 3.7 of the report to include the requirement of a contribution to places at local secondary school (this did not change the recommendation) and there also was a correction to state A1 use. In response to a question regarding ancillary works, Officers explained that there was a requirement for dropped curbs in the traffic plans.

Sarah Daniel welcomed the application. She raised concern regarding works traffic to and from the site and requested that a planned set of operational working be created to include the hours safe working of that traffic to and from the site. She asked whether the ancillary works included work to the main drain on Wigginton Road. She asked for the provision of dropped curbs and a pedestrian crossing. She referred to the removal of trees and asked that this be limited as much as possible.

Graham Holbeck (Agent for the Applicant), spoke in support of the application. He outlined the application noting that the design had been done in consultation with local residents and that there had been few objections. He noted the main differences from the 2010 application and with regard to traffic he noted that the developer had worked with the CYC traffic team, Sustrans and bus operating companies. He noted the intention to start building in 2020.

In response to Member questions, Mr Holbeck clarified that:

- There was a loss of a small group of trees towards the Wigginton Road end of the development, and the tree loss on the Sustrans route was primarily to facilitate access.
- With regard to through routes, there were two cul-de-sacs on the plans and the intention was facilitate public, pedestrian, cycle and emergency vehicular access to the site.
- Within the infrastructure, water was directed through Haxby Road
- The access from Wigginton Road to Haxby Road would be put forward for adoption.

Cllr Craghill (Ward Councillor) spoke on the application. She explained that parking levels on the site would be high and she suggested that parking be amended. She encouraged the developers to work with CYC and other partners on the street design and she asked for them to be more proactive regarding bus services.

In answer to questions from the Committee, Officers confirmed that:

- The intention was that as the application progressed to detailed planning there would be discussions with service providers on bus service provision. This would include looking at the proximity of bus stops.
- There were a number of items that could only be conditioned later on in the application process.
- Because there were bus stops within reasonable walking distance of the site this meant there was no justification for introducing new bus stops.
- There had been a contribution to off site sport provision.
- All measures would be put in place to address air quality damage.

Following debate it was:

Resolved: That the application is approved subject to a Section 106 Agreement to secure the planning obligations, conditions and informative listed in the report.

Reasons:

- i. The proposed development would provide a mix of housing reasonably in line with local need (i.e.

predominantly 2 and 3 bed dwellings) and ancillary facilities that will help meet residents' daily needs in the interests of creating a sustainable community. The scheme will deliver affordable housing at a policy compliant 20%.

- ii. The development relates appropriately to the surroundings, including the adjacent conservation area, it has a well defined layout with a network and variety of green space and amenity space. The development is of scale that will relate acceptably to its surroundings; there will not be an undue impact on existing resident's amenity. The development can be accommodated by the highway network without significant effect.
- iii. The scheme accords with national advice on sustainable development, sustainable travel and design. This is a suitable scheme to re-develop this Brownfield site efficiently and deliver housing in accordance with identified need. To provide adequate infrastructure to meet the needs of future occupants an associated legal agreement will also secure a contribution towards off site sports facilities and contributions towards education requirements; to be decided at reserved matters stage(s).
- iv. The planning obligations required (specified below) are compliant with the Community Infrastructure Levy Regulations in that they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Furthermore no more than 5 contributions will have been made towards the relevant infrastructure projects.

**40. Mapplefields 5 Laburnum Farm Close, Hessay
[18/01023/FUL]**

The full application from Andrew Tullie for the Erection of stables in paddock at Mapplefields, 5 Laburnum Farm Close, Hessay, York, was withdrawn prior to the meeting.

Resolved: That the application not be considered.

Reason: As the application had been withdrawn.

**41. Land West of Hagg Wood Broad Highway, Wheldrake
[18/01219/OUTM]**

[Note: The Legal Services Manager (Corporate Governance) withdrew from the meeting during consideration of this item. The Senior Solicitor (Planning) joined the meeting for this item]

Members considered a major outline application from Chris Hobson for a variation of condition 20 of application 15/02439/OUTM to allow 16.5 m long articulated egg collection lorries to enter the site at all times and days with the exception of 08:20 to 09:30 on weekdays and 14:45 to 18:00 on weekdays and to leave the site at all times and days with the exception of 08:20 to 09:05 on weekdays and 14:45 to 18:00 on weekdays.

During the Officer update, Members were advised of changes to the conditions which included an additional condition with the regard to the approved plans, a change to condition 2 and an additional informative. Officers also updated Members on the representations received which included three objections from residents, the comments of which were outlined to Members. Officers reported that the additional information had been assessed and the planning balance and the recommendation remained unchanged from the published report.

Roland Aston, a local resident, spoke in objection to the application. He explained that the village, school, village hall and sports ground had not changed and what had changed was the Applicant occasionally having problems the logistics of vehicles accessing the site. He expressed concern regarding traffic on Broad Highway and requested that the Committee reject the application and keep the restrictions in place.

Mr Aston was asked and explained that he did not have the technical knowledge to know whether the size of the articulated lorries presented a problem with the passing places on Broad Highway.

Len Rawlinson, a local resident, spoke in objection to the application. He noted that the application only referred to

articulated lorries and expressed concern regarding 16.5m articulated lorries accessing the farm via the narrow Broad Highway, which was close to the school (which had up to 280 children near the school during school opening and closing times). He added that the turn out of Broad Highway into North Lane was very tight and that problems had arisen since the use of 40 tonne lorries collecting eggs from the farm.

The Chair clarified that the change to condition 2 referred to 16.5m articulated lorries.

Sam Harrison (Agent for the Applicant), spoke in support of the application. He outlined the changes to the restrictions and noted that since the site had become operational the timings had become problematic and he explained the reasons for this. He noted that the Applicant had always tried to abide with the current restrictions, however there had been non compliance because of a range of factors. With regard to restrictions during school times, the Highway Authority considered the current restrictions to be excessive.

Mr Harrison was asked and explained that:

- He believed that the restrictions would have been taken into account in the route planning for the egg collections from the farm.
- Complaints about non compliance with the restrictions related to the egg collection lorries being 10 to 40 minutes out of the restricted time.

Cllr Mercer (Ward Councillor), spoke in support of the application. She noted that the proposed revision to the reduction in weekday hours continued to protect children and that there would be no additional vehicle movements for the collection of eggs. She added that the unit generated no noise, smell or dust and that the three other working farms in the vicinity operate with no restrictions. She noted that there would be no additional vehicle movements and that the Parish Council were comfortable with the application.

Cllr Mercer was asked and responded that the Parish Council had no objection to the changes and the farmer employed a significant number of people.

Following debate it was:

Resolved: That the application be approved subject to following conditions and informative and the conditions listed in the report:

Additional condition with the regard to the approved plans

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

Site layout plan dated Nov 15 received by the Local Planning Authority on 30 November 2015.

Location plan dated Nov 15 received by the Local Planning Authority on 30 November 2015.

Elevation drawings dated Feb 16 received by the Local Planning Authority on 29 January 2016.

Plan showing area available for landscaping dated Feb 16 received by the Local Planning Authority on 1 February 2016.

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

Condition 2

This permission shall not be implemented until a written vehicular movement management plan has been submitted to the Local Planning Authority and approved in writing. The vehicular movement management plan shall contain the following provisions and measures and in this condition "Site" shall mean the red line application site (Location plan dated Nov 15 received by the Local Planning Authority on 30 November 2015):

(i) The vehicular movements to and from the Site shall take place as specified on page 8 of the submitted Design and Access Statement received by the Local Planning Authority on 30 November 2015.

(ii) Egg collection lorries up to 16.5m in length may enter the Site at all times and days with the exception of 08:20 to 09:30 on weekdays and 14:45 to 18:00 on weekdays and may leave the Site at all times and days with the exception of 08:20 to 09:05 on weekdays and 14:45 to 18:00 on weekdays; no

restrictions on Saturdays, Sundays and Bank Holidays.

(iii) No other vehicles shall enter or leave the Site (other than staff travelling to and from the Site) at the following times and days:-

Between 07:30 to 09:30 hours, and 14:45 to 18:00 on weekdays and at any time on Saturdays, Sundays and Bank Holidays.

(iv) Details for the ongoing monitoring and review by the operator of the egg unit as to any changes to the start and finish time of the school day for the primary school located on Broad Highway, Wheldrake.

(v) The procedure for the operator of the egg unit to notify the Local Planning Authority of any changes to school times identified pursuant to (iv) above for the primary school located on Broad Highway, Wheldrake.

(vi) The procedure and timescale for agreeing with the Local Planning Authority changes to the lorry entry and exit restrictions at the Site referred to in (ii) and (iii) above to directly reflect changes in school times for the primary school located on Broad Highway, Wheldrake. Any such changes to lorry entry and exit restrictions at the Site shall not decrease or increase the overall length of restriction but shall shift the entry and exit times set out in (ii) and (iii) above forwards or backwards (as the case may be) in direct relationship to the change from the existing school start and finish time (currently 08:55 and 15:20.)

Once approved by the Local Planning Authority in writing, the vehicular movement management plan shall be implemented in full compliance with the approved details and timetable unless the Local Planning Authority gives written consent to any variation to it.

Informative

The current vehicle movement restrictions are based on a 08:55 school start time and 15:20 finish time at

Wheldrake with Thorganby Church of England Primary School. If following the grant of this permission the school start and finish times change the vehicular movement times to and from the Site shall be changed with the agreement in writing of the Council in accordance with the process to be approved in the vehicular movement management plan.

Reasons:

- i. The application is submitted as a result of difficulties faced by the egg unit in ensuring that eggs are collected at a time that does not breach the 07:30 weekday limit for lorries leaving the site. In addition, the cycle of collections occasional requires a collection on a weekend.
- ii. The application proposes to change the current weekday morning collection for egg lorries so that no egg lorries would be permitted to leave the site between 08:20 and 09:05 or enter the site between 08:20 and 9:30 (the current restriction for arrivals and departures from the site is 07:30 - 09:30). It also proposes to remove the weekend and bank holiday restriction for egg collection lorries. Egg collections will remain at a rate of two lorries per week.
- iii. It is considered in the context of the low number of egg collections that will occur and the restrictions that will be in place at primary school start and finish times the variation of condition 20 is considered reasonable. It is noted that the egg collections in relation to the use are a very low proportion of the overall traffic movements on Broad Highway and that any users of the route would need to be aware that other motorised vehicles, including lorries and large agricultural vehicles can travel along the route at any time of the day or week.
- iv. It is not considered reasonable to oppose a change in egg collection vehicles from rigid lorries up to 12m long to 16.5m articulated lorries given such vehicles

were considered acceptable for other deliveries and collections at the site.

- v. The consultation deadline for the revisions to the delivery times and egg lorry size expires on 13 November. Any additional comments received will be reported to Committee along with any implications on the recommendation and suggested conditions.

**42. Land To The South Of Field Lane, Heslington
[18/01416/REMM]**

[Note: Councillor Cullwick withdrew from the meeting during consideration of this item and took no part in the debate or decision thereon.]

Members considered a Major Reserved Matters Application from the University Of York And Graham Construction Limited to approve the siting, design, external appearance and landscaping to provide student accommodation (providing 1,480 bed spaces) including the provision of two colleges and residential blocks within a central green space, the realignment of Lakeside Way following outline permissions 15/02923/OUT.

In their update officers recommended that the application be deferred so that full consultation could be undertaken with Heslington Parish Council.

Alan Richards (local resident in objection), Stephen Talboys (Applicant - University of York in support), Julie White (Agent for the Applicant – Developer in support) and Cllr Pavlovic (Ward Councillor) had registered to speak on to the application. Cllr Pavlovic asked that there be consideration of additional conditions in respect of residents parking in Badger Hill and on the Newland Park estate. He noted that the residents parking scheme for Badger Hill ended in 2020 and requested that this be extended to all of Badger Hill and on the Newland Park estate. Alan Richards seconded the points made by Cllr Pavlovic and he explained that parking was a problem in those areas.

Resolved: That the application be deferred.

Reason: To enable consultation with Heslington Parish Council to take place.

43. Elvington Water Treatment Works [18/01786/FUL]

Members considered a full application from Yorkshire Water Services for the erection of a plant building used for the preparation of calcium hydroxide at Elvington Water Treatment Works, Kexby Lane, Elvington, York.

Resolved: That the application be approved subject to the conditions and informatives listed in the report.

Reasons:

- i. The use and scale of the proposed building is such that it is inappropriate development in the Green Belt. It would have a moderately harmful impact on the visual character and amenity of the landscape. Green Belt policy states that the application should be refused unless any harm resulting from the proposal is clearly outweighed by other considerations.
- ii. In assessing whether very special circumstances exist, significant regard is given to the fact that the site is an established water treatment plant which supplies around a third of Yorkshire Water's drinking water. The site is located wholly in the Green Belt. The proposed building cannot be located outside the Green Belt. The applicant states that the building is essential in respect to improvements to ensure a sustainable, resilient water supply, essential for public health and to assist in facilitating growth within the York area and in the works' wider supply area. Although the structure is tall it is not considered unduly intrusive. Its scale has been reduced from the original submission and its height reflects that of the existing silos on the site. It is considered that the particular circumstances relating to the pressing need for the building and the inability to re-locate it outside the Green Belt does amount to very special circumstances which would clearly outweigh the harm to the Green Belt and local landscape.

44. Hall Farm, Strensall Road [18/01979/FUL]

Members considered a full application from Andrew Thompson for the demolition of the existing agricultural buildings and change of use of the land to provide 17 touring caravan pitches between April and October each year, and associated refuse storage and shower and w/c facilities at Hall Farm, Strensall Road, York.

An officer update was given in which it was reported that the Ecology and Conservation Officer had confirmed that no further work was required as there was no evidence of bats or barn owls. Officers also clarified that within paragraph 4.9 of the report that the siting of caravans was not considered to fall within outdoor sport or outdoor recreation but was a form of accommodation.

Eamonn Keogh (Agent for the Applicant) and Samantha Thompson (daughter of and on behalf of the Applicant) spoke in support of the application. Ms Thompson explained that she had worked with her father over the last two years to diversify income to the farm. She advised that trees and hedges had been planted and that the caravan pitches would complement the existing stables. Using photographs on the screen, Mr Keogh demonstrated that the context of the site had changed considerably. In terms of the Green Belt he stated that the other structures would be demolished and that the openness of the site would be enhanced by the touring pitches. He noted that the NPPF made provision for such changes and gave examples of this.

Mr Keogh and Ms Thompson were asked and confirmed that:

- The footprint taken by the caravans would be significantly less than the existing agricultural buildings.
- There were plans to plant more trees.
- The 17 caravan pitches would be placed as shown on the site plan (on the existing footprint of buildings).
- With regard to equestrian based holidays, there was a number in North Yorkshire which tended to be chalet based.
- Visitors would be able to bring horseboxes and caravans.

- There would be no permanent caravans for hire and there would be flexibility in stabling.

Following debate during which a number of different views were expressed it was:

Resolved: That the application be approved subject to final wording to be delegated to the Chair, Vice Chair Legal Services Manager (Corporate Governance) and Head of Development Services.

Reason: It is considered that the proposed touring caravan pitches does not constitute inappropriate development in the Green Belt as set out in Section 13 of the National Planning Policy Framework. As such, the proposal results in no harm to the Green Belt, and, by definition, no harms to the openness of the Green Belt. The other considerations put forward by the applicant outweigh harms and therefore amount to very special circumstances for the purposes of the NPPF.

Part B - Matters Referred to Council

45. Amendments to Committee Terms of Reference and Delegation to Officers Report

The Legal Services Manager (Corporate Governance) explained that the Constitution reserves certain matters to the Planning Committee and Area Planning Sub-Committee. Unless so reserved, planning matters were delegated to the Corporate Director of Economy and Place or Assistant Director Planning & Public Protection. It was recommended that alterations were made to the wording of the Terms of Reference to provide more clarity in the interpretation of the delegation, and to update it specifically in relation to S96A non-material amendments and S73 extension of time applications. In addition, an amendment was proposed so that the Main Planning Committee only reserved applications in the Green Belt where they were recommended for approval. This would assist in more timely decision making in respect of certain consents and applications, and therefore it was requested that Planning Committee consider recommending those changes to Full Council.

Members considered a report that proposed that changes to the Planning Committee and Planning Area Sub Committee's terms of reference and consequent delegation to Officers are referred to Full Council. They were provided with updated proposed amendments to the Section 3D Responsibility for Functions – Constitution (Planning matters that are specifically delegated to the Planning Committee) (Annex 2). Following an overview of the proposed amendments by the Legal Services Manager (Corporate Governance) it was:

Resolved: That the Committee refer the amendments to the Council's Constitution to Full Council for approval to:

- i. enable Officers to determine requests for non-material amendments to planning applications under Section 96A of the Town and Country Planning Act 1990 (as amended);
- ii. enable Officers to refuse planning permission for any non-residential or domestic application for which there is a policy presumption against development in the Green Belt; and
- iii. enable the Corporate Director of Economy and Place or Assistant Director Planning & Public Protection to approve variations of a minor nature to planning agreements relating to planning applications reserved to the Planning Committee or Area Sub Committee.

Reason: To provide more clarity in the interpretation of the delegation, and to update it specifically in relation to S96A non-material amendments and S73 extension of time applications. In addition, an amendment is proposed so that the Main Planning Committee only reserves applications in the Green Belt where they are recommended for approval. This would assist in more timely decision making in respect of certain consents and applications, and therefore it is requested that Planning Committee consider recommending these changes to Full Council.

Cllr A Reid, Chair

[The meeting started at 4.30 pm and finished at 6.35 pm].

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COMMITTEE REPORT

Date: 19 December 2018 **Ward:** Hull Road
Team: Major and **Parish:** Heslington Parish Council
Commercial Team

Reference: 18/01416/REMM
Application at: Land To The South Of Field Lane Heslington York
For: Reserved matters application for approval of siting, design, external appearance and landscaping to provide student accommodation (providing 1,480 bed spaces) including the provision of two colleges and residential blocks within a central green space, the realignment of Lakeside Way following outline permissions 15/02923/OUT.
By: University Of York and Graham Construction Limited
Application Type: Major Reserved Matters Application (13w)
Target Date: 22 November 2018
Recommendation: Approve

1.0 PROPOSAL

1.1 This application relates to development of student accommodation at the University of York East Campus located to the east of Heslington Village. The development is the 'Cluster 4' phase which is positioned to the western end of the campus in order to take advantage of the proximity to the facilities that are provided at the West Campus.

1.2 The East Campus has started to evolve with clusters 1 and 2 partly built out. Cluster 1 is currently the most westerly development on the site, providing academic departments and teaching buildings along with Goodricke College. Cluster 2, to the east provides other colleges, Langwith and Constantine. Cluster 3 at the eastern edge of the campus provides sports village and pitches.

1.3 East Campus was formerly agricultural fields with no special landscape quality. The future development of the site was to be provided within a parkland setting. Kimberlow Hill to the north was the subject of earth modelling works following construction of the Detention Basin. To the south, there is a man-made Lake. The Lake has altered in shape since the outline consent was granted and alongside its aesthetic purpose, it is a balancing regulator for drainage.

1.4 Outline consent for the development of the site as a campus for the University was allowed following a public inquiry (Ref: 04/01700/OUT and subsequently amended). Conditions on this consent notably condition 11 requires a Design Brief with Masterplan to allow the development of the site to evolve over time. Other

conditions include a restriction on the maximum building height depending on the zoning and a restriction of the developed footprint (including all buildings, car parks and access roads) of the allocated area to 23% total area.

1.5 In line with the outline consent and the approved design brief with masterplan, this is an application for reserved matters (siting, design, external appearance and landscaping) to provide student accommodation. Cluster four will be made up of two colleges; North and South colleges either side of a central amenity space. Following negotiations two student blocks have been removed from South College and positioned at the eastern end of the central amenity space area between the two colleges. All the buildings combined will provide 1,480 student bed spaces. This is an increase of 60 from the original proposal.

1.6 Officers are satisfied that the environmental information already submitted in respect of the development of the Heslington East Campus is sufficient to assess the environmental effects of this development. As such no addendum to the Environmental Statement has been sought. Nor does the submission include further information or any other substantive information that would require further publicity under the Environmental Impact Regulations 2011.

1.7 The University guarantees accommodation to all first year and foundation year students, including overseas students. Any vacancies are offered to returning students and the proposals will provide additional capacity for students to live on campus, rather than in private rented sector elsewhere in the City.

1.8 There are some changes to the previous Design Brief with Masterplan (2010) arising from the development of Cluster 4. This includes the realignment of a section of 'Lakeside Way' to a more northerly position. The road is suffering from defects with an engineering solution to realign this further away from the Lake. A section of Goodricke Way, where it follows the detention basin to the north and joining with Lakeside Way to the western end of Cluster 4 will be removed.

1.9 In addition, the previous Design Brief with Masterplan (2010) sought vistas either side of Cluster 1. The vistas were not an original feature in the outline consent. The western vista, between Cluster 4 and Cluster 1 will be removed and replaced by a central green space with an intention of creating a 'gateway' to the East campus.

1.10 Arrival from West Campus and Heslington village will be from Field Lane as existing. Lakeside Way is to be retained in its current form up to the point where Lakeside Way and Goodricke Lane (and the pedestrian links on the Pathway) meet. At this junction, a 'gateway' comprising of a circle of trees with landscape feature to be developed further is proposed.

1.11 The University has expressed a requirement for a single point of entry to each college to ensure safety and security for the proposed students and assist with their responsibility for student welfare. Both colleges will be accessed via a central hub.

1.12 Access to the detention basin and the Lake for both students and members of the public will be restricted. However, student occupiers shall have access to the water's edge via a boardwalk and deck.

1.13 Access from the central hub to the buildings within each college will be via canopy walkways, which is taken from the success of the canopy walkways provided in Campus West.

1.14 Cycle parking is proposed adjacent to the college hubs. The existing bus stop along Lakeside Way will be retained as well as one near to the 'gateway entrance' to east campus.

North College

1.15 North College will provide 10 blocks of accommodation including a central hub (block 6) providing 870 beds in total and will be situated south of the detention basin.

1.16 The plans relating to North College have been developed further, in respect to ecology and include increased areas of bio-diverse planting along the edge of the detention basin and additional areas of marginal, marsh and meadow planting to encourage bio-diversity and discourage student access to the water; however a boardwalk leading to the water's edge is to be provided.

South College

1.17 South College has been the subject to most of the revisions. It will now provide 8 blocks of accommodation including a central hub (block 15) providing 490 beds in total and will be situated north of the upper lake. Blocks 13 and 17 have been removed and the bed spaces incorporated into other blocks. Following the removal of these blocks, there is now a greater distance between the College and lake's edge, which is now circa 18m (Blocks 13 and 17 were originally on the Lake edge) and the massing of some of the residential blocks has reduced (Nos 11 and 19 have been reduced to 3 storeys).

'Gateway Green'

1.18 Separating North and South colleges and between The Pathway and realigned Lakeside Way is an area referred to as 'Gateway Green'. This was originally intended as a future development site for academic buildings, however as the proposals have evolved to take into account the restrictions in building to the south of the realigned Lakeside Way, this area is now presented with two student residential buildings (blocks 21 and 22) to the eastern edge.

1.19 An existing service road will be extended and positioned along the eastern edge to the rear of these residential blocks, beyond which is the Robotic Lab building, which

has an inactive frontage. The area in front of the two additional residential blocks, 'Gateway Green' will become an informal landscaped area providing space for events and gatherings surrounded by perimeter gardens. Additionally, to the rear of block 22 will be a disabled access car park (providing 4 spaces to serve South College) and cycle store as well as a place at the end of the service road for deliveries/drop off for South College. Four disabled spaces to serve North College will be positioned to the west of Block 21.

Planning History

1.20 Substantial history relating to the development of the campus and other clusters, however the outline consents and other applications relevant to this application for reserved matters includes:

04/01700/OUT Outline application for development of a university campus; permitted 24 May 2007

08/00005/OUT increase building slab levels (building heights to remain unchanged); permitted 18 July 2008

15/02923/OUT increase the number of car parking spaces that can be accessed off Field Lane to a maximum of 450; permitted 23 March 2016

AOD/18/00196 Approval of condition 11-Variation of Design Brief and Masterplan

2.0 POLICY CONTEXT

2.1 Draft 2005 Development Control Local Plan

ED6	University of York Heslington Campus
ED9	University of York New Campus
GP1	Design
GP4A	Sustainability
GP9	Landscaping
NE2	River, Stream Corridors, Ponds and Wetland Habitats
HE11	Trees and Landscape

2.2 Publication Draft Local Plan 2018

DP1	York Sub Area
DP2	Sustainable Development
DP3	Sustainable Communities
SS1	Delivering Sustainable Growth for York
SS22	University of York Expansion (ST27)
ED1	University of York
ED3	Campus East

H7	Student Housing
D1	Placemaking
D2	Landscape and Setting
GI1	Green Infrastructure
GI2	Biodiversity and Access to Nature
GI4	Trees and Hedgerows
CC2	Sustainable Design and Construction of New Development

3.0 CONSULTATIONS

Design and Sustainability Manager

3.1 Substantial comments were made in respect to the approval of the Design Brief with Masterplan. In respect to this reserved matters and the detail design, there remain some issues that have not been adequately addressed.

3.2 This includes no change to the hierarchy of building gaps on the southern cluster to separate the hub element more and with this being public landscape except during the night. No accompanying change in the landscape design to facilitate/promote this access (paths etc) leading to a space at the rear of the hub. Such an approach would have enabled the public to have some remnant of the lakeside experience they currently enjoy.

3.3 The simplification of the canopy walkways as previously suggested does not appear to have been adopted.

3.4 Retain objection to the approach of creating large private student estates within a low risk university landscape. There has been an attempt to compromise on genuine public access around parts of Cluster 4.

Landscape Architect

3.5 In respect to the original scheme, the north and south colleges create substantial mass as a group of buildings in the landscape. Because of the quantity and regularity of their position and their proximity to both the Lake and Detention Basin, the development is somewhat imposing on the landscape and less of the landscape.

3.6 In respect to South College, the building line is particularly close to the lakeside edge and the central buildings are especially tight. The relationship between the buildings and the lake should be more obviously staggered in order to reflect the organic nature of the lake and allow the landscape to be the dominating force, rather than the buildings. A reduction in the density of south college would allow greater flexibility in the arrangement of buildings and their compositional relationship with the lakeside landscape.

3.7 The green space/future development site presents an opportunity to relocate some of the residential accommodation away from the lake edge.

3.8 The proposed straight realignment and grid-like development along Lakeside Way is at odds with the more naturalistic approach to the rest of this campus, and does not respond to the lakeside setting or topography of the transition landscape or the more organic flowing forms of the landscape elements and wider setting of the adjacent clusters.

3.9 Whilst the walkways make good links between buildings and carry the buildings through the landscape they need to be used sparingly. There are still too many walkways and as a result detract from and confuse the spatial quality and planting layouts and even the use of the courtyards.

3.10 There is a balance to be met between protecting the biodiversity value of the lakeside from footfall, and allowing people - residents, staff and visitors, to enjoy the natural environment of the lakeside setting and the attractive views afforded by it. The proposed development appears to present a limitation to both.

3.11 In respect to the revised proposals, in summary:

- the distance from the lake has improved although the rearrangement of buildings still presents quite a considerable solid mass to the lake.
- concerns remain in respect to the amenity of Lakeside Way due to the tightness and length of uniform building facades which will appear somewhat monolithic along the street.
- there are still too many walkways within the courtyards.
- within the given arrangement of buildings, the landscape design approach is good.

Ecologist

3.12 Completed in 2010, the lake at Heslington East is now a significant landscape feature. Its management has been very successful with the lake and surrounding areas providing habitats for biodiversity. Species-rich grassland and marginal vegetation has developed and notable species, particularly birds have colonised the site.

3.13 The density and proximity of the building to the lake edge in the original proposal would have resulted in the loss of species - rich grassland, disturbance to and potential loss of marginal aquatic vegetation, and birds during construction and throughout its operation. It is noted that the detention basin provides breeding and foraging habitat for Skylark, a bird classified as Red under the Birds of Conservation Concern 4: the Red List for Birds (2015).

3.15 Following receipt of revised plans, whilst there are still some buildings located to the south of the existing position of Lakeside Way, which acted as a buffer zone, they

have been arranged so that they are an increased distance from the lake edge, creating an increased area for lakeside planting and would allowing a wider range of habitats than the previous design layout would tolerate. These revisions will also enable the existing marginal vegetation to be retained.

3.16 The proposals include limiting or discouraging access through good landscape design to much of the lake edge, although it will still be part of the amenity space for the students living there.

3.17 The University has provided an approach and commitment through various management plans to manage other areas of grassland on Campus East for Skylark habitat (within the blue line boundary), which will be lost by the construction of the North College and central green space.

3.18 The revised plans do not accommodate the two Oak trees retained from the agricultural fields and these will be lost, as will the species-rich grassland south of Lakeside Way.

3.19 The revised landscape plan shows an increase of trees along the main lake edge; this is likely to be inappropriate as increased leaf litter in the lake could cause issues in the future from nutrient build up, however this can be addressed through planning condition. Planning conditions are recommended to be imposed to secure the specific ecological mitigation and to protect the lake edge during construction.

Highway Network Management

3.20 Comments have been provided in response to parking displacement. There is an ongoing undertaking, with the University of York commissioning surveys in multiple areas on an annual basis. Dependant upon the initial surveys (which they usually submit to us in December) this can then trigger a second survey in the early part of the next calendar year if the increase in parking from the base year is more than 20% and to evaluate the linkage (or not) with the UoY, through a series of direct questionnaire surveys with people parking in the surveyed streets. This then determines whether the parking is UoY related and if so, it will then trigger the need for UoY to discuss with CYC what options may be considered appropriate. To date these annual surveys have demonstrated UoY related parking in the residential area of Badger Hill off Field Lane, with the subsequent introduction of a Residents Parking Zone; all such works, together with contributions for permits and enforcement have been funded by UoY. Additional traffic orders (double yellow lines) have also been installed on Heslington Lane near Fulford Golf Club, as a result of parking associated with UoY activities.

Public Protection (PP)

3.21 Noise- Conditions 21 and 22 attached to the outline consent (15/02923/OUT) covers requirements in respect to noise levels for construction at specific locations as

well as noise from plant/machinery. The methodology for these surveys outlined in the accompanying Cundall memorandum is accepted.

3.22 One area that has not been covered within previous reports is noise from student activity. Whilst the distance to neighbouring residential properties is 150m away and distance attenuation will reduce noise levels, it may also be appropriate that noise and anti-social behaviour from the site is controlled.

3.23 Air Quality- Initially recommended a number of parking spaces to be provided with Electric Vehicle Recharging Points. It has been established that other than the 8 disabled parking spaces provided, the outline consent secured a wider parking strategy for the campus.

3.24 Conditions are requested to deal with land contamination, piling and construction impacts via a Construction Environmental Management Plan (CEMP). However it is noted that these are covered under conditions in the outline consent.

Flood Risk Management Team (FRMT)

3.25 No objections in principle but conditions are recommended.

EXTERNAL

Heslington Parish Council

3.26 Objection citing the following reasons;

- siting of accommodation at nearest point to existing residents of Heslington Village
- no attempt to create a sound barrier and the open water will amplify noise nuisance
- Heslington residents will suffer loss to amenity and general enjoyment of their property due to noise (both day and night), litter and minor vandalism
- mitigation of traffic congestion and parking nuisance has not been addressed- existing breaches of on-street parking consent limits are already problematic- annual traffic and parking surveys should be continued for the duration of the outline consent (until 2027).

Yorkshire Water

3.27 No objections, conditions are recommended.

Foss Internal Drainage Board

3.28 The Board has assets adjacent to the site in the form of various watercourses, which are known to be subject to high flows during storm events. If the Local Authority are satisfied with the on-site and technical aspects of drainage arrangements and the

proposal will not increase the overall rate of discharge from the University, then we raise no objections to the drainage strategy.

Designing Out Crime Officer

3.29 A clearly defined single point of entry to each college and access control strategy is highly commended. The public open space is provided with good levels of natural surveillance from the accommodation blocks. This gives a sense of guardianship and can deter criminal and anti-social behaviour. Restricting access into the college courtyards create defensible private spaces and is commended. An access control strategy is recommended to be extended to the bike stores so that only students that have a cycle can gain access to a particular bike store. The stands within the stores should enable the cycle to be stored at two separate parts of the cycle.

York Ornithological Group

3.30 The plans relating to the construction of the North College is unlikely to have an adverse impact on the site's wildlife.

3.31 There are extensive areas of land on East Campus available for development that are of considerably less importance for wildlife. The area surrounding the Lake has developed into a very significant area for wildlife on the Vale of York and continues to improve as the lake matures.

3.32 The Group accept that the wildlife interest of the immediate footprint of the proposed South College is low. The problems arise from the proximity of the western edge of the footprint to the lake and associated riparian habitats. This will inevitably bring a combination of noise, light pollution and litter blocking a valuable wildlife corridor along the lake shore.

3.33 There are a number of bird species most likely to be adversely affected and the south west corner of the lake is most important on campus east for a wide range of scarce or rare migrants passing through in Spring/Autumn.

Yorkshire Wildlife Trust

3.34 The development will have significant impact upon birds including red list species (pochard and skylark), through the construction and operation, resulting in loss of habitat and potentially impact through noise and lighting. No suitable mitigation has been put forward and the proposal does not show how the development will result in net gain in biodiversity

3.35 Following revisions, the Trust is pleased to see that there is an improved layout which will have less impact on the areas of the site important for wildlife. Conditions are supported and the Trust's objection is now removed.

PUBLICITY AND SITE NOTICE

3.36 The application was publicised by both site and press notice and neighbour notification. Four letters of objection have been received citing the following concerns:

- o standard of life on Badger Hill has degraded as a result of the university/students (houses for student rent and not properly maintained, noise and rubbish, increase in parking)
- o result in increase in traffic and parking-where will off-site parking be? It is already congested
- o the proposed buildings have the charm of lego bricks
- o with a strong interest in bird watching and wildflowers, Campus East has been a success. The submitted reports do not detail the favoured/preferred locations of the habitats using the Lakes. The University now seems intent on destroying the habitats and biodiversity it has spent managing. The mitigation does not suffice for compensation for the destruction of these habitats. There is no need to build a new college abutting the main lake.
- o no notification received that the University were to be built closer to the buffer zone
- o already suffering from noise disturbance to The Crescent and this will get worse; have had to ring the University's security hotline a number of times
- o there is land near Langwith College-why can't this be built on?
- o the site is already landscaped and looks good but it will possibly be overdevelopment

4.0 APPRAISAL

4.1 Key issues:

- o Principle of student accommodation
- o Design and scale
- o Landscape
- o Ecology
- o Accessibility
- o Sustainability
- o Waste and Recycling
- o Drainage
- o Construction Impacts
- o Amenity Impacts

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2018)

4.2 The revised National Planning Policy Framework (NPPF) (2018) was published on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied. Paragraph 7 states that the planning system should

contribute to the achievement of sustainable development. To achieve sustainable development, the planning system has three overarching objectives; economic, social and environmental.

4.3 In the absence of a formally adopted Local Plan the most up-to date representation of key relevant policy issues is the NPPF and it is against this policy Framework that the proposal should principally be addressed. The NPPF sets out the presumption in favour of sustainable development.

4.4 Section 6 of the Framework supports the Government's objective of significantly boosting the supply of homes. The size, type and tenure for housing need for different groups in the community, including students, should be assessed and reflected in planning policies.

4.5 Paragraph 127 (Section 12 Achieving well-designed places) seeks to ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

4.6 Sections 15 states that planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 175 (a) states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

DRAFT DEVELOPMENT CONTROL LOCAL PLAN (DCLP) 2005

4.7 City of York Council does not have a formally adopted Local Plan. Nevertheless The City of York Draft Local Plan Incorporating the Fourth Set of Changes Development Control Local Plan (Approved April 2005) was approved for Development Management purposes (the DCLP).

4.8 The 2005 Draft Local Plan (DCLP) does not form part of the statutory development plan for the purposes of S38 of the 1990 Act. Its policies are however considered to be capable of being material considerations in the determination of planning applications, where policies relevant to the application (outlined in section 2 of this report above) are consistent with those in the NPPF, although it is considered that their weight is very limited.

4.9 Policy ED10 expects the University to accommodate any extra demand created by an increase in student numbers on their campuses or on land in their ownership, or control.

PUBLICATION DRAFT LOCAL PLAN 2018

4.10 The Publication Draft City of York Local Plan 2018 ('2018 Draft Plan') was submitted for examination on 25th May 2018. In accordance with paragraph 48 of the NPPF as revised in July 2018, the relevant 2018 Draft Plan policies can be afforded weight according to:

- o The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- o 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
- o 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).

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

4.11 Students form an important element of the community and the presence of a large student population contributes greatly to the social vibrancy of the city and to the local economy. Both policies H7 and ED1 state that the University of York must address the need for any additional student housing which arises because of its future expansion of student numbers with policy ED1 specific to the University of York stating that provision is expected to be made on campuses in the first instance.

4.12 The development of Campus East is supported in Policy ED3 in accordance with the following parameters:

- o the developed footprint (buildings, car parking and access roads) shall not exceed
- o 23% of the 65ha area allocated for development;
- o total car parking shall not exceed 1,500 spaces subject to reserved matters approval by the Council;
- o the maintenance of a parkland setting;
- o additional student housing shall be provided to cater for expansion of student numbers which is clearly evidenced in terms of demand. Any additional student housing provision on Campus West (over and above the existing 3,586 bed spaces) shall be taken into account when assessing need; and
- o an annual student accommodation survey shall be submitted to the Council.

Principle

4.13 The principle of the use of the site as part of a new campus was accepted when the Secretary of State granted outline consent in 2007 (and subsequently amended). The development would be wholly situated within the allocated area in accordance

within Plan C (i). The outline consent identified an allocated area of 65ha, with a condition(no.4) restricting the developed footprint (to include buildings, car parks and access roads) with this allocated area to 23% of the total area, which is approximately 14.94ha. The University/applicants have confirmed that the consented development within the allocated area to date totals 72.39sqm or 7.2ha.

4.14 Condition 4 of the outline consent restricts the developed footprint (including buildings car parks and access roads) to 23% of the allocated area. The development proposed will provide a net increase of developed footprint of 18,83sqm. The total development on East Campus, as a result of the development will total 91,228sqm or 9.12ha conforming to the requirements of condition 4 of the outline consent.

4.15 In addition, an updated version of the Design Brief including Masterplan has been approved by the Council (AOD/18/00196), which allows some changes to evolve over time.

Siting, Design and Scale

4.16 The siting and scale of the proposed development is guided by the conditions imposed on the outline consent. This includes zoning to distinguish areas of higher density with areas of lower density; the area of higher density is positioned to the north of the existing position of Lakeside Way and the lower density to the south. This is to achieve stepped development, from undeveloped land to the south increasing the height and density of the development as it moves northwards. Building heights are limited to 3 or 4 storeys, depending on the zone, which is set out in plan C(iii) of the outline consent so that they are contained within the mature tree canopy. The applicant has provided a building heights plan that identifies that the height of the proposed student residential blocks generally conform to the height parameters set out in the outline consent. It is noted that whilst there are limitations/controls set out in the outline consent to control density and height of development, both the north and south colleges seek up to nine buildings in total in addition to the two additional buildings at 'Gateway Green' and it is considered that the massing of development would be at a higher level than existing clusters already developed within the East campus. However, as the proposals conform to the conditions of the outline consent, they are considered to be acceptable in this regard.

4.17 In design terms, the two colleges are designed with residential buildings set around single storey central hubs, with the layout based around courtyards and external spaces. Significant negotiations have been undertaken in respect to the position and proximity of the buildings within South College to the Lake. Amendments have been forthcoming with the density to the south of Lakeside Way substantially reduced. This has included two additional buildings positioned on 'Gateway Green' to ensure the level of accommodation to be provided by the two colleges is maintained. This has enabled the buildings to be set a greater distance away from the Lakeside edge, increasing the landscape area to and setting of the Lake. Overall there is a

better transition from the open countryside at the south to the campus buildings to the north.

4.18 Access to the residential buildings from the central hub will be via canopy walkways, which is a successful design feature of Campus West. The canopy walkways however, in the context of the site are considered to clutter the courtyards and spaces between the residential buildings. Due to the arrangements of different accommodation type with each block, there could be up to three separate entrances to each building, each one being served by the canopy walkways. There has been some simplification of the walkways within the South College, most notably due to the rearrangement/reduction of the buildings that are positioned nearest to the Lakeside edge to address the ecology impacts. However, there has been little attempt to simplify the canopy walkways to North College. Whilst Officer's have attempted to resolve through discussions, the canopy walkways would be seen within the wider courtyard landscaping and would have limited impact from wider views. Further details are required of this feature and other hard landscaping features by condition.

4.19 Additional concerns in respect to the design of the South College include the position of buildings to Lakeside Way and the spacing between them. The provision of a hierarchy of building gaps is to separate and reinforce the central hub element more, with this being the main focus of the College. The gaps between buildings would have enabled the public to have some remnant of the lakeside experience they currently enjoy. One significant change from the existing residential colleges that have been developed to the eastern end of the campus is the restriction of public access around the individual buildings. It is intended that both North and South College will be enclosed via a number of measures including perimeter gates between buildings, and other well placed planting and hard landscaping measures. The University advise that there is growing concern for student welfare to adopt this approach. This approach is supported by the Designing out Crime Officer creating defensible spaces. Whilst the public can currently access the Lake and surrounding areas, retaining this accessibility is at odds with enhancing the natural biodiversity and habitats that have been created and established. It is acknowledged that there has been an attempt to compromise on genuine public access around parts of Cluster 4. Public access will be retained across Campus East, outside of building curtilages.

4.20 The buildings will be constructed using pre-fabricated panels that would enable high quality brick patterns and ventilation grilles to be incorporated into the building's facades. The buildings will have similar design features incorporated into them including horizontal stone banding running along the faces at each floor level, floor to floor windows, recessed from the façade to provide depth. Projecting brick courses as well as patterned grilles and brise soleil (as part of the environmental control strategy) will be incorporated into the buildings facades to add variety and interest. The two colleges will have differing themes; with the north college taking inspiration from the surrounding woodland and the south college to represent a lakeside theme. These inspirations will be reflected in the material palette, which shall be developed further through the condition. The design of the two buildings within the 'Gateway Green' are

less advanced than the two colleges and are likely to continue the elevation treatment, however the detailed design can be developed through condition. The two colleges and two additional blocks on 'Gateway Green' will result in a high quality design in accordance with the principles established in the masterplan as part of the design brief and in line with the outline consent. Conditions shall ensure that sample panel, for each type of brickwork, including mortar, pointing and concrete relief in the proposed colour and finish, of a suitably large size so all elements can be judged together is submitted and agreed.

4.21 The North College predominately contain four storey buildings; the central hub is single storey. The buildings in this part of the campus will be no higher than 24m which accords with Plan C (ii) submitted as part of the outline, which required buildings in this locality to be no higher than 25m. South College contains buildings of four storey (23m) (the central hub being single storey) along the realigned Lakeside Way, with the buildings set behind reducing down to three storeys and being 20m or 19m high). Plan C (ii) detailed that building heights in this locality restricted to 21m. The buildings heights therefore conform to the outline consent .

Landscape

4.22 The revised Design Brief with Masterplan has removed the western vista, between the area allocated as Cluster 4 and Cluster 1. The vistas were developed through the master-planning process rather than being established through the outline consent. Thus, its loss is not considered to be so detrimental to the wider landscape of the Campus and other planting and detailed design will be incorporated into the development to address this loss.

4.23 Within the colleges and between the residential buildings, the landscape design approach with courtyards and soft landscaping, the design approach is acceptable and would complement the parkland setting of the campus and settings of the Lake and Detention Basin.

4.24 The proposals would result in the loss of 2no. Oak trees. There has been little attempt to incorporate these into the landscape proposals; however it is likely that nearby development would have a detrimental impact upon the continued growth. It is unfortunate that the trees could not be retained and incorporated within the development, however they are not protected and the proposals demonstrates opportunities for additional planting to outweigh the loss of these trees. The applicant has also indicated that the felled trunks will be placed in the woodland that backs onto the northern edge of Campus East, or placed to the south of the Lake to retain invertebrate habitats.

Ecology

4.25 The Lake, whilst being man-made, has been established for 10 years and the management practises employed by the University have resulted in a successful

habitat for biodiversity. There are species-rich grassland and marginal vegetation to the Lakeside edge in addition to breeding and foraging habitat to the Detention Basin that supports birds classified on the 'red list' meaning that they are of the highest conservation priority. The importance of this habitat and the ecology of this part of Campus East is reinforced by the objections from wildlife bodies and interested individuals.

4.26 The amendments to the scheme have sought to increase the areas of enhanced bio-diverse landscapes, particularly to the Detention Basin (with marginal, marsh and meadow planting) to contribute to more specific ecological mitigation. In respect to the South College, residential blocks have been removed from the Lake edge; the distance between the Lake edge and the nearest residential block is now circa 18m. The area between the Lake and the buildings will be enhanced by introducing native species. The potential direct impacts arising from construction following the position of the buildings now they are positioned further from the Lake would be reduced.

4.27 The applicant has provided a number of mitigation measures and the University is committed to managing this area currently, and in the future. Limiting or discouraging access through good landscape design to much of the lake edge is welcomed to continue to enhance the biodiversity of the Lake and Detention Basin. A construction environmental management plan (CEMP) was secured at outline stage (condition No. 14) and will have to be complied with. However the site specific impacts warrant conditions to minimise construction impacts upon ecology and biodiversity at the development site and to ensure that there is effective future management of these areas.

Accessibility and Parking

4.28 Access to East Campus is as existing; bus service, pedestrian and cycle routes via Lakeside Way, accessed from Field Lane to the west as well as vehicular access and bus service, pedestrian and cycle routes from Kimberlow Lane to the east of the campus.

4.29 The proposals involve the re-alignment of Lakeside Way, to a more northerly position; however there is to be no change to access along Lakeside Way and no objections are raised to this. Additionally, a section of Goodricke Lane, which currently follows the southern outline of the Detention Basin will be removed after the Baird Lane junction. Baird Lane will be utilised for servicing vehicles.

4.30 The Pathway, which provides pedestrian and cycle route through the campus from West to East will be retained. However it is noted that given the position of the accessible car parking spaces to serve North College within the 'Gateway Green' part of the development, vehicles will have to use part of The Pathway to access them. Whilst their re-location has been considered, in order to avoid vehicular and pedestrian conflict, any new position is limited due to the requirement for the accessible parking spaces to be positioned 50m from the central hub. Whilst this is not

ideal, consideration has been given to the low number (4) of vehicles that could potentially require access along The Pathway in this manner.

4.31 The development itself, and agreed at outline stage is a car free development. This reserved matters application reinforces this. The University encourages students not to access the campus in private vehicles, inline with their travel plan. There are existing pay-and-display car parks available on the periphery of the campus and surrounding residential areas are part of the Council's residential permit scheme.

4.32 As required by the outline consent, there is an ongoing undertaking by the University of York who commission annual travel surveys in multiple areas. If there is a 20% increase in parking from the base year, this will trigger a second survey and direct questionnaire to evaluate whether there is a link to the University of York. If parking issues are related to the University, then this will require the Council and the University to consider appropriate options. As a result of these parking surveys, a Resident's Parking Zone has been introduced in the Badger Hill area with all contributions and enforcement having been funded by the University of York. Additional traffic orders (double yellow lines) have also been installed on Heslington Lane near Fulford Golf Club, as a result of parking associated with UoY activities.

4.33 Vehicular access to the site would be restricted to service traffic, emergency vehicles and students with a disabled parking permit. A total of 8 accessible parking spaces will be provided in Cluster 4. The East Campus is highly accessible by sustainable transport modes; a bus service from the City as well as a shuttle between the two campuses and a range of pedestrian and cycle routes.

Sustainability

4.34 In line with condition 29 of the outline consent, the application is accompanied by a sustainability statement. This statement demonstrates conformity with the approved sustainability strategy. The strategy set out in the approved Design Brief states that the applicant is committed to achieving BREEAM 'excellent' but will achieve BREEAM 'very good' as a minimum at Heslington East.

4.35 The student residences will be connected to the University of York's site wide district heating. The University's district heating is generated partially by low carbon sources (Combined Heat and Power) and by renewable energy (biomass boiler) and will be used to supply the hot water to the development and the heating to the hub buildings.

Waste and Recycling

4.36 The separation of general waste from recyclable material will be undertaken by students at source. All cluster kitchens will have four separate bin types for food waste, dry mixed recycling, glass recycling and general waste. Larger waste stores providing 1100ltr Eurobins will be provided within two buildings in each of the

College's. A licensed Waste contractor will transfer the waste from the site, as currently happens at the remainder of the campus.

Drainage

4.37 Drainage from Cluster 4 will follow the existing drainage strategy for the remaining campus with surface water discharging to the Lake. The Lake was constructed to provide sufficient capacity for Campus East, as developed, and therefore an increase to the attenuation volume of the Lake is not required.

4.38 Surface water on Campus East is drained via a series of filter drains leading to swales that discharge to the Lake. There is also some piped discharge of surface water to the Lake. Foul water drains to the public sewers at Baird Lane. This drainage strategy shall continue with the development of Cluster 4 and no objections have been raised from the Council's Flood Risk Management Team, nor Yorkshire Water and conditions shall enable a drainage strategy to be developed.

Construction Impacts

4.39 Whilst the development site is located 150m from the nearest neighbouring areas, there are other existing student colleges' located to the east of academic buildings, and the construction of the development if not managed carefully, could impact upon their residential amenity, as well as restrict access to teaching areas. Conditions imposed on the outline consent require monitoring and the control of noise from specific locations as well as noise from plant/machinery. The methodology in respect to the noise assessments to be submitted as part of discharging these conditions is accepted by Public Protection. Further, the control of construction impacts will be controlled by a Construction Environmental Management Plan (CEMP) secured at outline stage.

4.40 The residential buildings will be constructed by pre-fabricated panels, which would be constructed off-site and then brought to the site and fitted together. This method of construction would reduce the number of vehicle movements bringing building materials to the site, as well as reduction to waste generation with minimal excavated material.

Amenity Impacts

4.41 Across Cluster 4 there will be 1,480 bed spaces, split between 870 beds in North College, 490 beds in South College and 120 beds in Blocks 21 and 22. Each college has a number of external courtyard areas and in addition to the 'Gateway Green' which will provide events and informal meeting spaces. The University has a duty and interest to manage the facilities and users of the campus and have management strategies in place to deal with excessive noise, anti-social behaviour emergency and security, maintenance and access control. Therefore, in line with previous residential colleges within Campus East, it is not considered necessary to require a student

management plan. It is reiterated that the development will be wholly situated within the allocated area secured at outline stage and the nearest neighbouring properties at The Crescent to the south west and Eastfield Crescent to the north are in excess of 150m away which is adequate in maintaining residential amenity.

5.0 CONCLUSION

5.1 The principle of the use of the site as part of a new campus was accepted when the Secretary of State granted outline consent in 2007 (and subsequently amended). The application will comply with the requirement for the developed footprint not to exceed 23% of the total area. This reserved matters application is also in line with the updated Design Brief including Masterplan and generally the buildings heights will be contained within the mature tree canopy and conform to the height parameters set out in plan C(iii) of the outline consent. The outline consent also imposed a number of conditions, relating to construction noise, plant and machinery, sustainability requirements whilst also establishing highways and drainage strategies, which this application will conform to.

5.2 The provision of student accommodation on campus is supported by emerging policies (Publication Draft Local Plan 2018) H7, ED1 and ED3 whilst also complying with policy ED10 of the DCLP2005.

5.3 Throughout the application, negotiations and discussions have been undertaken in order that the proposed development addresses the concerns in respect to mitigating harm to the biodiversity and ecology at the Lake. This has resulted in revisions to the position and density of development at South College; the residential blocks have been removed from the Lake edge and this will allow increasing areas of specific ecological mitigation. Whilst concerns have been raised through the application in regards to restricting public access to the Lake, which they can currently do at the moment, this has had to be balanced with the ecological enhancements.

5.4 Wider development impacts are controlled via conditions imposed on the outline consent, with specific conditions to the development of student accommodation recommended. These include a construction environmental management plan (CEMP) to minimise construction impacts, hard and soft landscaping scheme including management of the biodiversity of the site.

5.5 In conclusion, it is considered that the proposed scheme would not have adverse impact that would significantly and demonstrably outweigh its benefits when assessed against the policies in the NPPF taken as a whole, taking into account the details of the scheme and any material planning considerations. The proposal is thus sustainable development for which the NPPF carries a presumption in favour. As such, the proposal is considered to accord with national guidance in the NPPF and the Draft Development Control Local Plan Policies subject to other relevant conditions.

6.0 RECOMMENDATION: Approve

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

5922-SRA-01-00-DR-A-20-800	P04	Block 01 - Proposed Ground Floor General Arrangement
5922-SRA-01-01-DR-A-20-801	P04	Block 01 - Proposed First Floor General Arrangement
5922-SRA-01-02-DR-A-20-802	P04	Block 01 - Proposed Second Floor General Arrangement
5922-SRA-01-03-DR-A-20-803	P04	Block 01 - Proposed Third Floor General Arrangement
5922-SRA-01-RF-DR-A-20-804 GA	P03	Block 01 - Roof Plan - Proposed Planning
5922-SRA-01-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 01 - Proposed General Arrangement
5922-SRA-01-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 01 - Proposed General Arrangement
5922-SRA-02-00-DR-A-20-800	P04	Block 02 - Proposed Ground Floor General Arrangement
5922-SRA-02-01-DR-A-20-801	P04	Block 02 - Proposed First Floor General Arrangement
5922-SRA-02-02-DR-A-20-802	P04	Block 02 - Proposed Second Floor General Arrangement
5922-SRA-02-03-DR-A-20-803	P04	Block 02 - Proposed Third Floor General Arrangement
5922-SRA-02-RF-DR-A-20-804 GA	P03	Block 02 - Roof Plan - Proposed Planning
5922-SRA-02-ZZ-DR-A-20-850	P03	Block 02 - Proposed General Arrangement

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5922-SRA-02-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 02 - Proposed General Arrangement
5922-SRA-03-00-DR-A-20-800 Arrangement	P04	Block 03 - Proposed Ground Floor General
5922-SRA-03-01-DR-A-20-801 Arrangement	P04	Block 03 - Proposed First Floor General
5922-SRA-03-02-DR-A-20-802 Arrangement	P04	Block 03 - Proposed Second Floor General
5922-SRA-03-03-DR-A-20-803 Arrangement	P04	Block 03 - Proposed Third Floor General
5922-SRA-03-RF-DR-A-20-804 GA	P03	Block 03 - Roof Plan - Proposed Planning
5922-SRA-03-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 03 - Proposed General Arrangement
5922-SRA-04-00-DR-A-20-800 Arrangement	P04	Block 04 - Proposed Ground Floor General
5922-SRA-04-01-DR-A-20-801 Arrangement	P04	Block 04 - Proposed First Floor General
5922-SRA-04-02-DR-A-20-802 Arrangement	P04	Block 04 - Proposed Second Floor General
5922-SRA-04-03-DR-A-20-803 Arrangement	P04	Block 04 - Proposed Third Floor General
5922-SRA-04-RF-DR-A-20-804 GA	P03	Block 04 - Roof Plan - Proposed Planning
5922-SRA-04-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 04 - Proposed General Arrangement
5922-SRA-04-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 04 - Proposed General Arrangement
5922-SRA-05-00-DR-A-20-800 Arrangement	P04	Block 05 - Proposed Ground Floor General

5922-SRA-05-01-DR-A-20-801 Arrangement	P04	Block 05 - Proposed First Floor General
5922-SRA-05-02-DR-A-20-802 Arrangement	P04	Block 05 - Proposed Second Floor General
5922-SRA-05-03-DR-A-20-803 Arrangement	P04	Block 05 - Proposed Third Floor General
5922-SRA-05-RF-DR-A-20-804 GA	P03	Block 05 - Roof Plan - Proposed Planning
5922-SRA-05-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 05 - Proposed General Arrangement
5922-SRA-05-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 05 - Proposed General Arrangement
5922-SRA-06-00-DR-A-20-800 Arrangement (Hub)	P03	Block 06 - Ground Floor General
5922-SRA-06-RF-DR-A-20-801 Planning GA	P03	Block 06 (Hub) - Roof Plan - Proposed
5922-SRA-06-XX-DR-A-20-850 Elevations	P03	Block 06 (Hub) - Proposed Planning
5922-SRA-07-00-DR-A-20-800 Arrangement	P04	Block 07 - Proposed Ground Floor General
5922-SRA-07-01-DR-A-20-801 Arrangement	P04	Block 07 - Proposed First Floor General
5922-SRA-07-02-DR-A-20-802 Arrangement	P04	Block 07 - Proposed Second Floor General
5922-SRA-07-03-DR-A-20-803 Arrangement	P04	Block 07 - Proposed Third Floor General
5922-SRA-07-RF-DR-A-20-804 GA	P03	Block 07 - Roof Plan - Proposed Planning
5922-SRA-07-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 07 - Proposed General Arrangement

5922-SRA-07-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 07 - Proposed General Arrangement
5922-SRA-08-00-DR-A-20-800 Arrangement	P04	Block 08 - Proposed Ground Floor General
5922-SRA-08-01-DR-A-20-801 Arrangement	P04	Block 08 - Proposed First Floor General
5922-SRA-08-02-DR-A-20-802 Arrangement	P04	Block 08 - Proposed Second Floor General
5922-SRA-08-03-DR-A-20-803 Arrangement	P04	Block 08 - Proposed Third Floor General
5922-SRA-08-RF-DR-A-20-804 GA	P03	Block 08 - Roof Plan - Proposed Planning
5922-SRA-08-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 08 - Proposed General Arrangement
5922-SRA-09-00-DR-A-20-800 Arrangement	P04	Block 09 - Proposed Ground Floor General
5922-SRA-09-01-DR-A-20-801 Arrangement	P04	Block 09 - Proposed First Floor General
5922-SRA-09-02-DR-A-20-802 Arrangement	P04	Block 09 - Proposed Second Floor General
5922-SRA-09-03-DR-A-20-803 Arrangement	P04	Block 09 - Proposed Third Floor General
5922-SRA-09-RF-DR-A-20-804 GA	P03	Block 09 - Roof Plan - Proposed Planning
5922-SRA-09-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 09 - Proposed General Arrangement
5922-SRA-09-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 09 - Proposed General Arrangement
5922-SRA-10-00-DR-A-20-800 Arrangement	P04	Block 10 - Proposed Ground Floor General
5922-SRA-10-01-DR-A-20-801	P04	Block 10 - Proposed First Floor General

Arrangement

5922-SRA-10-02-DR-A-20-802 Arrangement	P04	Block 10 - Proposed Second Floor General
5922-SRA-10-03-DR-A-20-803 Arrangement	P04	Block 10 - Proposed Third Floor General
5922-SRA-10-RF-DR-A-20-804 GA	P03	Block 10 - Roof Plan - Proposed Planning
5922-SRA-10-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 10 - Proposed General Arrangement
5922-SRA-10-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 10 - Proposed General Arrangement
5922-SRA-11-00-DR-A-20-800 Arrangement	P04	Block 11 - Proposed Ground Floor General
5922-SRA-11-01-DR-A-20-801 Arrangement	P04	Block 11 - Proposed First Floor General
5922-SRA-11-02-DR-A-20-802 Arrangement	P04	Block 11 - Proposed Second Floor General
5922-SRA-11-RF-DR-A-20-803 GA	P04*	Block 11 - Roof Plan - Proposed Planning
5922-SRA-11-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 11 - Proposed General Arrangement
5922-SRA-11-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 11 - Proposed General Arrangement
5922-SRA-12-00-DR-A-20-800 Arrangement	P04	Block 12 - Proposed Ground Floor General
5922-SRA-12-01-DR-A-20-801 Arrangement	P04	Block 12 - Proposed First Floor General
5922-SRA-12-02-DR-A-20-802 Arrangement	P04	Block 12 - Proposed Second Floor General
5922-SRA-12-03-DR-A-20-803 Arrangement	P04	Block 12 - Proposed Third Floor General

5922-SRA-12-RF-DR-A-20-804 GA	P03	Block 12 - Roof Plan - Proposed Planning
5922-SRA-12-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 12 - Proposed General Arrangement
5922-SRA-12-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 12 - Proposed General Arrangement
5922-SRA-14-00-DR-A-20-800 Arrangement	P04	Block 14 - Proposed Ground Floor General
5922-SRA-14-01-DR-A-20-801 Arrangement	P04	Block 14 - Proposed First Floor General
5922-SRA-14-02-DR-A-20-802 Arrangement	P04	Block 14 - Proposed Second Floor General
5922-SRA-14-03-DR-A-20-803 Arrangement	P04	Block 14 - Proposed Third Floor General
5922-SRA-14-RF-DR-A-20-804 GA	P03	Block 14 - Roof Plan - Proposed Planning
5922-SRA-14-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 14 - Proposed General Arrangement
5922-SRA-15-00-DR-A-20-800 Arrangement (Hub)	P03	Block 15 - Ground Floor General
5922-SRA-15-RF-DR-A-20-801 (Hub)	P03	Block 15 - Roof Plan General Arrangement
5922-SRA-15-XX-DR-A-20-850 Elevations	P03	Block 15 (Hub) - Proposed Planning
5922-SRA-15-XX-DR-A-20-851 Elevations Sheet 2 of 2	P01	Block 15 (Hub) Proposed Planning
5922-SRA-16-00-DR-A-20-800 Arrangement	P04	Block 16 - Proposed Ground Floor General
5922-SRA-16-01-DR-A-20-801 Arrangement	P04	Block 16 - Proposed First Floor General

5922-SRA-16-02-DR-A-20-802 Arrangement	P04	Block 16 - Proposed Second Floor General
5922-SRA-16-03-DR-A-20-803 Arrangement	P04	Block 16 - Proposed Third Floor General
5922-SRA-16-RF-DR-A-20-804 GA	P03	Block 16 - Roof Plan - Proposed Planning
5922-SRA-16-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 16 - Proposed General Arrangement
5922-SRA-18-00-DR-A-20-800 Arrangement	P04	Block 18 - Proposed Ground Floor General
5922-SRA-18-01-DR-A-20-801 Arrangement	P04	Block 18 - Proposed First Floor General
5922-SRA-18-02-DR-A-20-802 Arrangement	P04	Block 18 - Proposed Second Floor General
5922-SRA-18-03-DR-A-20-803 Arrangement	P01	Block 18 - Proposed Third Floor General
5922-SRA-18-RF-DR-A-20-804 GA	P04*	Block 18 - Roof Plan - Proposed Planning
5922-SRA-18-ZZ-DR-A-20-850 Elevations - Sheet 1	P03	Block 18 - Proposed General Arrangement
5922-SRA-18-ZZ-DR-A-20-851 Elevations - Sheet 2	P03	Block 18 - Proposed General Arrangement
5922-SRA-19-00-DR-A-20-800 Arrangement	P04	Block 19 - Proposed Ground Floor General
5922-SRA-19-01-DR-A-20-801 Arrangement	P04	Block 19 - Proposed First Floor General
5922-SRA-19-02-DR-A-20-802 Arrangement	P04	Block 19 - Proposed Second Floor General
5922-SRA-19-RF-DR-A-20-803 GA	P04	Block 19 - Roof Plan - Proposed Planning
5922-SRA-19-ZZ-DR-A-20-850	P03	Block 19 - Proposed General Arrangement

Elevations - Sheet 1

5922-SRA-19-ZZ-DR-A-20-851 P03 Block 19 - Proposed General Arrangement
Elevations - Sheet 2

5922-SRA-20-00-DR-A-20-800 P04 Block 20 - Proposed Ground Floor General
Arrangement

5922-SRA-20-01-DR-A-20-801 P04 Block 20 - Proposed First Floor General
Arrangement

5922-SRA-20-02-DR-A-20-802 P04 Block 20 - Proposed Second Floor General
Arrangement

5922-SRA-20-03-DR-A-20-803 P01 Block 20 - Proposed Third Floor General
Arrangement

5922-SRA-20-RF-DR-A-20-804 P01 Block 20 - Roof Plan - Proposed Planning
GA

5922-SRA-20-ZZ-DR-A-20-850 P03 Block 20 - Proposed General Arrangement
Elevations - Sheet 1

5922-SRA-21-00-DR-A-20-800 P01 Block 21 - Proposed Ground Floor General
Arrangement

5922-SRA-21-01-DR-A-20-801 P01 Block 21 - Proposed First Floor General
Arrangement

5922-SRA-21-02-DR-A-20-802 P01 Block 21 - Proposed Second Floor General
Arrangement

5922-SRA-21-03-DR-A-20-803 P01 Block 21 - Proposed Third Floor General
Arrangement

5922-SRA-21-RF-DR-A-20-804 P01 Block 21 - Roof Plan - Proposed Planning
GA

5922-SRA-21-ZZ-DR-A-20-850 P01 Block 21 - Proposed General Arrangement
Elevations - Sheet 1

5922-SRA-22-00-DR-A-20-800 P01 Block 22 - Proposed Ground Floor General
Arrangement

5922-SRA-22-01-DR-A-20-801 P01 Block 22 - Proposed First Floor General
Arrangement

5922-SRA-22-02-DR-A-20-802	P01	Block 22 - Proposed Second Floor General Arrangement
5922-SRA-22-03-DR-A-20-803	P01	Block 22 - Proposed Third Floor General Arrangement
5922-SRA-22-RF-DR-A-20-804	P01	Block 22 - Roof Plan - Proposed Planning GA
5922-SRA-22-ZZ-DR-A-20-850	P01	Block 22 - Proposed General Arrangement Elevations - Sheet 1
5922-SRA-ZZ-00-DR-A-00-802	P03	Proposed Site Plan
5922-SRA-ZZ-00-DR-A-00-820	P03	Proposed Ground Floor Masterplan
5922-SRA-ZZ-01-DR-A-00-821	P03	Proposed First Floor Masterplan
5922-SRA-ZZ-02-DR-A-00-822	P03	Proposed Second Floor Masterplan
5922-SRA-ZZ-03-DR-A-00-823	P03	Proposed Third Floor Masterplan
5922-SRA-ZZ-RF-DR-A-00-824	P03	Proposed Roof Masterplan
5922-SRA-ZZ-XX-DR-A-00-810	P03	Proposed Key Elevations, Sections and Views
5922-SRA-ZZ-XX-DR-A-00-811	P03	Proposed Levels and Building Heights Plan
5922-SRA-ZZ-XX-DR-A-00-850	P03	North College Site Elevations
5922-SRA-ZZ-XX-DR-A-00-851	P03	South College Site Elevations
5922-SRA-ZZ-ZZ-DR-A-90-205	P01	North and South College(s) Canopy Type and Fall Direction
38824-LPL-00-DR-L-001	P04	Illustrative Masterplan
38824-LPL-00-DR-L-004	P05	Hard and Soft Landscape Plan
38824-LPL-00-DR-L-009	P05	Proposed Landscape Levels Plan
38824-LPL-00-DR-L-023	P06	North College - Hard and Soft Landscape Plan
38824-LPL-00-DR-L-024	P04	South College - Hard and Soft Landscape Plan

38824-LPL-00-DR-L-025	P02	Gateway Green - Hard and Soft Landscape Plan
38824-LPL-00-DR-L-050	P02	Biodiversity measures
38824-LPL-ZZ-DR-L-100	P03	GA Sections
38824-LPL-ZZ-DR-L-101	P02	Long Site Section
38824-LPL-ZZ-DR-L-112	P02	South College Lakeside Sections
38824-LPL-ZZ-DR-L-114	P02	North College Lakeside Sections

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

2 Before commencement of development, a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (biodiversity) shall include:

- a) risk assessment of potentially damaging construction activities
- b) identification of 'biodiversity protection zones'
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction
- d) the location and timing of sensitive works to avoid harm to biodiversity features
- e) responsible persons and lines of communication
- f) use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The site is a constrained site in terms of its position adjacent to the Lake and Detention Basin edge which has an ecological value. The CEMP (Biodiversity) is required to minimise the impact of demolition, site preparation and construction on habitats and wildlife.

3 Notwithstanding the approved plan, details and sample panels of the external materials to be used for:

- i. Blocks 21 and 22

shall be submitted within three months of the commencement of that part of the development. Development shall be constructed in accordance with the approved materials.

Sample panels shall be built for each type (brickwork and pre-cast concrete) in the proposed mortar and pointing including all bonding patterns and built to measure 1.1m x 0.8m.

The decorative concrete relief work should be provided as a sample panel of sufficient size to judge the overall effect of the repetition of the design.

Samples are to be agreed together so that they can be judged together.

Reason: In the interest of achieving a visually cohesive appearance to accord with policy GP1 of the Draft Development Control Local Plan 2005 (incorporating 4th set of changes), Policy D2 of the Publication draft Local Plan 2018 and the NPPF.

4 Notwithstanding what is shown on the approved plans, prior to the construction above foundation level of:

- i. North college
- ii. South college
- iii. Blocks 21 and 22

a detailed landscaping scheme shall be submitted in writing to the Local Planning Authority. For each point part of the development (i-iii) the landscaping scheme shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants, seeding mix, sowing rate, hard landscaping materials, lighting, means of enclosure and street furniture, including the canopy walkways. The approved scheme shall be implemented within the first planting season prior to occupation of the college and/or blocks to which it relates. Any trees or plants which within a period of five years from the substantial completion of the planting and 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.

For points i (North College) and ii (South College) the detailed landscaping scheme shall include an ecological design strategy (EDS) addressing mitigation for breeding birds using the lakeside habitat (such as Reed Warbler (*Acrocephalus scirpaceus*), Reed Bunting (*Emberiza schoeniclus*) and Pochard (*Aythya farina*), and ground nesting birds (Skylark *Alauda arvensis*) using the grassland in line with British Standard 42020:2013 Biodiversity - Code of practice for planning and development.

Reason: In the interests of achieving variety, suitability and disposition of species within the entire site along with ensuring that any hard landscaping is visually cohesive and to mitigate impacts on protected and notable species of birds, both being integral to the amenity of the development in accordance with policy GP1 of the Draft Development Control Local Plan 2005 (incorporating 4th set of changes), Policy D2 and GI2 of the Publication draft Local Plan 2018 and the NPPF.

5 Notwithstanding what is shown on the approved plans, prior to the construction above foundation level of:

- i. North college
- ii. South college
- iii. Blocks 21 and 22

details of cycle parking and means of its enclosure, where relevant, shall be submitted in writing to the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the college and/or blocks to which it relates. These facilities 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.

6 No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre lines of each of the 180mm rising mains i.e. a protected strip widths of 6 metres per sewer, that cross the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

Reason: In order to allow sufficient access for maintenance and repair work at all times.

7 Notwithstanding what is shown on the approved plans, detailed scaled drawings to show how the buildings will incorporate for all mechanical and electrical (M&E) plant, flues or permanent access installations for:

- i. North college
- ii. South college
- iii. Blocks 21 and 22

shall be submitted within three months of the commencement of that part of the

development. Development shall be constructed in accordance with the approved plans.

Reason: In the interest of achieving a visually cohesive appearance to accord with policy GP1 of the Draft Development Control Local Plan 2005 (incorporating 4th set of changes), Policy D1 of the Publication draft Local Plan 2018 and the NPPF.

8 Notwithstanding what is shown on the approved plans, detailed scaled drawings of the locations and appearance of all perimeter gates for:

- i. North college
- ii. South college
- iii. Blocks 21 and 22

shall be submitted within three months of the commencement of that part of the development. Development shall be constructed in accordance with the approved drawings and operated in accordance with the agreed timing schedule.

Informative: The plans should specify which gates shall be open during the day. And specify the timing of the open access for the perimeter gates.

Reason: The public currently benefit from the full visual amenity and partial physical access to a unique and important part of the whole lakeside experience. The above limited access partially mitigates for this loss, whilst maintaining security concerns to an acceptable level.

9 The North and South Colleges shall be constructed in accordance with the materials, mortar, pointing and bonding patterns as specified on Drawing 5922 SRA ZZ ZZ DR A 21-654 Typical Sample Panels submitted on 14 November 2018.

Reason: In the interests of achieving a visually cohesive appearance to accord with policy GP1 of the Draft Development Control Local Plan 2005 (incorporating 4th set of changes), Policy D2 of the Publication draft Local Plan 2018 and the NPPF.

7.0 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:

-Negotiation and discussion in respect to minimising the impact upon biodiversity at the edge of the Lake.

-Negotiation and discussion regarding the proximity and density of buildings to south college.

-Negotiation regarding conditions in order that the number of pre-commencement conditions are limited and ensuring their wording so that details can be provided at the implementation of the relevant parts of the development, rather than the out-set.

2. INFORMATIVE:

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday 08.00 to 18.00

Saturday 09.00 to 13.00

Not at all on Sundays and Bank Holidays.

(b) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(c) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(d) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(f) There shall be no bonfires on the site

3. LEGAL AGREEMENT

Your attention is drawn to the existence of a legal obligation under Section 106 of the Town and Country Planning Act 1990 relating to this development

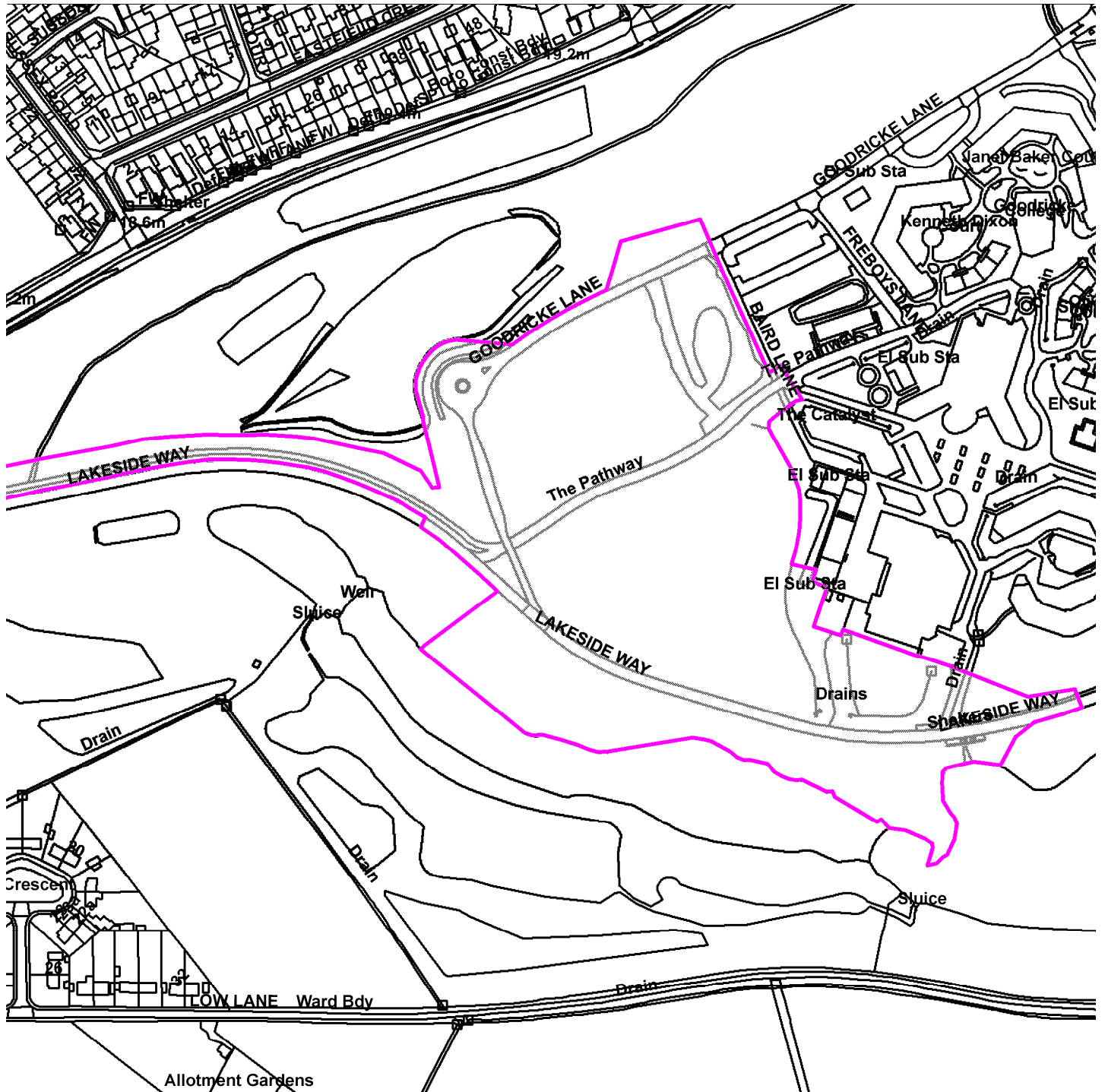
Contact details:

Author: Lindsay Jenkins Development Management Officer

Tel No: 01904 554575

18/01416/REMM

Land To The South Of Field Lane Heslington



Scale : 1:3239

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Organisation	Not Set
Department	Not Set
Comments	Site Plan
Date	11 December 2018
SLA Number	Not Set

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COMMITTEE REPORT

Date: 19.12.2018 **Ward:** Guildhall
Team: Major and **Parish:** Guildhall Planning Panel
Commercial Team

Reference: 18/01935/FULM
Application at: 11 Redeness Street York YO31 7UU
For: Erection of a 4-5 storey student accommodation building consisting of 98no. bed spaces with car parking spaces, access, landscaping and associated works.
By: Maple Grove Developments
Application Type: Major Full Application (13 weeks)
Target Date: 24 December 2018
Recommendation: Approve

1.0 PROPOSAL**APPLICATION SITE**

1.1 The application lies within Layerthorpe, in an area which has seen a number of schemes recently for residential development of former industrial and commercial sites. The site currently accommodates a single storey warehouse type building and car parking. There are similar industrial/warehouse buildings along Redeness Street. To the south-east of the site is The Brickworks, a recently completed 4 storey development providing purpose built student accommodation. The land to the immediate north-east is currently subject to an application (17/03027/FULM) for 4/5 storey apartments (permission will be granted when a legal agreement is concluded). The land to the north-west, on the opposite side of Redeness Street, is allocated for housing in the 2018 Publication Draft Local Plan.

1.2 In the 2018 Publication Draft Local Plan the city centre boundary has been extended north-east to include this area of Layerthorpe.

PROPOSALS

1.3 This application is for student accommodation, providing 98 bedrooms, including fully accessible rooms, and ancillary facilities. The proposed building would be parallel to Redeness Street and predominantly 4 storey in height, with a further floor setback and covering part of the building footprint. There would be landscaped space at the rear and the intent is this development would provide an extension to the Brickworks student accommodation next door.

1.4 The existing landowner (who has premises at 10 Redeness Street opposite) would retain 8 car parking spaces within the site; otherwise this would be a car free development.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Contaminated Land GMS Constraints:

2.2 Relevant Local Plan Policies:

2018 Publication Draft Local Plan

DP2	Sustainable Development
DP3	Sustainable Communities
DP4	Approach to Development Management
SS1	Delivering Sustainable Growth for York
EC2	Loss of Employment Land
H2	Density of Residential Development
H3	Balancing the Housing Market
H7	Student Housing
D1	Placemaking
D2	Landscape and Setting
ENV1	Air Quality
ENV3	Land Contamination
ENV5	Sustainable Drainage

2005 Draft Local Plan

SP6	Location Strategy
SP8	Reducing Dependence on the Car
GP1	Design
GP3	Planning Against Crime
GP4a	Sustainability
GP6	Contaminated Land
GP7	Open Space
GP9	Landscaping
GP15a	Development and Flood Risk
H4a	Housing Windfalls
ED10	Student Housing

3.0 CONSULTATIONS

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

3.1 Officers recommend development not exceeding 4-storey in this location.

FLOOD RISK MANAGEMENT TEAM

3.2 The drainage layout proposed (in appendix F) is of acceptable design. However, it is disappointing that no consideration has been given to the usage of the amenity open space for accommodating SuDS which could have delivered an environmental and place making enhancement and potentially led to reduced maintenance complexity.

3.3 Officers concur with the comments made by Yorkshire Water that although the applicant has provided good information on future impermeable areas and the calculations of required storage they have not adequately considered the pre-development surface water connectivity and officers would support the request for further information in this respect.

PUBLIC PROTECTION

3.4 Officers have noted some of the maximum noise levels recorded at the north side of the site and have queried whether there will be appropriate noise attenuation.

3.5 Ask for conditions to cover land contamination/site remediation, provision of facilities for electric vehicles and for a construction management plan.

GUILDHALL PLANNING PANEL

3.6 No objection.

POLICE ARCHITECTURAL LIAISON OFFICER

3.7 Comments are as follows -

CCTV and Lighting

- All entrance areas should be lit and preferably entrances and areas which lack natural surveillance would be covered by CCTV.

Access & Movement

- The proposed access control into the site is appropriate and should provide a secure environment for residents and visitors. Movement routes within the site are provided with good levels of natural surveillance from the accommodation, which will deter criminal and anti-social behaviour.

Defensible space & Boundaries

- The development has a clearly defined perimeter with appropriate boundary treatments that provide unambiguous demarcation of public, semi-private and private areas.

Car Park

- The entrance gate to the car park should be operated by an automated system that does not require the driver to alight from their vehicle.

Cycle parking

- Internal cycle parking should be in a lockable enclosure. Any rack installed should enable two separate parts of the cycle to be secured to it.
- External cycle hoops should be under cover to protect cycles from inclement weather and should be illuminated. Failure to place the hoops under cover will discourage their use and may lead to cycles being left in communal hallways, which can result in disputes between residents or fire escape routes being blocked.

YORKSHIRE WATER

3.8 Ask for the following conditions -

- Separate systems of drainage for foul and surface water on and off site.
- No piped discharge of surface water from the development prior to the completion of surface water drainage works.

3.9 Officers advise that evidence is required to show all impermeable areas from the site positively communicate with the public surface water sewer in order to justify the proposed discharge rate. Otherwise a rate of 5 l/sec would be required.

PUBLICITY

3.10 A letter in support has been received by iQ Student Accommodation who operate The Brickworks student accommodation next door. They advise that The Brickworks provides 326 student rooms and these have been fully let since the premises opened. The intent is that the operators manage this development also.

4.0 APPRAISAL

KEY ISSUES

4.1 The key issues are -

- Principle of the proposed use
- Design - visual and residential amenity (include crime)
- Drainage
- Land contamination

PRINCIPLE OF THE PROPOSED USE

POLICY

4.2 Emerging Plan policy EC2 and policy E3b of the 2005 Local Plan both seek to retain current employment sites unless there is adequate justification for an alternative use. EC2 requires that proposals demonstrate the existing premises/site are not viable/attractive to the market and that there would not be the loss of an employment site that is necessary to meet employment needs during the plan period.

4.3 The background text to the policy states that it is of particular importance that Grade 1 offices in the centre, York Central and other locations good access are protected. It also advises employment needs are explained in policy SS1: Delivering Sustainable Growth for York. SS1 states "that over the period 2017 to 2038 around 650 additional jobs could be created in the city per annum. The projection shows particularly strong growth in the professional and technical services, accommodation and food services and wholesale and retail sectors".

4.4 Policy H7: Student Housing advises that proposals for new student housing will be supported where there is proven need; it is in an appropriate location (universities accessible) and where there would be a reasonable impact on visual and residential amenity.

ASSESSMENT

LOSS OF EMPLOYMENT LAND

4.5 The site currently accommodates a single storey warehouse building and car parking. York Motor Factors own this site and operate from premises on the opposite side of Redeness Street. The company are a distributor of automotive parts. The site is essentially surplus to requirements (although the application does retain some car parking spaces for the business onsite).

4.6 The application includes a supporting statement (from Lawrence Hannah property consultants) that explains whilst there is some demand for new grade a office space in the city this site would likely be over-looked for such re-development due to its distance from the railway station. There have been enquiries from operators looking to retain the premises in their current use. However these have not developed, in part due to the lack of parking facilities and condition of the existing building and as there are alternative (and more modern/flexible) facilities both in the immediate area, around Layerthorpe and for example at Clifton Moor.

4.7 It is accepted there are conditions which make the existing facility less attractive to potential occupants compared to available alternatives. Also that in terms of location there are preferable sites in the city for alternative employment uses, such

as offices. It has been reasonably well demonstrated that this site need not be retained in employment use, based on anticipated need for employment land, as explained in local policies EC2 and SS1.

NEED FOR STUDENT ACCOMMODATION AND WHETHER THIS USE WOULD BE COMPATIBLE WITH THE LOCALITY

4.8 The information supporting the application demonstrates there is adequate need / demand for the facility. The scheme would have a positive effect in terms of regenerating the area and the site is reasonably located in terms of its proximity to St John's University.

- The applicant's supporting statement looks at existing and predicted student numbers alongside the amount of purpose built student accommodation (both operational and with planning permission). This data shows that during the plan period, based on this supply, there would be around 50% of students residing in purpose built student accommodation. That the operator of The Brickworks next door intends to acquire the development and their premises has been fully occupied since completion, which also demonstrates demand for the facility. This data demonstrates a reasonable market / demand for purpose built accommodation.
- The application site is within an area which is experiencing regeneration and immediately by the site the brickworks 4-storey student accommodation block has recently been completed. The site to the immediate north is currently subject to an application for residential development and the site on the opposite side of Redeness Street is allocated as a housing site in the emerging Local Plan. Purpose built student accommodation can make a positive contribution to such regeneration and operate comfortably alongside market housing without causing tension, as is evident in the city in the Walmgate/Hull Road area, which has benefitted from such developments.
- The site is within reasonable distance of St John's University; the campus is some 700 m from the site.

DESIGN - VISUAL AND RESIDENTIAL AMENITY

POLICY

4.9 The NPPF states planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

ASSESSMENT

4.10 The proposed scheme and its effect on the setting has been devised and is analysed considering both the existing and envisaged future context (the latter bearing in mind the allocation for residential development at the site on the opposite side of Redeness Street and the current planning application for the neighbouring site on the corner of Redeness Street and Hallfield Road).

4.11 The proposals are for development of a type, layout and scale that will compliment the area and subsequently bring beneficial regeneration.

Layout

4.12 This scheme along with the proposals for the site to the north-east would create a perimeter block type layout. This respects the urban grain and will enhance the quality of the area in that it would provide a strong and active frontage onto the street set within landscaping. The space behind would be used for car parking at the neighbouring site and landscaping at the application site. The vehicle entrance to the neighbouring site would be between the two buildings. Both buildings would primarily have single aspect accommodation with a central corridor.

4.13 This layout would provide an active and attractive frontage, adequate outlook for future occupants of the proposed building and occupants of existing and proposed neighbouring dwellings and adequate day-lighting to internal areas and outside amenity spaces. It also avoids overlooking.

Massing

4.14 The proposed development is predominantly 4 storey with a 5th floor of recessive scale; setback from the main facade. This massing follows the same approach as the scheme to develop the site on the corner of Hallfield Road and Redeness Street that was assessed at main planning committee in August this year.

Section drawings provided demonstrate that the massing and height of these buildings would be acceptable, comparable with the housing development on the corner of Hallfield Road and Layerthorpe and recent development along the link road; Eboracum Way.

4.15 Other existing buildings, along Redeness Street and in this section of Layerthorpe, are warehouse like in appearance; typically around 2-storey in height. However the site opposite is an allocated housing site in the Local Plan (H55 land at Layerthorpe). Given the context (development along the link road and considering the width of Layerthorpe and its status as a main route into the centre) and the site allocation, with an estimated yield of 100 dwellings per hectare, a development of around 4 storey would be expected here also. The proposed building would be of appropriate massing in this setting.

Detailing

4.16 It is intended that this development has the same operator as the student accommodation at the recently completed brickworks development. As such the buildings would be of a similar vernacular.

4.17 The main body of the building would be faced in red brick; characteristic of the area. This would be punctuated by a bronze coloured anodized aluminium clad section - this would break up the massing, identify the main entrance and run through the building at the corner and incorporate the recessed top floor.

4.18 The building would be setback from the street, set behind/within landscaping. The boundary treatment would be metal painted fencing, sub-divided by brick piers. Again this approach would be in keeping with other recent residential development in the area; it would respect prevailing building lines and would continue to develop an attractive street scene.

Health and well-being / crime prevention

4.19 The scheme follows best practice in that walking and cycling are promoted. Wider connectivity has been considered in that there is a site access to the east via the neighbouring brickworks site. There is amenity space on site.

4.20 The design incorporates suitable crime prevention / secure by design measures; the site will be secure, with restricted access.

Amenity space

4.21 Approx 500 sq m amenity space is proposed on site. This will make a significant contribution towards providing the necessary amenity space (882 sq m) that would be required based on supplementary planning guidance.

4.22 The application at the neighbouring site (17/03027/FULM) was accepted without on site amenity space or an off site contribution, due to pooling restrictions. Given the amount of amenity space proposed on site and considering the CIL regulations and associated pooling restrictions no off site contribution is sought for this site.

Impact on sites on the opposite side of Redeness Street

4.23 Section drawings and analysis have been provided which illustrate that if a similar scaled scheme were proposed at the site opposite - which is allocated for housing this would lead to an adequate environment considering openness in the street, outlook for future residents and day-lighting.

Whether internal noise levels for future occupants would be acceptable

4.24 A noise report has been undertaken which determines traffic is the main source of noise, and noise levels are lower during the night-time period. A condition can ensure that suitable noise levels can be achieved; the same approach as at the residential site to the north (application 17/03027/FULM). Officers are content adequate noise levels can be achieved because -

- The site between the application site and the main noise source - Hallfield Road is to be redeveloped which would provide an acoustic barrier between the application site and the road.
- Windows on the application site would be orientated to face west and south, i.e. away from the main noise source to the north.
- Any internal plant rooms and requirements for appropriate sound insulation between floors is covered in Building Regulations.

Provision of car and cycle parking / impact on the highway network

4.25 The NPPF states that if setting local parking standards for residential and non-residential development, policies should take into account:

- the accessibility of the development;
- the type, mix and use of development;
- availability of and opportunities for public transport;
- local car ownership levels; and
- the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

4.26 It also states that proposals should promote sustainable transport, provide safe and suitable access for all users; and cost effectively mitigate any significant impacts from the development on the transport network (in terms of capacity and congestion).

4.27 The site is in a sustainable location; it is within walking distance of the city centre and the University of York St John. The expected operators run the student accommodation opposite. The (post occupation) travel plan for that scheme shows over 90% trips are by foot. Due to the type of accommodation proposed and sustainable location of the site an essentially car free development is appropriate and the development can be accommodated without adverse impact on the highway network.

Cycle parking

4.28 The scheme is intended to be an extension of the neighbouring Brickworks development approved under application 13/03522/FULM. The Brickworks has 326 student rooms and 50% parking provision.

4.29 The cycle storage has been under used since the development opened in September 2016. Data has been supplied that confirms this is because the majority of trips made by students (over 90%) are by foot. Some 2% are by cycle, 1% by car. Travel plans undertaken suggest cycle use may increase if cycle routes were improved (considering their quality and safety).

4.30 At this site there would be two internal stores, within the main building that could accommodate 42 spaces (using a two-tier storage system). There is further space to the side of the building where outside spaces are currently shown on plan. This could be extended (and covered) subject to demand. The cycle parking provision, being within the main building, will be of appropriate quality and of adequate amount.

Car parking

4.31 The only car parking proposed is a requirement of the current site operator who would retain commercial premises in Redeness Street. This is an operational requirement and does not raise any issues.

Operational requirements

4.32 Bin storage and plant/services rooms have been positioned so they can be accessed directly from the street. Redeness Street is not a through route for traffic and servicing directly from the road does not cause any concerns regarding the operation of the highway.

DRAINAGE

4.33 Local Plan policy ENV5 on sustainable drainage states that surface water flows from Brownfield sites should, where practicable, be restricted to 70% of the existing runoff rate. The York 2013 Strategic Flood Risk Assessment explains that existing run off rates for Brownfield sites are regarded to be 140 l/s/ha.

ASSESSMENT

4.34 An outline drainage strategy has been provided which shows surface water run-off restricted, with a storage tank below the car parking area. In accordance with local policy it will be a requirement that existing rates of surface water run-off are reduced. Comment from Yorkshire Water about the allowable run off rates (based on evidencing the previous connection(s) and run-off into the network) is noted; this would require further investigation. Details of the site specific scheme can be approved through planning condition. The applicants have advised that they would be able to achieve the rate suggested by Yorkshire Water (a more onerous requirement than the strategy proposed) if this were required following further investigation.

4.35 The site is not in an area which is designated as being at risk of flooding.

SITE REMEDIATION

4.36 To comply with the NPPF and make the site suitable for its future use conditions are proposed to develop a scheme of remediation to make the site suitable for its future use. A site investigation has been carried out which recommends further investigation (including trial pits, boreholes and chemical analysis) to inform a suitable remediation strategy for the site. This would be secured through condition followed by a verification report to demonstrate the approved site conditions have been achieved.

5.0 CONCLUSION

5.1 There is adequate justification to allow the loss of employment land in this case. The proposed development will add to recent and anticipated future regeneration of the Layerthorpe area, be of appropriate design and would make a positive contribution towards meeting demonstrable student housing need. The use of conditions can ensure adequate levels of residential amenity and no increase in flood risk. Overall the scheme accords with the principles of sustainable development (economic, social and environmental) and does not unduly conflict with any local policies. Approval is recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Application Reference Number: 18/01935/FULM

Item No: 4b

Drawings 2015-037 -
Site Plan 102A
Floor plans / roof plan - 200D, 201A, 202E, 203D
Elevations - 210D, 211D
Site levels - 802H
Landscape layout - 901D

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

3 CEMP

Prior to commencement of the development, a Construction Environmental Management Plan (CEMP) for minimising the creation of noise, vibration and dust during the demolition, site preparation and construction phases of the development shall be submitted to and approved in writing by the Local Planning Authority.

All works on site shall be undertaken in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

For noise details are required on the types of machinery to be used, including consideration of use of quieter/silenced machinery, use of acoustic barriers, prefabrication off site etc. Where particularly noisy activities are expected to take place then details should be provided on mitigation i.e. by limiting especially noisy events to no more than 2 hours in duration. Details of any monitoring may also be required, in certain situation, including the location of positions, recording of results and identification of mitigation measures required.

For vibration details are required on any activities which may results in excessive vibration, e.g. piling, and details of monitoring to be carried out. Locations of monitoring positions should also be provided along with details of standards used for determining the acceptability of any vibration undertaken. In the event that excess vibration occurs then details should be provided on how the developer will deal with this, i.e. substitution of driven pile foundations with auger pile foundations. Ideally all monitoring results should be recorded and include what was found and mitigation measures employed (if any).

With respect to dust mitigation, measures shall include, but would not be restricted to, means of keeping the highway clean, such as on site wheel washing, restrictions on use of unmade roads, agreement on the routes to be used by construction traffic, restriction of stockpile size (also covering or spraying them to reduce possible dust), targeting sweeping of roads, minimisation of evaporative emissions and prompt clean up of liquid spills, prohibition of intentional on-site fires and avoidance of accidental ones, control of construction equipment emissions and proactive monitoring of dust.

Further information on suitable measures can be found in the dust guidance note produced by the Institute of Air Quality Management, see <http://iaqm.co.uk/guidance/>. The CEMP must include a site specific risk assessment of dust impacts in line with the IAQM guidance note and include mitigation commensurate with the scale of the risks identified.

For lighting details should be provided on artificial lighting to be provided on site, along with details of measures which will be used to minimise impact, such as restrictions in hours of operation, location and angling of lighting.

The CEMP shall provide a complaints procedure, so that in the event of any complaint from a member of the public about noise, dust, vibration or lighting the site manager has a clear understanding of how to respond to complaints received. The procedure should detail how a contact number will be advertised to the public, what will happen once a complaint had been received (i.e. investigation), any monitoring to be carried out, how they intend to update the complainant, and what will happen in the event that the complaint is not resolved. Written records of any complaints received and actions taken should be kept and details forwarded to the Local Authority every month during construction works by email to the following addresses public.protection@york.gov.uk and planning.enforcement@york.gov.uk

Reason: The condition is required prior to commencement, considering NPPF paragraph 55, to manage and mitigate the impact of the construction phase of development.

4 Prior to commencement of construction, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) shall be submitted to and approved in writing of the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

5 Implementation of remediation scheme

Prior to first occupation or use of the development hereby permitted, the approved remediation scheme shall be carried out in accordance with its terms and a

verification report that demonstrates the effectiveness of the remediation carried out must be produced and 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.

6 Drainage

Notwithstanding the details submitted with the application, prior to the commencement of construction details of foul and surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site, in accordance with the NPPF, in particular paragraph 163.

INFORMATIVE: It is noted that in accordance with advice from Yorkshire Water evidence is required to show all impermeable areas from the site positively communicate with the public surface water sewer in order to justify the proposed discharge rate in the submitted Drainage and Flood Risk Statement. Otherwise a rate of 5 l/sec would be required.

7 Drainage

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, in accordance with the NPPF in particular paragraph 163.

8 Materials

A sample panel of the brickwork to be used on this building 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 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.

Other external materials shall be as annotated on the approved plans

Reason: In the interests of good design and in accordance with NPPF paragraph 127.

9 Large scale details

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

- Windows and their surrounds (typical detail to show windows set within reveals)
- Edge protection / guard rail to roof areas shown in context and to include colour finish (guarding shall be setback from the building edge and colour coated to blend in with the metal cladding)
- Lift over-run and smoke-vent over-run

Reason: In the interests of good design and in accordance with NPPF paragraph 127.

10 Noise

Prior to construction of the building envelope a detailed scheme of noise insulation measures for protecting the approved residential areas from externally generated noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation.

INFORMATIVE: The building envelope of all residential accommodation shall be constructed so as to achieve internal noise levels in habitable rooms of no greater than 35 dB LAeq (16 hour) during the day (07:00-23:00 hrs) and 30 dB LAeq (8 hour) and LAFMax level during the night (23:00-07:00 hours) should not exceed 45dB(A) on more than 10 occasions in any night time period in bedrooms and should not regularly exceed 55dB(A). These noise levels shall be observed with all windows open in the habitable rooms or if necessary windows closed and other means of ventilation provided.

Reason: To ensure a satisfactory standard of residential amenity for future occupants. Such works are required prior to construction work as any such insulation will be integral to the structure of the building.

11 Security Measures

Prior to occupation the following security measures shall be employed at the site

- Lighting to main entrance
- External cycle hoops to be covered

Reason: In accordance with sections 8, 9 and 12 of the NPPF; to promote sustainable travel and to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

12 Landscaping

The approved landscaping scheme (as shown on drawing 2015-037/901D) shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion 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 alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site in the interests of the character and appearance of the area.

13 Cycle Parking

The cycle parking facilities as shown on the approved plans shall be provided prior to first use of the development hereby approved and retained for its intended use at all times.

Reason: To ensure adequate space for, and to encourage, cycle use, in accordance with the National Planning Policy Framework.

14 Student accommodation only

The development hereby approved shall be occupied only for the purposes of student accommodation by either students engaged at all times in full-time or part-time further or higher education courses within the City of York administrative boundary or by delegates at all times attending courses or conferences within the City.

Reason: In order to control the future occupancy of the development in the event of it any part of it being sold or rented on the open market without securing adequate levels of affordable housing, in accordance with Policy H2a of the City of York Draft Local Plan.

7.0 INFORMATIVES:

Notes to Applicant

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

Application Reference Number: 18/01935/FULM

Item No: 4b

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) 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: sought revised plans and the use of planning conditions in order to make the scheme policy compliant.

Contact details:

Author: Jonathan Kenyon Development Management Officer

Tel No: 01904 551323

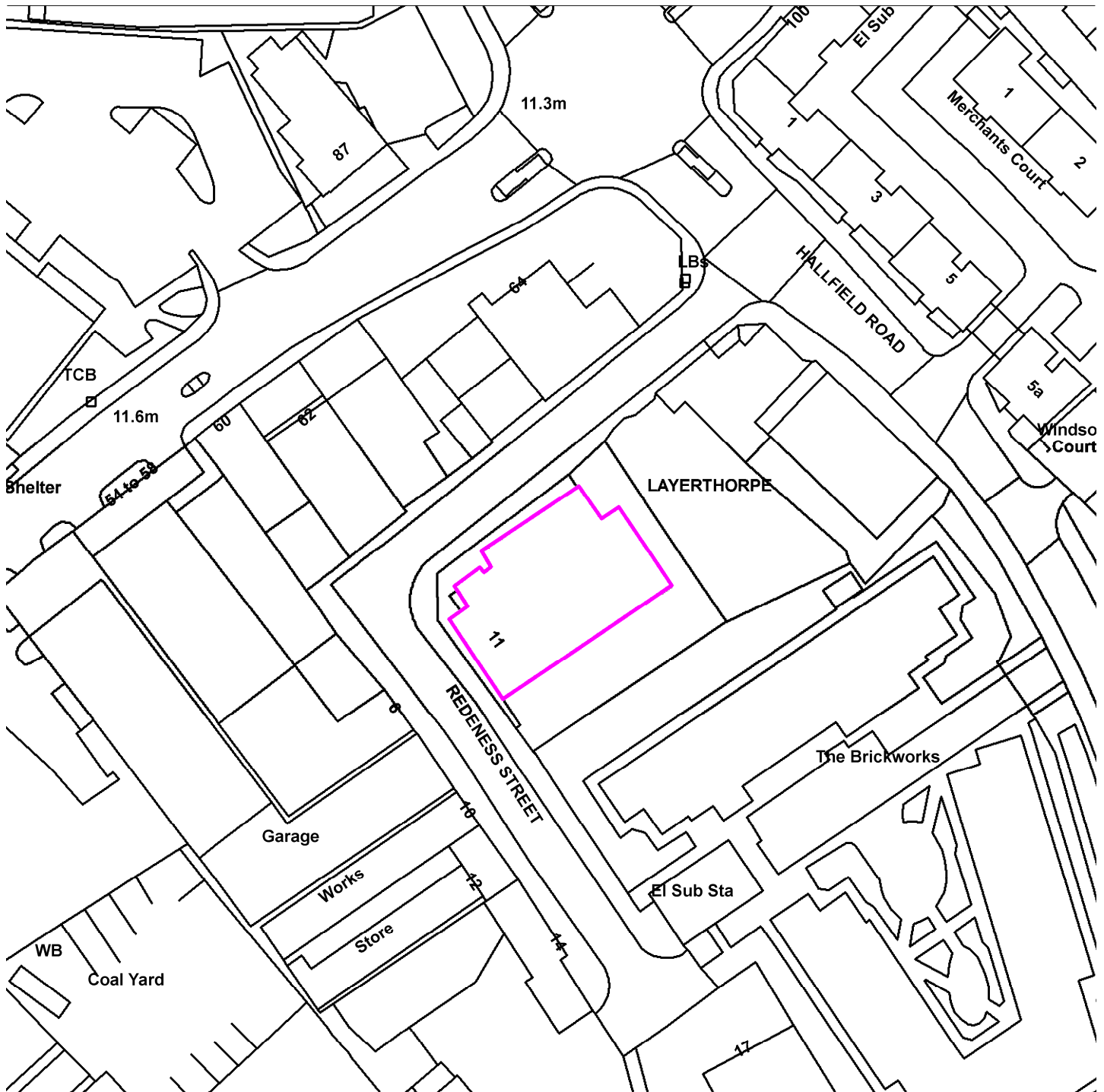
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18/01935/FULM

York Dance Works 11 Redeness Street



GIS by ESRI (UK)



Scale : 1:953

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Organisation	Not Set
Department	Not Set
Comments	Site Plan
Date	11 December 2018
SLA Number	Not Set

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DELEGATED REPORT

Date: 19 December 2018 **Ward:** Haxby And Wigginton
Team: Major and **Parish:** Wigginton Parish Council
Commercial Team

Reference: 18/02178/FUL
Application at: Os Field 351 Plainville Lane Wigginton York
For: Erection of horse walker
By: Mr & Mrs Batty
Application Type: Full Application
Target Date: 16 November 2018
Recommendation: Approve

1.0 PROPOSAL

1.1 The proposal is for the erection of a horse walker within a paddock. The horse walker will measure 11m across with the external fencing measuring 2.3m in height.

PLANNING HISTORY

1.2 18/01072/FUL - Change of use of land and buildings to equestrian in conjunction with commercial livery (retrospective) - Approved.

2.0 POLICY CONTEXT

2.1 Policies:

Emerging Local Plan

GB1 Development in the Green Belt
EC5 Rural economy

Development Control Local Plan (DCLP) 2005

GB1 Development in the Green Belt

3.0 CONSULTATIONS**INTERNAL**

3.1 No consultations undertaken.

EXTERNAL

Wigginton Parish Council

3.2 No objections.

Neighbour notification and publicity

3.3 No representations received.

4.0 APPRAISAL

4.1 KEY ISSUES

- o Policy context
- o Principle of the development - Assessment of harm to Green Belt
- o Character and appearance
- o Other considerations - Business need.

POLICY CONTEXT

Development Plan

4.2 Section 38(6) of the Planning and Compensation Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise. The development plan for York comprises the saved policies of the Yorkshire and Humber Regional Spatial Strategy (RSS) relating to the general extent of the York Green Belt. These are policies YH9(C) and Y1 (C1 and C2) which relate to York's Green Belt and the key diagram insofar as it illustrates the general extent of the Green Belt. The policies state that 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.

Local Plan

4.3 The City of York Draft Local Plan Incorporating the Fourth Set of Changes was approved for Development Management purposes in April 2005 (DCLP). 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 as revised in July 2018, although the weight that can be afforded to them is very limited.

Policy GB1 relates to development in the Green Belt.

Emerging Local Plan

4.4 The Publication Draft City of York Local Plan 2018 ('2018 Draft Plan') was submitted for examination on 25 May 2018. In accordance with paragraph 48 of the NPPF as revised in July 2018, the relevant 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).

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

Policies GB1 'Development in the Green Belt' and EC 5 'Rural Economy' are relevant.

National Planning Policy Framework (2018)

4.5 The revised National Planning Policy Framework was published on 24 July 2018 (NPPF) and its planning policies are material to the determination of planning applications. It is against the NPPF (as revised) and the saved RSS policies relating to the general extent of the York Green Belt that this proposal should principally be assessed.

GREEN BELT

4.6 As noted above, saved Policies YH9C and Y1C of the Yorkshire and Humberside Regional Strategy define the general extent of the York Green Belt and as such Government Planning Policies in respect of the Green Belt apply. Central Government Planning Policy as outlined in paragraphs 133 to 141 of the National Planning Policy Framework identifies Green Belts as being characterised by their openness and permanence. Substantial weight should be given to any harm to the Green Belt.

4.8 The NPPF states that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that, the essential characteristics of the Green Belt are its openness and permanence.

The Green Belt serves 5 purposes:

- to check the unrestricted sprawl of large built-up areas
- to prevent neighbouring towns merging into one another

- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns
- and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.9 The NPPF (paragraph 143) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145b allows for the provision of appropriate facilities for outdoor sport and outdoor recreation within the Green Belt as long as these facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

PRINCIPLE OF THE DEVELOPMENT ASSESSMENT OF HARM TO GREEN BELT

4.10 The proposal is for a new horse walker in conjunction with the existing authorised use of the site as a commercial livery. As a result of its form and permanence the horse walker is considered to represent a building and para.145 of the NPPF is therefore relevant. Para.145b allows for appropriate facilities for outdoor sport or outdoor recreation providing they preserve openness and do not conflict with the purposes of including land within the Green Belt. Given the size and form of the horse walker and its position in an undeveloped paddock it is considered that the proposal will impact on openness as it introduces an element of development where there is currently none. The scale of the development and siting beyond the existing buildings result in a material harm to openness and the proposal does not meet the requirements of para.145b in this regard.

4.11 The site is within an area of land identified within the emerging Local Plan as an extension of the Green Wedge. As such the harm arising from the proposal in respect of openness would conflict with the purpose of the Green Belt in respect of preserving the setting and special character of historic towns. Again, the proposal would not meet para.145b as it conflicts with one of the purposes of including land within the Green Belt.

Character and appearance

4.12 The proposal sits within an existing equestrian site with a number of stables and stores associated with the equestrian use. The structure will appear appropriate in its appearance to the character of the site having a fenced outer perimeter to approximately 2.3m in height. As such it is considered that the proposal is in keeping with the character of the site and also the agricultural character of the wider area.

Very special circumstances

4.13 The applicant, while not agreeing that the proposed development results in harm to openness, has put forward very special circumstances which seek to outweigh the identified harm through inappropriateness. The applicant is a qualified British Showjumping coaches with significant experience in caring for and training competition horses.

4.14 The very special circumstances suggested by the applicant are:

- The stables accommodate and train a number of valuable horses mainly for show jumping. These horses are bred to be particularly athletic in form and are therefore prone to injuries if exercised on frozen or water-logged grass. The horsewalker would allow these horses to be exercised without risk of injury.
- The applicant has lost business from an international showjumper as there is no horsewalker on site and the danger of injury to their valuable showjumping horses is therefore high.
- The soil on site is particularly heavy clay and requires extra management and grazing restriction. The horse walker would help to limit the time that horses are left out to exercise in the paddocks.
- Horse walkers are a basic feature of professional yards and have a variety of uses and benefits including the training and starting of young horses; rehabilitation; warming up and cooling down; alternative exercise during winter months; and increase productivity and profitability of the business.

4.15 Supporting information has been provided by the applicant's vet that the provision of a horse walker would improve horse welfare and would provide a safer environment for horses and handler.

5.0 CONCLUSION

5.1 The site lies within the general extent of the Green Belt as identified in the RSS to which S38 of the 1990 Act applies. Having regard to the purpose of the RSS policies it is considered appropriate and justified that the proposal is therefore assessed against the restrictive policies in the NPPF relating to protecting the Green Belt.

5.2 The NPPF indicates that very special circumstances necessary to justify inappropriate development in the Green Belt cannot exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The NPPF also states that in the planning balance substantial weight should be given to any harm to the Green Belt. In this case, harm has been identified by way of inappropriateness of the proposed development. The presumption against inappropriate development in the Green Belt means that this harm alone attracts substantial weight. Additionally, the proposed

development would reduce the openness of the Green Belt as a result of its scale and position in an open paddock when the most important attributes of Green Belts are their openness and permanence. The horse walker would also undermine one of the purposes of including land within the Green Belt by failing to preserve the setting and special character of the city. No other harm has been identified.

5.3 The applicant has put forward a number of factors to demonstrate very special circumstances to clearly outweigh these harms. Substantial weight has been given to the harm to the Green Belt through inappropriateness and additional harm through harm to openness and one of the purposes of including land within the Green Belt. It is considered however that the very special circumstances put forward by the applicant are sufficient to outweigh this harm and are unique and individual to the applicant.

COMMITTEE TO VISIT

6.0 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

Proposed section - horse walker

Proposed plan and specification - horse walker

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

3 The horse walker hereby approved shall be installed only with metal mesh fencing. No rubber fencing around the perimeter of the structure or roofing shall be installed at any time during the lifetime of the development.

Reason: In the interests of the openness of the Green Belt.

7.0 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:

Imposed appropriate conditions.

Contact details:

Author: Alison Stockdale Development Management Officer (Tues - Fri)

Tel No: 01904 555730

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