



Notice of meeting of

East Area Planning Sub-Committee

To: Councillors Moore (Chair), Cregan (Vice-Chair), Douglas, Firth, Funnell, Hyman, King, Taylor, Vassie and Wiseman

Date: Thursday, 14 June 2007

Time: 2.00 pm

Venue: Guildhall, York

AGENDA

1. Declarations of Interest

At this point Members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

2. Public Participation

At this point in the meeting members of the public who have registered their wish to speak regarding an item on the agenda or an issue within the Sub-Committee's remit can do so. Anyone who wishes to register or requires further information is requested to contact the Democracy Officer on the contact details listed at the foot of this agenda. The deadline for registering is Wednesday 13 June 2007 at 5.00pm.

3. Plans List

To determine the following planning applications related to the East Area.

- a) **Creepy Crawlies, The Arena, Cliftongate Business Park, Wigginton Road, Wigginton (07/00072/FUL)** (Pages 4 - 12)
Proposed creation of outdoor adventure play area and animal area, formation of new pond and new doors to existing play barn.
[Haxby and Wigginton Ward]
- b) **Greystones Farm, Towthorpe Moor Lane, Strensall, York (07/00617/FULM)** (Pages 13 - 18)
Formation of two ponds for amenity and fishing purposes.
[Strensall Ward]
- c) **OS Field 0005 Langwith Stray, Heslington, York (07/00650/FUL)** (Pages 19 - 27)
Erection of two storey detached dwelling in association with fishing lakes. *[Heslington Ward]*
- d) **376 Huntington Road, York (07/00736/FUL)** (Pages 28 - 32)
Installation of ATM (cash machine). *[Huntington/New Earswick Ward]*
- e) **Site Adjacent to Roundabout at Junction of Malton Road/Jockey Lane, Huntington, York (07/00664/REMM)** (Pages 33 - 40)
Reserved matters application for the erection of two storey office building. *[Huntington/New Earswick Ward]*
- f) **St Lawrences C of E Primary School, Heslington Road, York (07/00594/GRG3)** (Pages 41 - 48)
Extensions and alterations to existing school building including new reception area, office and meeting room and 2 no. new educational rooms. *[Fishergate Ward]*
- g) **Garage Yard, Escrick Street, York (07/01114/FUL)** (Pages 49 - 56)
Erection of two storey block of 3 no. flats including associated works *[Fishergate Ward]*.

h) 2 Ingleton Walk, York (07/00613/FUL) (Pages 57 - 60)
Two storey pitched roof side extension. *[Heworth Ward]*

i) 27 Ashley Park Crescent, York (07/00920/FUL) (Pages 61 - 64)
First floor flat roof front and rear dormers. *[Heworth Without Ward]*

j) Haxby Road County Primary School, Haxby Road, York (06/02362/GRG3) (Pages 65 - 74)
Erection of two single storey extensions and internal alterations to existing school, new covered play area, conversion of outbuildings to cycle stores and construction of replacement ramp.
[Clifton Ward]

k) Haxby Road County Primary School, Haxby Road, York (06/02363/LBC) (Pages 75 - 81)
Erection of two single storey extensions and internal alterations to existing school, new covered play area, conversion of outbuildings to cycle stores and replacement ramp. *[Clifton Ward]*

4. Urgent Business

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

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

Contact details are set out below.

Democracy Officer:

Name: Jill Pickering

- Telephone – (01904) 552061
- E-mail – jill.pickering@york.gov.uk

**EAST AREA PLANNING
SUB-COMMITTEE****SITE VISITS****WEDNESDAY 13 JUNE 2007**

TIME	OFFICER	SITE
10:15	MP	Creepy Crawlies, Cliftongate Business Park, Wigginton Road, Wigginton
11:00	KO'C	Garage Yard, Escrick Street, Fishergate

Could Members please use their own transport but anyone requiring a lift should contact Roger Armistead on 551642 to arrange a lift.

About City of York Council Meetings

Would you like to speak at this meeting?

If you would, you will need to:

- register by contacting the Democracy Officer (whose name and contact details can be found on the agenda for the meeting) **no later than 5.00 pm** on the last working day before the meeting;
- ensure that what you want to say speak relates to an item of business on the agenda or an issue which the committee has power to consider (speak to the Democracy Officer for advice on this);
- find out about the rules for public speaking from the Democracy Officer.

A leaflet on public participation is available on the Council's website or from Democratic Services by telephoning York (01904) 551088

Further information about what's being discussed at this meeting

All the reports which Members will be considering are available for viewing online on the Council's website. Alternatively, copies of individual reports or the full agenda are available from Democratic Services. Contact the Democracy Officer whose name and contact details are given on the agenda for the meeting. **Please note a small charge may be made for full copies of the agenda requested to cover administration costs.**

Access Arrangements

We will make every effort to make the meeting accessible to you. The meeting will usually be held in a wheelchair accessible venue with an induction hearing loop. We can provide the agenda or reports in large print, electronically (computer disk or by email), in Braille or on audio tape. Some formats will take longer than others so please give as much notice as possible (at least 48 hours for Braille or audio tape).

If you have any further access requirements such as parking close-by or a sign language interpreter then please let us know. Contact the Democracy Officer whose name and contact details are given on the order of business for the meeting.

Every effort will also be made to make information available in another language, either by providing translated information or an interpreter providing sufficient advance notice is given. Telephone York (01904) 613161 for this service.

যদি যথেষ্ট আগে থেকে জানানো হয় তাহলে অন্য কোন ভাষাতে তথ্য জানানোর জন্য সব ধরনের চেষ্টা করা হবে, এর জন্য দরকার হলে তথ্য অনুবাদ করে দেয়া হবে অথবা একজন দোভাষী সরবরাহ করা হবে। টেলিফোন নম্বর (01904) 613161.

Yeteri kadar önceden haber verilmesi koşuluyla, bilgilerin tercümesini hazırlamak ya da bir tercüman bulmak için mümkün olan herşey yapılacaktır. Tel. (01904) 613161.

我們竭力使提供的資訊備有不同語言版本，在有充足時間提前通知的情況下會安排筆譯或口譯服務。電話(01904) 613161。

کسی بھی دوسری زبان میں معلومات کی دستیابی ترجمہ شدہ معلومات، ترجمان کی شکل میں یقینی بنانے کے لئے ہر ممکن کوشش کی جائے گی، بشرطیکہ اس کے لئے پہلے سے سنا سب اطلاع کی جائے۔ ٹیلی فون (01904) 613161

Holding the Executive to Account

The majority of councillors are not appointed to the Executive (38 out of 47). Any 3 non-Executive councillors can 'call-in' an item of business from a published Executive (or Executive Member Advisory Panel (EMAP)) agenda. The Executive will still discuss the 'called in' business on the published date and will set out its views for consideration by a specially convened Scrutiny Management Committee (SMC). That SMC meeting will then make its recommendations to the next scheduled Executive meeting in the following week, where a final decision on the 'called-in' business will be made.

Scrutiny Committees

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

Who Gets Agenda and Reports for our Meetings?

- Councillors get copies of all agenda and reports for the committees to which they are appointed by the Council;
- Relevant Council Officers get copies of relevant agenda and reports for the committees which they report to;
- Public libraries get copies of **all** public agenda/reports.

COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007

Ward: Haxby And Wigginton
Parish: Wigginton Parish Council

Reference: 07/00072/FUL
Application at: Creepy Crawlies The Arena Clifton Gate Business Park
Wigginton Road Wigginton
For: Proposed creation of outdoor adventure play area and animal
area, formation of new pond and new doors to existing play barn
By: Creepy Crawlies
Application Type: Full Application
Target Date: 8 March 2007

1.0 PROPOSAL

1.1 This application is to create an outdoor adventure playground on land to the east of the Creepy Crawlies Play Barn, part of the Clifton Gate Business Park off Wigginton Road. The land in question is currently a combination of the gravel car park behind the play barn and an adjacent field which is used in connection with the historic use of this land as a Riding School. The area proposed extends approx. 110 metres from the rear elevation of the play barn and is between 60 and 70 metres wide.

1.2 The proposal will comprise the creation of a large area with pathways, new tree planting and play areas comprising a range of play equipment, including a 'jungle bridge and rope climb. In addition a small pond is proposed in the south eastern corner of the site. A small seating area for parents and a toy train is also shown immediately adjacent to the Creepy Crawlies building. New fencing is also shown around the perimeter of the site for security purposes. New trees will be planted throughout the site and walkways will weave through these. Approx half the site area is now shown to be used as an 'animal petting' area which includes peacocks, Guinea Pigs, Rabbits, lamas, sheep and goats and ponies and donkeys. The pathways will run past these areas in order for the children to interact with these animals.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYGB1

Development within the Green Belt

CYGB13
Sports facilities outside settlements

CYGP4A
Sustainability

3.0 CONSULTATIONS

3.1 INTERNAL.

3.2 Highway Network Management.

The application is to create an external play area to the existing play centre. Information supplied by the applicant has stated that the site can only accommodate a certain level of children through health and safety legislation and this will not increase as a result of this application.

In light of this officers are of the view that there will not be any increase in traffic / numbers visiting the site over and above the existing lawful situation. Based on this statement there are no objections raised.

A full parking plan for the site has been received and officers comments are awaited on this and any conditions recommended as a consequence of this additional plan will be reported to members.

3.3 EPU.

The Environmental Protection Unit has no objections to this application, however, the site is to be used as a playground for children and as such I have concerns regarding the possible contamination of the land, adversely affecting the safety of the proposed use. I also have concerns regarding the noise from the development adversely affecting the nearby residential properties. Conditions and Informatives pertaining to contaminated land are recommended.

3.4 York Consultancy Internal Drainage Body.

The development is in low risk Flood Zone 1, and should not suffer from river flooding.

No objections.

3.5 EXTERNAL.

3.6 Wigginton Parish Council.

Whilst not objecting in principle we would wish to bring the increase in traffic to your attention. The south entrance is too close to the ring road and traffic using it causes problems to the traffic flow of the ring road. The current entrance to the car washing facility would be a more acceptable option and one that we would support. However, the signage and the need for a full size (double width) road entrance is essential.

3.7 Third Parties.

No objections received from any neighbours or other outside parties.

4.0 APPRAISAL

4.0 APPRAISAL

4.1 KEY ISSUES.

- Green Belt.
- Highways.
- Neighbour amenity.

4.2 Green Belt.

The site in question is predominantly on land used in connection with the historic use of the land as a Riding School and whilst this use has diminished somewhat recently, this part of the site is still used in connection with the Riding School and therefore has a lawful D2 use as defined in the Use Classes Order 1987 (as amended 2005). The use of land as an adventure playground / outdoor recreation also falls under Class D2 and therefore there is no Change of Use of the land to consider here.

4.3 PPG2 Green Belts states in para. 3.12 that engineering and other operations are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt. The play equipment and structures proposed and the formation of the footpaths and the pond would all constitute engineering operations that would come under planning control and therefore para. 3.12 is relevant in this case. The relevant part of Para. 3.12 states that 'The carrying out of such operations (engineering operations) and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt'. The main issue is therefore whether the creation of this area would maintain openness.

4.4 The area in question is extensive in size (approx. 0.86ha) and would largely replace an open field currently used as a jumping paddock in connection with the Riding School use. It is therefore essentially open land and views across from the A1237 reflect this. A use in connection with horse related development which largely maintains open pasture land would generally be an example of the type of rural use which would be appropriate and sit easily within a green belt location with regard to providing opportunities for outdoor recreation, one of the objectives of the use of land in the green belt as defined in para. 1.6 of PPG2. The type of use proposed here would constitute a development, which would result in a more formal type of development, within which would be urban elements not generally associated with the Green Belt.

4.5 Officers consider that there are several different components to the proposed scheme and these will inevitably have some impact on the openness of the Green Belt. However, some of what is proposed would, in its own right, be permitted development over which the Council would have no control and it is a material consideration here to consider what the applicant could create without planning permission given that the use itself as a play / recreational area does not require planning permission. The land in question will be surrounded by a 1.8 metre high post and rail and mesh fence (the mesh for the purposes of security) and at this height, this would be permitted development. The design of fence has been

amended and replaces the paladin style fencing one associates with schools and industrial parks and which was originally proposed here and which officers felt was unacceptably urban in appearance and hence unsuitable for this site. The post and rail fence now proposed is more rural in appearance and is therefore better related to this type of area. On the eastern side of the site adjacent to the A1237 the proposed area will be behind an existing mature hawthorn hedge and this will to a large extent help to screen the development from view, although the hedge is quite fragmented and bare in places. A similar style 1.2 metre high post and rail fencing will be used to contain the animals throughout the site and this is acceptable.

4.6 It is also acknowledged that the planting of trees per se does not require planning permission and again technically this could be done even if this application was to be refused. However, as the proposed planting forms part of the overall application and is within the application site area, such matters can reasonably be considered. Even new tree planting can be harmful to the openness and appearance of the Green Belt as often the arrangement can be quite formal in layout and can use more ornamental type trees such as in a domestic garden. They would be specifically placed around the pathways and play areas and rather than looking like a natural coppice or wooded area this can appear much more fragmented and regimented. This would result in a more unnatural, formal appearance as opposed to the natural openness that the site now offers. However, given officer concerns over this the applicants have submitted a more detailed and better quality landscaping plan, the details of which are with the Council's Landscape Officer for comment. Any recommended conditions as a result of this will be reported to members at the meeting.

4.7 The play equipment and structures proposed are mainly concentrated on the southern and western boundaries. All of these, along with a proposed timber 'kiosk' require planning permission as they constitute development and are not permitted development. The main issue for members here therefore is whether these structures harm the openness of the Green Belt in line with the advice in para. 3.12 of PPG2.

4.8 The structures are shown to be mainly constructed out of timber and other natural materials and this is welcomed. The sort of structures shown include a rope climbing forest, a rope swinger, 'jungle' bridge and a sensory play area of low level equipment along with a sandy play area and picnic lawn. The largest piece of equipment is the rope climbing net at 5.80 metres high with the rope swinger 3.7 metres high. The jungle bridge and sensory play equipment is lower level and is unlikely to be seen outside of the site. Despite its height the climbing forest is made of timber posts and netting and whilst it will be visible from outside of the site, officers do not consider its overall impact to unduly harm openness as there will be views through the structure and its overall size is not excessive. The central pole is 5.8 metres high but the majority of the equipment is approx. 4 metres high and this is not unreasonable. The same goes for the rope swinger and the jungle bridge.

4.9 A new pond is proposed to be excavated in the south western corner of the site which will be used as an educational tool and natural area. This will be fenced off for security and will children will only be allowed in this area under supervision. The pond would not be permitted development as its excavation would constitute an

engineering operation. However, this will be a shallow pond of approx 1 metre deep in the centre which will have no impact on the openness of the green belt. Any spoil from this will be used to form modest grass mounds around the remainder of the site area.

4.10. New large doors will be placed in the eastern elevation of the Creepy Crawlies building in order to facilitate access from the building out into the new facility. The building is not being extended and the proposed alteration is relatively minor which will not harm the appearance of the building or the openness of the Green Belt.

Highways.

4.11 Creepy Crawlies is just one use within the Cliftongate Business Park, other uses including Autosave, Millennium Windows, a bus company and Fat Boy's Pizzas. All of these uses require car parking within the site although the main traffic generator is Creepy Crawlies. The use that is Creepy Crawlies came about because they occupy a building which was the former Indoor Riding School building in the site's former guise as York Riding School (a use which still exists on site but in a much reduced form). Both uses fall within the D2 Use Class of the Use Classes Order and therefore Creepy Crawlies did not require planning permission in order to start operating within this building. Therefore there is no planning restriction on the current Creepy Crawlies business in terms of the numbers of people who can use the facility. However, Creepy Crawlies is a popular use and this generates more traffic on a day to day basis than the Riding School did and it is therefore important, in highway safety terms, to ensure that this is not further added to and consequently becomes more of a highway danger than the present situation.

4.12 Although there is no Planning control over numbers as such, Creepy Crawlies is bound by separate Health and Safety legislation. This restricts the numbers who can use the facility to 197 children at any one time. Whilst this does generate substantial extra traffic into the site, the Local Planning Authority cannot control this. However, officers consider it important to ensure that this new outdoor facility does not generate significant further extra traffic on top of this by allowing the proposed outdoor facility to be used as a separate entity without reliance on the existing building. In a worst case scenario, this could have allowed the maximum 197 children in the inside facility and the same number, if not more, outside. This would generate substantial extra traffic movements into the site which would be wholly unacceptable, particularly the number turning right into the site off Wigginton Road. Furthermore, parking provision within the site would not be able to cope with this extra number of vehicles.

4.13 Therefore it is recommended that a condition be attached which restricts the number of children using both the indoor and outdoor facility combined to 197 with the addition of up to a maximum of two group parties which could use only the outdoor facility and which arrive at the site by coach. This would restrict movements in line with the maximum that would be possible at present under Health and Safety requirements but if necessary allow group visits by local schools or young adults with learning difficulties, an offer which the applicant is keen to encourage. This would comprise a small additional number of individual movements for coaches but would not significantly increase the amount of traffic using the site and consequently give the Local Planning Authority the control it is seeking. A full car parking layout for the

site has also been submitted showing 115 car parking spaces allocated to Creepy Crawlies. This encompasses the area to the front of the site which is currently laid out as a car park and a more formal arrangement to the rear of the buildings which currently can be used to park cars but is not laid out formally. The parking plan leaves 13 spaces in connection with Autosave and 12 in connection with Millennium Windows and this seems adequate. The formal comments of the highway officer are still awaited on the above but if acceptable to them then this parking layout would be a condition of approval.

Neighbour amenity.

4.14 There is one house approx. 20 metres to the south west of the proposed facility which is not in the ownership of the site owner (the applicant leases this site off the site owner) although it is occupied by a member of the site owners family. Although there will inevitably be some impact on amenity through noise and disturbance from this proposal, no objections have been raised by these people to the proposal and any future owners will be aware of the facility being there. This property is already very close to a multitude of other uses which one would not associate with a residential area and it is unlikely that this proposed use will be significantly worse than the sum total of those. Officers are not proposing an hours of use restriction for these reasons and given that that the type of use is likely to be self restricting to daylight hours, predominantly during the hours 9am until 6pm.

5.0 CONCLUSION

5.1 The proposal seeks to form an outside play area in addition to the indoor use currently adjacent to it. The site is in the Green Belt but the use proposed falls within the same D2 classification as this land currently enjoys now. Under permitted development essentially the applicant could fence this piece of land off (providing the fence is below 2 metres high), and simply use it as an area for children to run around as a safe outdoor area linked to the existing indoor play facility. However a more formal recreational area is sought and the proposed play equipment, pond and any other new structures do require planning permission. Therefore the area as a whole is subject to a planning application in order to assess the overall impact of the development and should be considered as a whole package, but with reference to the applicant's fall back position of their permitted development rights.

5.2 Officers consider that the proposed structures and play equipment offer a limited amount of development and therefore do not harm the openness of the Green Belt in line with para. 3.12 of PPG2. They have been consolidated around a smaller area close to the existing building as opposed to across the whole site as originally submitted. The enclosure fence around the site, now comprising a post, rail and mesh fence as opposed to the paladin security style fence as originally submitted is an improvement which is welcomed. An extension to the car park into this field (again as originally submitted) has been deleted following officer concerns about the impact this will have on the Green Belt and this does result in a better quality scheme overall. Any comments the Council's Landscape officer may have on the formal landscaping scheme recently submitted are awaited.

5.3 Subject to conditions restricting the number that can use the indoor and outdoor play areas to essentially existing numbers and the final comments of the highway officer on this issue, there are no objections from the case officer to the scheme on highway safety grounds.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2

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

- Layout plan LS 073 Drawing no. LP2
- Fencing Proposal LS 073 Drawing no. LP2
- Section Plan LS073 Drawing no. OU4
- Building alteration LS073 Drawing no. BA1
- play equipment details 'Lilse-Bergen' system, 'Super Rope end swinger' and 'Jungle Bridge' and 'proposed kiosk' received and date stamped 'City of York' 30th May 2007.

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

3 Access and payment to the outdoor play area hereby permitted shall only be from inside the existing indoor play barn and the maximum number of children attending the indoor and outdoor play facility combined shall not exceed 197 children at any one time, with the exception that in addition to this maximum number of children, up to two group parties which use only the outdoor play area and which arrive at the site by coach can attend the site at any one time.

Reason. In the interests of highway safety as any increase in the maximum number of children who can use the building and consequently the number of vehicles accessing the site from Wigginton Road has not been properly assessed and may constitute a highway danger.

7.0 INFORMATIVES: Notes to Applicant

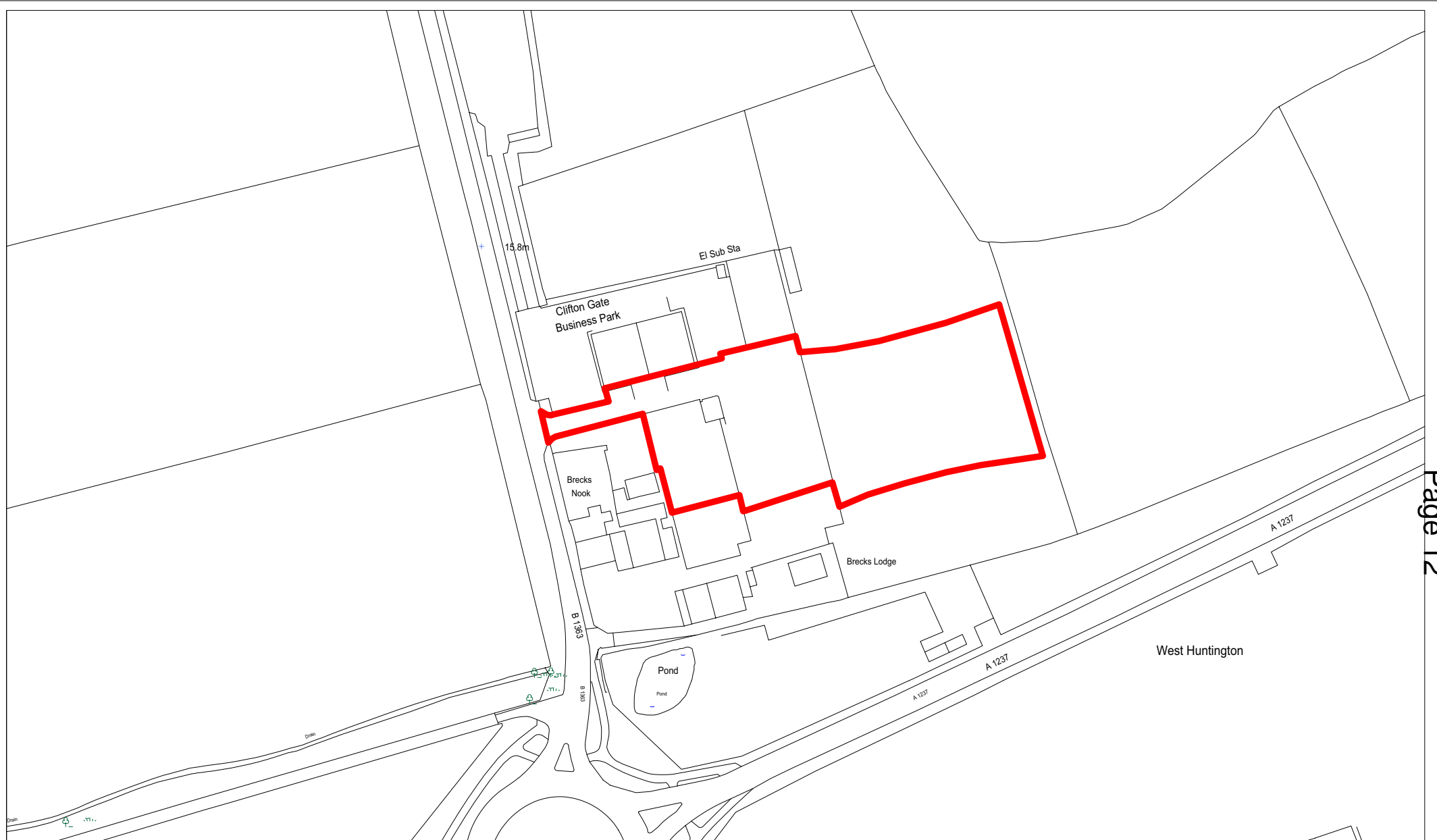
1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged

importance, with particular reference to the Green Belt and issues of highway safety and neighbour amenity. As such the proposal complies with Policy E9 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies GB1, GB13 and GP4A of the City of York Draft Local Plan incorporating the 4th set of changes approved April 2005.

Contact details:

Author: Matthew Parkinson Development Control Officer
Tel No: 01904 552405



9, St. Leonards Place, York, YO1 2ET
Telephone: 01904 613161

Site Plan : Creepy Crawlies Wigginton Road 07/00072

SCALE: 1:2000

DRAWN BY: JB

Originating Group:

Project

Organisation

DATE 2/5/2007

Drawing No.

PE 13



Highway Network Management - The development would produce a minimal increase in traffic generation. No objections.

Environmental Protection Unit - No objections.

City Development - No policy objection. The proposal for the creation of two fishing ponds is in conformity with both national and local guidance relating to the Green Belt.

3.2 External

Parish Council - No objections.

York Natural Environment Panel - Approve of the general principles of ponds for fishing, amenity and wildlife. There is potential, by creating the ponds, to enhance the landscape and create a worthwhile recreation resource whilst at the same time increasing biodiversity. The tree mix should better reflect the species in that part of York. Considerations should be given to the density of trees and the proximity to the ponds as Autumn leaves will end up in the pond which could lead to enrichment. Part of the pond bank should be set aside for habitat creation, with no human access. There should be a raised island for waterfowl nesting and shallow areas for invertebrates and amphibians. The pond should be stocked with wildlife friendly species of fish.

Foss Internal Drainage Board - Comments pending on revised plans.

Response to Site Notice - No correspondence received.

4.0 APPRAISAL

4.1 Key Issues:

- Principle of development in the Green Belt
- Impact on landscape character of the area
- Highway issues

4.2 Local Plan Policies:

- Policy GB1 states that within the Green Belt, planning permission for development will only be granted where the scale, location and design of such development would not detract from the open character of the Green Belt and it is for one of a number of purposes including essential facilities for outdoor sport and outdoor recreation.
- Policy GB13 which refers to sports facilities outside settlement limits, requires that proposals for the development of ancillary facilities will have to demonstrate that very special circumstances exist and the facilities are essential to supplement the outdoor sports provision; and there are no opportunities to provide the built facilities in adjacent settlements; and any new buildings or structures do not detract from the openness of the Green Belt.
- Policy NE7 stipulates that development proposals will be required to retain important natural habitats and, where possible, include measures to enhance or supplement these and to promote public awareness and enjoyment of them.

4.3 The Application Site - Greystones Farm has expanded its operations and diversified into new areas in recent years. This has included a nine hole golf course and a golf driving range, a caravan park, and holiday lets. The whole site is accessed from a single access road off Towthorpe Moor Lane. Greystones Farm has an existing car park for visitors located near the golf driving range club shop.

4.4 The Proposal - The proposal is to create two ponds to be used for amenity and fishing purposes. The ponds would be located side by side on a piece of land at the front corner of Greystones Farm next to the access road and Towthorpe Moor Lane. Two ponds of irregular shape are proposed with a small island in the middle of them. Existing trees and hedges are to be retained with new green planting proposed for the site. Car parking for day visitors is to be available adjacent to the site on an existing gravelled area. This can accommodate up to 15 cars. Overspill parking is available at the main car park located close to the golf driving range. There would be approximately 20 fishing positions around the ponds. It is anticipated that the majority of users of the ponds would be existing users of the site, predominantly those staying at the caravan park.

4.5 Principle of development in the Green Belt - Greystones Farm is located within York Green Belt. Outdoor sport and recreation is one of the land uses within the Green Belt which is considered acceptable. There are no ancillary facilities associated with the fishing ponds. Changing and toilet facilities are already available at the golf driving range and therefore no new structure is needed which could harm the openness of the Green Belt. The fishing ponds have the potential for providing a sporting facility whilst enhancing the landscape and biodiversity quality of the area without conflicting with the purposes of including land within the Green Belt.

4.6 Impact on the landscape character of the area - The proposal uses an existing access track and gravel car park. The pond has been designed to appear as a natural feature with an irregular shape and it would sit well within the landscape with existing hedges and trees retained and new green planting incorporated in the plans. A condition can be included with any approval to ensure that suitable green landscaping is provided on site.

4.7 Highway issues - Approximately 20 fishing spots would be available at the pond. It is considered that a proportion of users of the ponds would be people who use Greystones Farm already for golfing or are staying at the caravan park. The ponds would attract some new customers to the site, however given the modest availability of fishing spots it is not considered that the proposal would have significant highway implications.

5.0 CONCLUSION

No significant harm to the landscape value of the area or the Green Belt.

6.0 RECOMMENDATION: Approve

1 TIME2

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

Revised Plan Number C29/02/02 A received by The CoYC on 08/05/07

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

- 3 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping plan which shall illustrate the number, species, height and position of trees and shrubs. The plan should show how the landscaping and green planting would add to the wildlife interest within the site. This scheme 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 and for the promotion of wildlife habitat at the site.

- 4 ARCH2

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the landscape character of the area and the Green Belt. As such the proposal complies with Policies GB1, GB13, and NE7 of the City of York Draft Local Plan.

2. Demolition and Construction - Informative

If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a remediation scheme to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been

reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

The developer's attention should also be 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 attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

1. 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.	

2. 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".

3. 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.

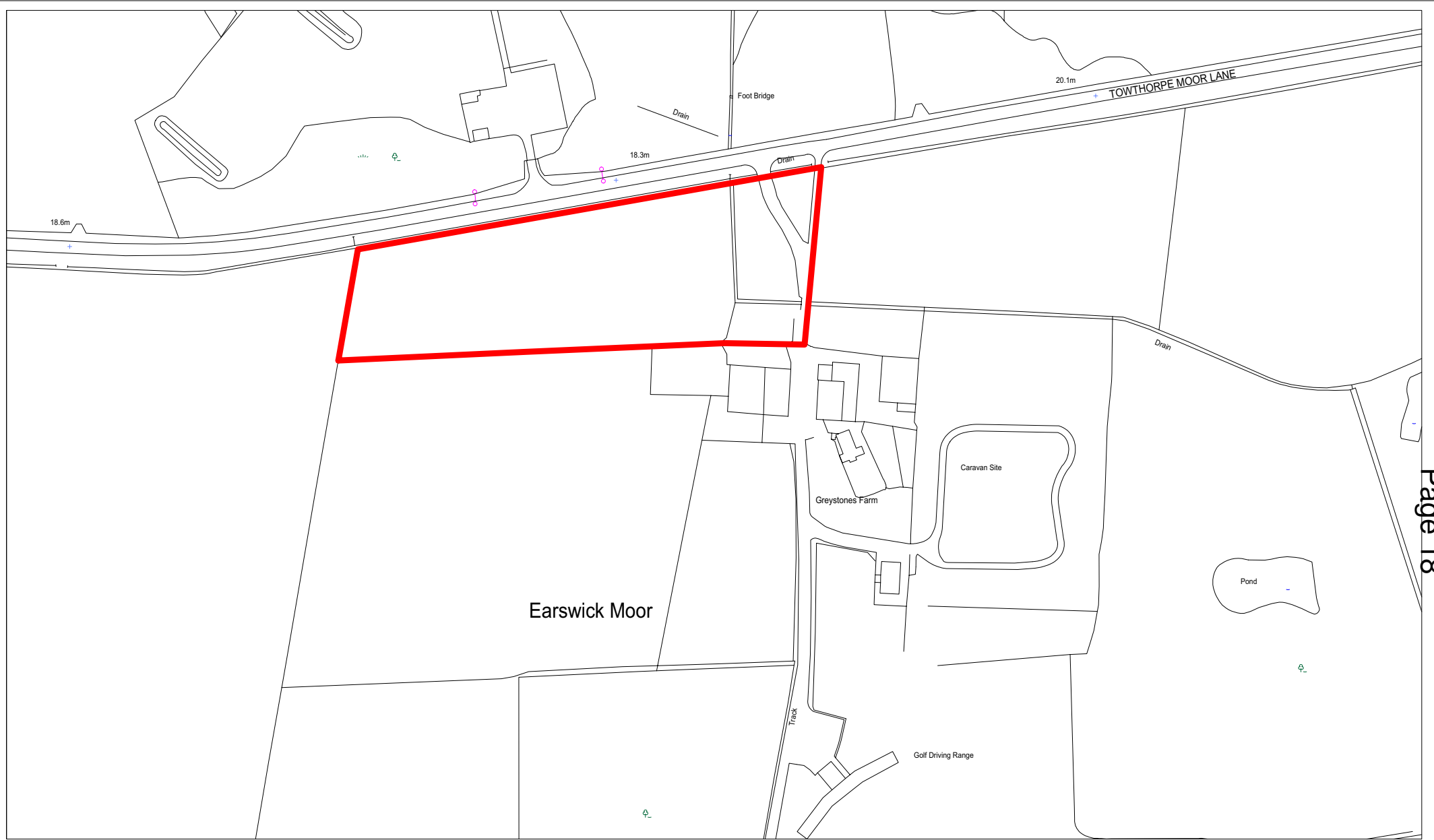
4. The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

5. 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.

6. There shall be no bonfires on the site.

Contact details:

Author: Michael Jones Development Control Officer
Tel No: 01904 551325



9, St. Leonards Place, York, YO1 2ET
Telephone: 01904 551550

Site Plan : Greystones Farm 07/617/FULM

SCALE: 1:2500

DRAWN BY: User Name

Originating Group:

Project

Organisation

DATE 2/5/2007

Drawing No.

PE 4



Produced from the 1993 Ordnance Survey 1:2500 mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007
Ward: Heslington
Parish: Heslington Parish Council

Reference: 07/00650/FUL
Application at: OS Field 0005 Langwith Stray Heslington York
For: Erection of two storey detached dwelling in association with fishing lakes
By: Mr And Mrs Dixon
Application Type: Full Application
Target Date: 15 May 2007

1.0 PROPOSAL

1.1 It is proposed to erect a permanent dwelling in association with an existing and established range of commercial fishing lakes off Langwith Lane, Heslington. Access is down this lane via Heslington village. The lakes started to become established in 2000 through the granting of planning permission for a change of use of the agricultural land to a fishing lake. Further planning permissions have been granted since then and today there are four established fishing lakes on the site with a maximum limit of 90 pegs. There is also a stock lake to the north of the main fishing lakes.

1.2 In November 2003 the applicants obtained planning permission for a temporary dwelling in order for them to manage and run the lakes. This was granted a temporary consent for 3 years which is standard practice in order to see if the business has become established before a more permanent dwelling is sought.

1.3 The site lies within the Green Belt. The proposal has been assessed against advice in Annex A of PPS7 (Sustainable Development in Rural Areas). A full detailed business appraisal has been submitted with the application in order to establish whether the business is viable and whether there is a functional need for a permanent presence on the site in connection with the business. This appraisal and assessment of need has been independently assessed on behalf of the Council by the Council's Agricultural Consultant (Company - Mouchel Parkman).

1.4 The application is before the Committee following a request by the Local Member.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

2.2 Policies:

CYGB1
Development within the Green Belt

CYGB6

Housing devt outside settlement limits

CYGB7

Agricultural or forestry dwellings

3.0 CONSULTATIONS

3.1 INTERNAL.

3.2 Highway Network Management.

It is noted that this permanent dwelling will replace the existing temporary one and as a result it is considered that no additional traffic will result. Therefore there are no highway objections to this application.

3.3 Environmental Protection Officer.

No objections.

3.4 EXTERNAL.

3.5 Heslington Parish Council.

Object on the grounds that the proposed development is within the Green Belt.

3.6 Foss Internal Drainage Board.

Board recommends that any approval granted to the proposed development includes conditions referencing the following:

The Applicant states surface water is to be discharged to soakaway.

The suitability of new soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 and to the satisfaction of the Approving Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

The suitability of any existing soakaway to accept any additional flow that could be discharged to it as a result of the proposals should be ascertained. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

3.7 Third Parties.

A site notice was put up advertising the application. Heslington Village Trust commented as follows.

The enterprise is unrelated to the Local Farming Community and is not an example of economic diversification; it is a business situated in the Green Belt.

Will establish a dangerous local precedent of development in the Green Belt and will no doubt lead to further applications to develop the site.

This application is what the Parish Council feared at the time of the original application to develop the fishing lakes. The area of the lakes has grown and the number of fishing pegs has already expanded to 90 and now a permanent house is

being applied for to replace a temporary building. Traffic has increased through the village. Respect the legislation covering the Green Belt and reject the application.

4.0 APPRAISAL

4.1 KEY ISSUES.

- Policy towards new dwellings in the Green Belt.
- justification of need for the dwelling and financial security.
- physical appearance and size of the dwelling.

4.2 The issue here is simply the principle of placing a permanent dwelling on this site for use in connection with the running of this business. The principle of the fishing lakes and the number of pegs available for use has already been established as appropriate development in the Green Belt as part of previous planning permissions and cannot be reconsidered here. There is already a temporary dwelling on the site (which would be removed if this permanent dwelling was approved - see recommended condition 9) and the application does not result in any increase in the number of lakes and the maximum number of fishing pegs allowed, which is set at 90. Therefore it is not envisaged that there will be any increase in traffic down Langwith Lane as a result of this application.

4.3

Policy E9 of North Yorkshire County Structure Plan states that planning permission will normally be granted only for the erection of new buildings - which are necessary in connection with land uses including agriculture and forestry, outdoor sport and recreation and other uses appropriate in a rural area.

In terms of the City of York Draft Local Plan, Green Belt policies include GB6 which permits new housing which is essential for agriculture and forestry and Policy GB7 which refers specifically to the detailed justification against which such dwellings should be considered.

4.4 The site is in the Green Belt and therefore the application should be considered against national policy in PPG2 but also PPS7 (which in this case should have significant weight attached to it), in particular Annex A which refers to the siting of permanent dwellings in connection with Agricultural, Forestry and other occupational dwellings. Advice in Annex A in paragraphs 3-11 refers specifically to permanent agricultural dwellings and establishes that the onus is on the applicant to establish that there is a clearly established existing functional need for a permanent dwelling and consequent full time occupation of this site. The unit and the activity concerned must have been established for at least 3 years, have been profitable for at least one of them and have a clear prospect of remaining so. Whilst this advice refers specifically to agricultural dwellings (fishing is not defined as agriculture in the Town and Country Planning Act), para. 15 of the same annex states as follows:

' There may be instances where special justification exists for new isolated dwellings associated with other rural-based enterprises. Local Planning Authorities should apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry

workers' dwellings..... They should therefore apply the same criteria and principles in paragraphs 3-13 (3-11 in this case as paras 12 and 13 refer to temporary dwellings) of this annex, in a manner and to the extent that they are relevant to the nature of the enterprise concerned'.

4.5 It is accepted that many such isolated dwellings in connection with rural businesses may be sited in the Green Belt and new residential dwellings in connection with agriculture or forestry are defined as an appropriate form of development in the Green Belt in both PPG2 and Local Plan Policy GB1. Given the advice in para. 15 of PPS7 above, the same test is appropriate for other form of rural dwellings and therefore providing such a development meets the functional and financial tests outlined above in 4.4, such a dwelling is an appropriate form of development in the Green Belt. Fishing is considered a rural based activity.

4.6 The business plan and planning justification accompanying the application seeks to establish a functional need and makes the case for residential supervision because of

- the isolation of the site.
- the need for constant supervision and feeding of the fish and general site management.
- site security, to protect fish stocks.

The applicants accounts were also made available and these included financial statements from the period ended 5th April 2004. These have been submitted in order to show that the business is financially sound and has a clear prospect of remaining so.

4.7 The Council's consultant has visited the site and met with the applicant and has fully assessed the proposal in line with the tests in PPS7 outlined above. The site is very isolated and there are no other properties available to the applicant that are capable of fulfilling the functional needs of the site.

4.8 Given the isolated location of the site and the valuable nature of the stock, security is obviously a major concern of the applicant. There are no other properties overlooking the site. If the fish were to be stolen then his business would be significantly harmed given that they the source of income and the number of the them on the site. Officers therefore have some sympathy with these concerns. Para. 6 of Annex A of PPS7 says that 'The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one'. This is mainly to prevent abuse of the system by preventing people who own a handful of animals from claiming security as a primary reason for justifying a house in the Green Belt. The protection of the stock has to be a material consideration here and is generally accepted as an important consideration in such cases. In this case there are also other functional needs and the business has become firmly established. The main considerations and conclusions of the Council's consultant are as follows:

- This is a newly established fishery that has a growing reputation.
- This reputation is due in no small part to the attention to detail given to the fishery by the applicant.

- The profit and loss accounts for the years to 5th April 2006 and 2007 show increasing net profits and projections for the year to April 2008 show the potential to show a turnover substantially in excess of that generated in 2007.
- There is a strong level of future bookings and the fishery appears to have an assured future.
- The holding has a Standard Labour requirement in excess of 1 Labour Unit.
- The need for a dwelling to serve this unit is generated by the following factors:
 - The need for a presence on the holding of a fishery manager to ensure that the grass around the ponds is cut, litter is picked and the unit maintained in a good condition.
 - The need for fish husbandry - ensuring that fish are in good condition, treating them as necessary and checking and maintaining water quality, particularly levels of oxygenation.
- Security - this falls into 5 categories:
 - To ensure proper behaviour of anglers and compliance with fishery rules.
 - To check that tickets have been purchased.
 - To ensure that any children on the fishery are safe.
 - To prevent theft either of fish either by individual fisherman or on a larger scale, for example by netting, or of other items from the fishery.
 - To care for fish in the stock and breeding pond.

Conclusions

- Under the system of management the holding has an established functional need for a dwelling to serve it as set out in paragraph 4 of Annexe A of Planning Policy Statement 7 and thus fulfils the requirements of paragraph 3(i) of Annexe A of Planning Policy Statement 7.
- This need relates to three full time workers and thus the holding fulfils the requirements of paragraph 3(ii) of Annexe A of Planning Policy Statement 7.
- This holding has been established since 2003, is successful in the current financial climate and has a clear prospect of remaining so as required by paragraph 3(iii) of Annexe A of Planning Policy Statement 7.
- At the time of my inspection no other properties were available to the applicant that are capable of fulfilling the agricultural need generated at Langwith Lakes due to its isolated location. Thus the application fulfils the criteria set out in paragraph 3 (iv) of Annex A of Planning Policy 7.
- In the light of the foregoing I am of the opinion that there is a need for a dwelling to serve this holding as the business has expanded to such a size that it is essential for the proper management of the fishery for a permanent dwelling to be provided to serve it.

4.8 Upon establishing the above factors, one has to establish whether the size of the property is acceptable. Para. 9 of Annex A off PPS7 says that 'agricultural dwellings should be of a size commensurate with the established functional requirement of the site / business..... It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of the dwelling that is appropriate to a particular holding'. This is particularly relevant when the site is in the Green Belt as in this case. The proposed house is two storey and has a main footprint of 100sqm (11 wide x 9.3 deep) with a single storey double garage/store measuring 6m x 5m projecting off the side. This will apparently double up as secure store for fishing tackle etc. Officers do not consider this to be excessively large

although it is always difficult to quantify when this is commensurate with the needs of the holding. The floor plan shows a two bedroom home although at first floor level a large room has been set aside and is annotated as an 'upper lounge' - the reasoning for which is given as additional security as a two storey dwelling will allow surveillance over the lakes which a single storey dwelling would not do. This is not considered unreasonable. It is acknowledged that this 'upper lounge' could be converted into a bedroom but officers do not consider that even if this were to happen, a fairly standard 3 bedroom family home would be unreasonable in size. The purpose of para. 9 of Annex A is predominantly to ensure that large 5 / 6 bedroom mansions are not built in inappropriate locations. It is recommended that all permitted development rights are removed for the property in order to prevent the uncontrolled expansion of the property in the future. This is recommended in para. 10 of Annex A so as to prevent proposed extensions which could result in a dwelling whose size exceeds the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain.

5.0 CONCLUSION

5.1 Given the advice and guidance in both PPG2 and Annex A of PPS7 a house in connection with this rural based activity is considered to be an appropriate form of development in the Green Belt providing it meets both the functional and financial tests outlined in Annex A. The applicant maintains a well run and seemingly popular enterprise and this is reflected in the functional and financial report prepared by the applicant's agent submitted in support of the application and the conclusions of the Council's agricultural consultant. Therefore, officers support the application subject to conditions tying the house to the business and the removal of all permitted development rights.

6.0 RECOMMENDATION: Approve

1 TIME2

2 The development hereby permitted shall be carried out only in accordance with the following plans received 20th March 2007:-

- Proposed site plan.
- Proposed elevations.
- Proposed layout.

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

3 VISQ8

- 4 Development shall not begin until details of foul and surface water drainage works have been 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 drainage of the site.

Informative: You are reminded of the need for a Discharge Consent from the Environment Agency for discharge from any sewage treatment plant agreed under Condition 7 above.

- 5 Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 8.6 metres, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: To establish existing ground level and therefore to avoid confusion in measuring the height of the approved development in the interests of visual amenity and the openness of the Green Belt.

- 6 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A and E of Schedule 2 Part 1 of that Order shall not be carried out without the prior written consent of the Local Planning Authority.

Reason: The Local Planning Authority considers that it should exercise control over any future extensions or new buildings which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 1995 and which could further harm the openness of the Green Belt and may result in a size of property not commensurate with the functional requirements of the business.

- 7 The occupation of this dwelling hereby permitted shall be limited to a person solely or mainly employed in the management of the fishing lakes on this site.

Reason: The development hereby approved would be an inappropriate form of development in the Green belt unless justified by the functional needs of the fishing lakes.

- 8 The dwelling hereby permitted and any of the fishing lakes shall not be sold separately from each other.

Reason. The Local Planning Authority would not have approved consent for a dwelling in this location without the applicant demonstrating a functional need for the dwelling in connection with the existing fishing business.

- 9 The existing temporary dwelling on the site shall be permanently removed from the site when the dwelling hereby permitted is brought into use.

Reason. The siting of the caravan in this location is not considered acceptable on a permanent basis.

7.0 INFORMATIVES:

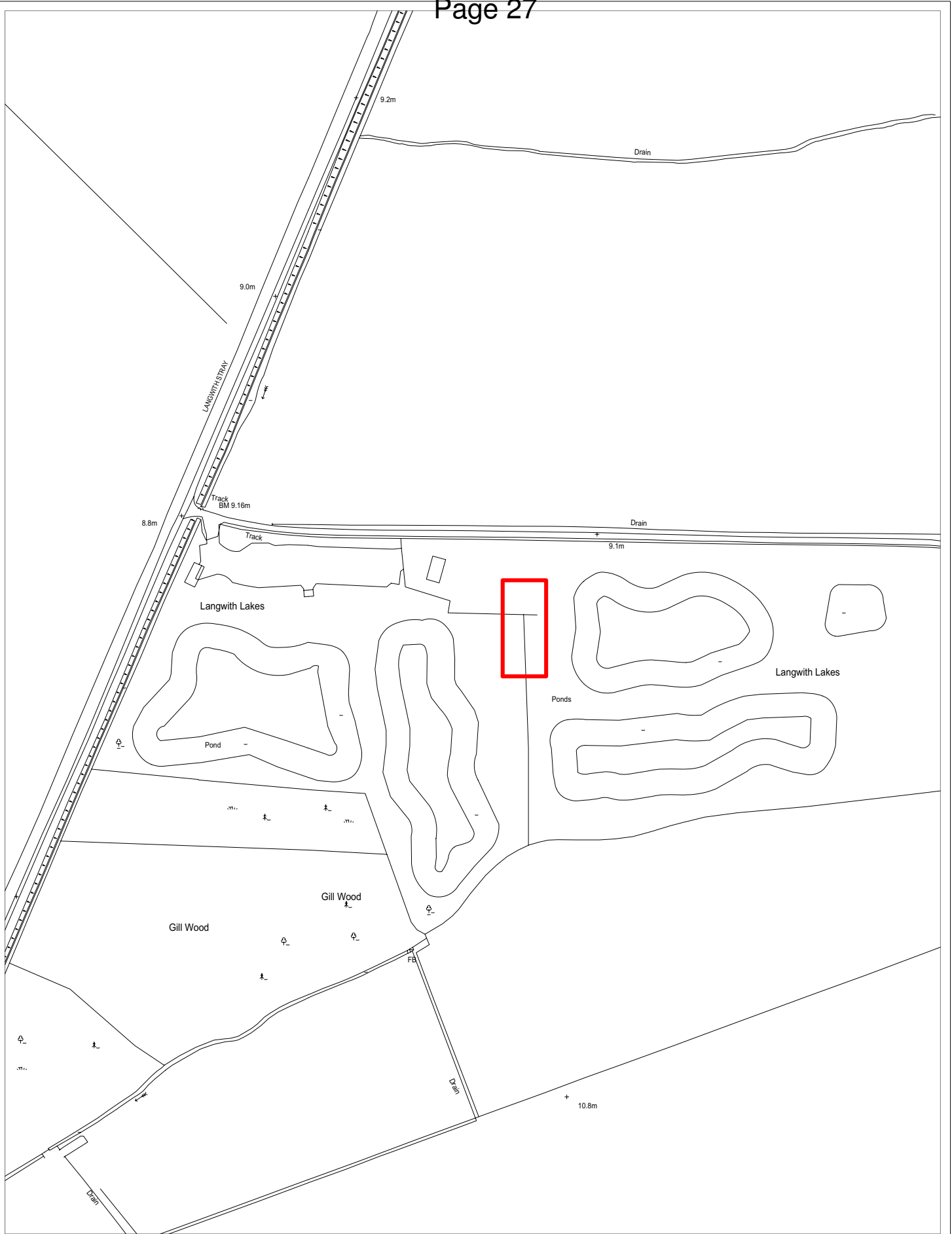
Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the Green Belt and the functional and financial appraisal of the site. As such the proposal complies with National Guidance in PPG2 (Green Belts) and Annex A of PPS7 (Sustainable development in Rural Areas), Policy E9 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies GB1, GB6 and GB7 of the City of York Draft Local Plan incorporating the 4th set of changes (approved April 2005).

Contact details:

Author: Matthew Parkinson Development Control Officer
Tel No: 01904 552405



CITY OF
YORK
COUNCIL

LANGWITH STRAY, HESLINGTON - 07/00650

SCALE 1:2500

DRAWN BY PSL

DATE 4/6/2007

Originating Group

Project

Drawing No.



COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007

Ward: Huntington/New Earswick
Parish: Huntington Parish Council

Reference: 07/00736/FUL
Application at: 376 Huntington Road York YO31 9HP
For: Installation of ATM (cash machine)
By: Tesco Stores Ltd
Application Type: Full Application
Target Date: 24 May 2007

1.0 PROPOSAL

1.1 Members may be aware that planning permission was granted, on appeal, for Tesco to construct an express store at the above site. The application for the express store originally included the installation of an ATM machine but this element of the application was withdrawn at the appeal Inquiry into the construction of the store and was therefore never considered by the Inspector.

1.2 The Tesco Express store is now under construction.

1.3 This application is for the installation of an ATM at the site. The applicant's agent has confirmed that the ATM is to be in use 24 hours a day.

1.4 The ATM is to be installed in the elevation of the building facing Huntington Road.

1.5 The application site is located on the Huntington Road with a frontage to that road of approximately 30 metres. The site is surrounded on three sides by existing residential development.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

2.2 Policies:

3.0 CONSULTATIONS

Internal

Highways network management

I have some concerns over the management/control of on- street parking that is likely to be created by the proposed ATM. Whilst I accept that traffic orders are to be provided by the recent consents for the store I consider that these measures need to be reinforced with further works.

As such I would like confirmation in writing and an amended plan from the applicant detailing the provision of some bollards to the immediate site frontage (area of frontage between the two site access points)

Due to the impact these posts will have on the width of the footway I would also wish to see a widening of the footway to compensate (in the region of 500mm)

The posts should be placed at kerb edge of the footway against the carriageway.

External

Parish Council

The committee strongly objects to this application. The committee has concerns as to the volume of traffic which such a store will generate plus traffic management of the area during imposed delivery times to said store. Consequently the installation of an ATM which will increase said volume of traffic and continues such outside store opening times is unacceptable to the committee

32 letters of objection have been received covering the following points:-

- concerned that Brandsby Avenue will become a handy turning street for cars visiting the shop making the making the street less safe for children to play
- residents are rarely woken up by traffic from Huntington Road after midnight concerned that if the ATM is approved there would be a steady flow of people at all hours causing noise and disturbance this is exactly what happened at the Lloyds bank on White Cross Road Haxby
- the presence of the machine will exacerbate any possible intentions of violent conduct
- reduce house prices in the area
- residents have not been listened to
- If any cash machine is to be placed it should be inside
- The cash machine would add to traffic problems in the area
- There are sufficient ATM's within the local area
- The consideration of the cash machine at the appeal hearing was taken away from the application
- References are drawn from the appeal decision for the approval of the Tesco store which refer to the removal of the ATM from the Inspectors consideration

4.0 APPRAISAL

4.1 The key issues raised by this application are:-

- The impact of the development on the highway
- The impact of the development on residential amenity

4.2 When the application for the Tesco express store and the ATM were originally considered by planning committee highways recommended a highway reason for refusal related specifically to the ATM machine. The reason stated ' in the opinion of the local highway authority the ATM will give rise to vehicles stopping for short periods of time, potentially in an indiscriminate manner, which in this location will be both detrimental to the free flow of traffic and to the safety of highway users, particularly vulnerable road users.' In light of the approval on appeal of the express store itself and the traffic orders that are likely to be implemented outside the site Highways Network Management are no longer objecting to the ATM. They do however wish bollards to be placed within the footpath and the footpath to be widened in compensation for the loss of width caused by installing the bollards. If members were to approve this application an amended plan would need to be sought first to show the widening of the footway. The footway widening into the grass verge may result in the loss of the tree in the verge.

4.3 PPS1: Planning for Sustainable Development aims to protect the quality of the environment. 'The Planning System: General Principles', the companion document to PPS1, advises of the importance of amenity as an issue. Policy GP1 of the City of York local plan deals with issues of design in particular it says development proposals will be expected to ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 It has always been considered that there would be traffic displacement from this site, partly because of the tightness and amount of car parking provided and partly because of the very tight arrangements for servicing of the site. The service arrangements require one access and four or five spaces to be closed off each time there is a delivery from a large vehicle.

The appeal decision restricted the times for deliveries to 7:00- 9:00 hrs and 19:00 - 21:00 hrs Monday to Saturday and 8:00 - 10:00 hrs on Sundays and Bank Holidays. The opening hours of the store were restricted to 7:00 to 22:00 hrs Monday to Saturday and 7:00 - 21:00hrs Sundays and bank holidays. During the times of opening and deliveries, with waiting restrictions in place outside the site, it is anticipated that displaced traffic will park on adjacent roads and outside residential properties further along Huntington Road and in officers view this will be exacerbated by the installation of an ATM, however, given the planning permission that has been granted for the store the extra traffic and pedestrian movements associated with the ATM during the opening hours of the shop are likely to be indistinguishable from the movements to the shop and therefore are not considered sufficient reasons to refuse planning permission for the ATM on residential amenity grounds.

4.5 Officers are, however, concerned about the movement of traffic and pedestrians to and from the site to the ATM machine after the shop is closed and the impact of such movements on the properties either side of the site and immediately opposite. In officers view disturbance will be caused by the noise of cars arriving, doors slamming, car stereos, voices from users of the ATM, car engines starting and revving and then setting off at a time when there is little other traffic or pedestrian movements and ambient noise levels are naturally low (low ambience levels at night was confirmed in the noise consultants report considered at the appeal) .

Furthermore the site will need a level of lighting to make the ATM secure these lights together with the attraction of the ATM will make the forecourt an easy place for people to gather. The availability of the ATM after the opening hours of the shop is considered to be detrimental to the amenity of adjacent residential properties and in conflict with policy GP1 of the City of York Local Plan

5.0 CONCLUSION

Highways network management are not objecting to this proposal subject to alterations to the footway in front of the shop and the installation of bollards. As the ATM is to operate 24 hours a day officers are concerned that the use of the ATM machine outside the opening hours of the shop will lead to a loss of amenity to residents adjacent to the site. Disturbance will be caused by the noise of cars arriving, doors slamming, car stereos, voices from users of the ATM, car engines starting and revving and then setting off at a time when there is little other traffic or pedestrian movements and ambient noise levels are naturally low.

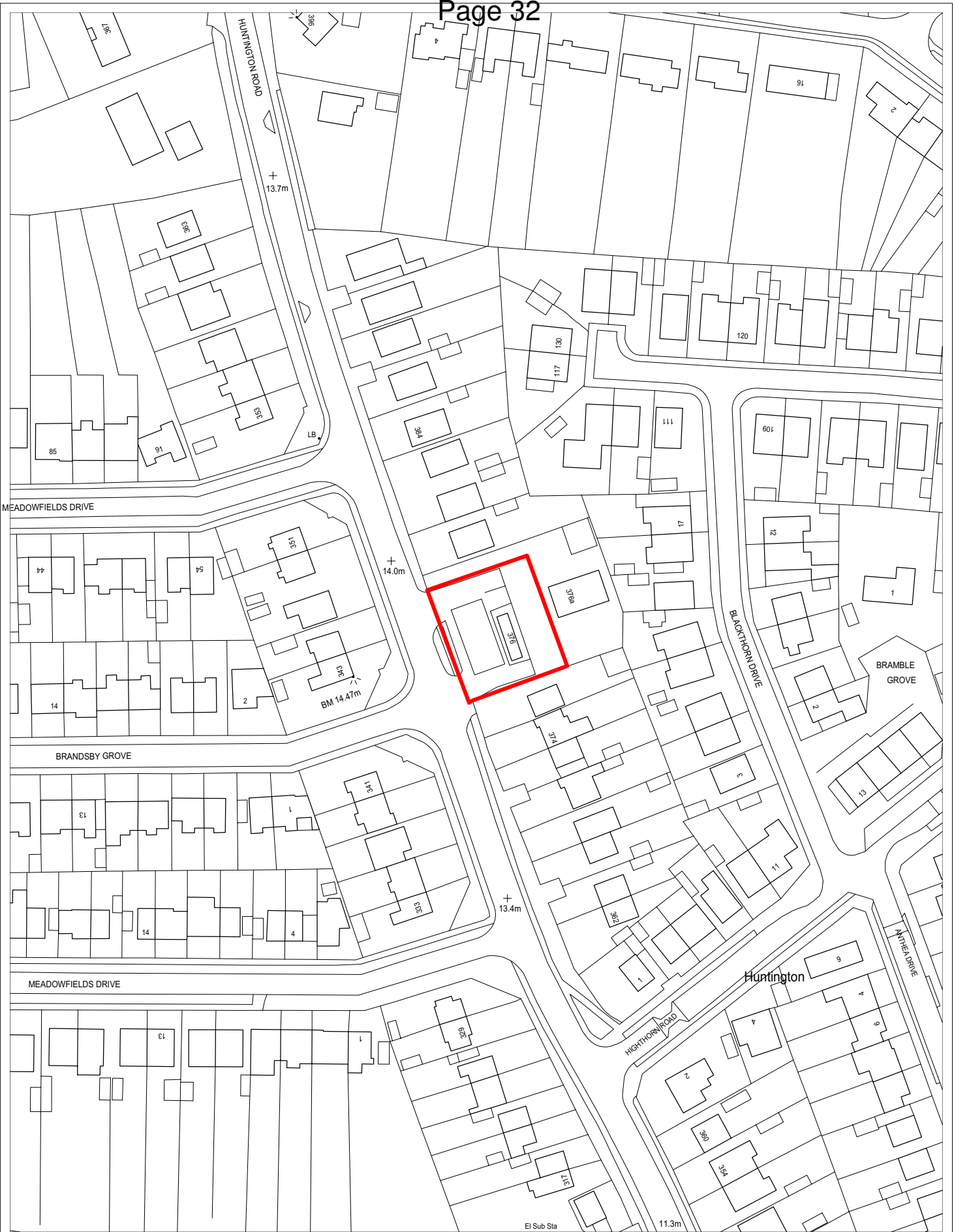
6.0 RECOMMENDATION: Refuse

- 1 The development will result in an unacceptable loss of amenity to residential properties adjacent to the site caused by the use of the ATM machine after the shop has closed. Disturbance will be caused by the noise of cars arriving, doors slamming, car stereos, voices from users of the ATM, car engines starting and revving and then setting off at a time when there is little other traffic or pedestrian movements and ambient noise levels are naturally low. This is in conflict with policy GP1 of City of York Draft Local Plan Incorporating the Fourth Set of Changes - Development Control Local Plan (Approved April 2005), and related advice in 'Planning System: General Principles', published alongside PPS1: Delivering Sustainable Development (2005).

7.0 INFORMATIVES:

Contact details:

Author: Diane Cragg Development Control Officer (Mon/Tues)
Tel No: 01904 551657



376 HUNTINGTON ROAD - 07/736/FUL

SCALE 1:1250 DRAWN BY PSL DATE 4/6/2007
 Originating Group Project Drawing No.



9, St. Leonards Place, York, YO1 2ET
 Telephone: 01904 551550

Produced from the 1993 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office
 © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

City of York Council LA 1000 20818

COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007

Ward: Huntington/New Earswick
Parish: Huntington Parish Council

Reference: 07/00664/REMM
Application at: Site Adjacent Roundabout at Junction of Malton Road Jockey Lane Huntington York
For: Reserved matters application for erection of two storey office building
By: Mr James Downes
Application Type: Major Reserved Matters Application (13w)
Target Date: 22 June 2007

1.0 PROPOSAL

1.1 This is an application for approval of reserved matters relating to siting, design, external appearance and landscaping of a two storey building on land south of Rogers Carpets, Outline planning permission for the development was granted by Outline Consent reference 98/02301/OUT granted consent 18 July 2003. This consent was renewed by consent ref. 06/01600/FUL.

1.2 The proposed building is of rectangular flat roofed form rising to 9.1 metres with roof mounted ventilation plant and photovoltaic arrays. The building is 18 metres wide with a maximum overall length of 49 metres. Access is via the west elevation and the north elevation presents as a glazed two storey circulation space. The proposals include access to 34 parking spaces and 22 cycle parking places.

1.3 The layout of the site reserves a 24 metre wide landscaping strip within which it is proposed to site a helical wind turbine standing 14 metres high.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

E1a.3 Premier Employment

2.2 Policies:

SP6 – Location Strategy
 SP8 - Reducing dependence on the car
 GP1 - Design
 T2 - Cycle pedestrian network
 T4 - Cycle parking standards
 T13 -Car park standards in York CC/District C
 E1A -Premier Employment Sites
 GP3 - Planning against crime

3.0 CONSULTATIONS

INTERNAL

3.1 HIGHWAYS NETWORK MANAGEMENT: Comments on revised plans to follow.

3.2 CITY DEVELOPMENT: No policy objection.

Proposed employment use. Outline consent approved July 2003 (98/2301) for access, vehicle and cycle parking, park and ride facility and landscaping, erection of buildings for B1 and B2 use. Condition 12 controls occupancy of buildings on site to:

- a. uses with the Science City York sector, and other emerging knowledge based clusters, or;
- b. firms providing substantial support services to the primary uses, occupying no more than 10% of total floorspace approved; or
- c. other 'high quality' B1 uses, where this is the sequentially preferable site

As a non-premier use, and per condition 12(c) of the outline consent, the applicant is required to prove that no other suitable highly accessible sites can be found which are sequentially preferable to this out-of-centre site. As per PPS6 and SP7a, the submitted draft sequential analysis considers all available sites in light of the proposed user's stated requirements, therefore we can be satisfied that the Vangarde site is the sequentially preferable site in this case.

Other issues. Draft Local Plan policy E1a asks that scale, layout and design contribute to the creation of a high quality commercial environment. Such issues should be considered in light of the submitted design statement. The applicant has gone some way to appraising the sustainability of the site, in line with GP4a, but should supply more detail on the construction techniques employed to address, in particular, water, waste and energy efficiency. This should consider how resource use could be minimised and how renewable energy could be integrated, as a means of embracing the government's sustainability objective of addressing climate change. Small scale renewable projects can make a limited but vital contribution to energy generation, and to meeting energy needs locally, as advocated by PPS22.

3.3 ENVIRONMENTAL PROTECTION UNIT: No objections to this application to erect a two storey office building.

The site is located on a main road in an area occupied by primarily commercial and retail properties. I understand that the two storey office block will be occupied by HSBC bank and will include a small banking hall for use the public. As various pieces of plant and equipment may be installed on the premises, the Environmental Protection Unit would recommend that the following condition be attached , whereby the applicant must submit details of that plant and equipment prior to the use opening. This is to ensure a noise nuisance is not caused to occupiers of this building and nearby buildings.

In addition I would like to remind the applicant of condition 10 of the original planning application. This condition states that if the land is contaminated it must be first

remediated in full consultation with the Local planning Authority. A validation report must then be submitted for approval by the Local Planning Authority. In essence, a site investigation must be undertaken before the site developed.

The following should be included as a condition:

Noise from plant and equipment. Details of all machinery, plant and equipment to be installed in or located on the use hereby permitted, which is audible outside of the site boundary when in use, shall be submitted to the local planning authority for approval. These details shall include maximum (LA_{max}(f)) and average sound levels (LA_{eq}), octave band noise levels and any proposed noise mitigation measures. All such approved machinery, plant and equipment shall not be used on the site except in accordance with the prior written approval of the local planning authority. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before the proposed use first opens and shall be appropriately maintained thereafter.

Reason: To protect the amenity of occupiers of the building and other nearby buildings.

The above condition is suggested but given the location, remote from residential buildings it is not recommended to be attached to any consent.

A recommended informative is included as informative 2

EXTERNAL

3.5 HUNTINGTON PARISH COUNCIL: No objections provided not used for retail/public banking purposes.

3.6 PUBLICITY: The application has been advertised by site notice and press notice. One public response has been received raising objection on the grounds that the proposed use is not within the uses allowed by condition 12 of the outline consent.

4.0 APPRAISAL

4.1 This is a reserved matters application relating to Siting, Design, External Appearance and Landscaping only.

4.2 This is a revised scheme to that submitted under reference 06/01671/REMM which was withdrawn to allow for a revised design to be submitted. The use of buildings on the site is restricted by virtue of condition 12 attached to the Outline Consent and it is considered that the proposed use falls within those which are allowed by that condition as the applicant has submitted a sequential site search to show that no sequentially preferable sites are currently available. Public access to the building for the use of ATMS is considered to be very minor in extent and hence to be ancillary to the (B1) bank office use rather than a separate (A2) financial services use. Occupation of the building continues to be controlled by condition 12 attached to the outline planning consent.

4.3 A Travel Plan and a Design Statement incorporating a Sustainability Statement have also been submitted. The details of the Travel Plan are acceptable and the Sustainability Statement is considered to accord with the requirements of the adopted design brief. The applicant has confirmed a willingness to achieve a BREEAM rating of at least 'very good'.

4.4 Concerns have been raised regards the absence of drainage proposals at the time of this application. However this is not a planning application and is just concerned with the approval of the matters listed in 4.1 above. Matters relating to drainage are required to be approved in accordance with condition 7 of the outline consent. That condition requires that these details are approved before any development takes place on site. Details of a site wide drainage scheme have been approved following consultation with the relevant internal and external bodies.

4.5 A condition requiring approval of plant and machinery noise emissions has been recommended by the Environmental Protection Unit, however, given the remoteness of the site from residential property this is considered unnecessary.

4.6 The key issues are considered to be the appearance of the proposed development, the layout of the site and proposed landscaping

LANDSCAPING

4.7 The layout of the site allows sufficient space along the eastern boundary frontage with Jockey Lane to allow the landscape aspirations of the Planning and Design Brief of December 2004 to be realised. The layout of the site provides 24 metres depth for landscaping and includes siting of a wind turbine. The detailed planting scheme (showing species, number, height, position and density of planting) can be secured under condition 4 of the outline planning permission. A condition requiring submission of landscape planting details is recommended to be attached for the avoidance of doubt.

LAYOUT/ACCESS

4.8 The outline planning consent considered all highways issues and requirements as set out in the Monks Cross Masterplan. Funding using the member approved Masterplan was secured and will be paid in accordance with the S106 Agreement.

4.9 The proposed layout allows for the safe manoeuvring of vehicles and space for the provision of cycle parking and pedestrian access arrangements in accordance with CYC standards. Adequate space is provided for the storage of cycles in an area subject of good natural surveillance close to the entrance of the building and the detailed design of covered secure cycle storage can be secured by condition. The cycle storage building would be required to be sympathetic to the main building in design. Showers should be provided within the unit.

DESIGN SITING AND EXTERNAL APPEARANCE

4.10 The building is two storey and runs parallel to the north boundary of the site and is sited immediately due south of the new access road from Jockey Lane. From

beyond the site the principle elevation visible will be the east end which stand on the junction with the new roads and face Jockey Lane. The design of the prominent south east corner of the building will be glimpsed between Rodgers Carpets and the previously approved Building A. The design is sympathetic to that of the approved Building A whilst incorporating sufficient variation of form to avoid a regimented appearance being established on the site. The building elements are well articulated to provide visual interest and break up the bulk of the building. The design of the circulation space on the north elevation will provide visual interest and the design successfully incorporates plant in to the design of the building, though roof mounted plant is still a feature. the prominence of green technologies such as the roof mounted photo-voltaic arrays and wind turbine will raise the profile of such technologies. As such the design, siting and external appearance is considered to accord with the aims of approved planning and design brief paragraphs 12.18 to 12.41

4.11 The proposed materials are considered suitable for a building in this location and to be in accordance with the materials palette set out in paragraph 12.10 of the approved planning and design brief. The proposals include corporate branding through inclusion of occupants name and corporate colour scheme in the fabric of the building. This is supported in principle and is preferable to excessive standalone signage. These details will need to be carefully detailed however and hence specific reference is included in this instance in the otherwise standard condition controlling use of external materials.

5.0 CONCLUSION

5.1 It is considered that the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the visual amenity of the area and highway safety. As such the proposals are considered to comply with Policies SP8, GP1, T2, T4, T13, E1A, and GP3 of the City of York Local Plan Deposit Draft and the aims of PPS1, PPG4, PPS6 and PPG13. For the reasons given above it is recommended that the application be approved.

6.0 RECOMMENDATION: Approve

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

Drawing Number 607912 SD ASK 201 received 4 June 2007
Drawing Number 607912 SD ASK 117 received 30 April 2007
Drawing Number 607912 SD ASK 116 received 30 April 2007

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

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

Reason: So as to achieve a visually cohesive appearance.

3 HWAY18

4 LAND1

- 5 Any contaminated material detected during site works shall be reported to the local planning authority. Any remediation for this contamination shall be agreed with the local planning authority and fully implemented prior to any further development of the site.

Reason: To protect human health and the wider environment.

- 6 The developer shall aim to achieve a BREEAM "very good" or "excellent" assessment standard for the development. Unless otherwise agreed in writing by the Council within 1 month of the date of the commencement of construction of the development the developer shall submit in writing for the approval of the Local Planning Authority a BREEAM design assessment demonstrating the progress of the BREEAM assessment, the percentage score expected to be achieved and which standard this relates to. Where this does not meet at least a 'very good' standard then the developer must demonstrate what changes will be made to the development to achieve at least 'very good' standard.

Reason. To ensure that the development is sustainable and accords with Policy GP4A of the draft City of York Local Plan.

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

The proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the visual amenity of the area and highway safety. As such the proposals are considered to comply with Policies SP8, GP1, T2, T4, T13, E1A, and GP3 of the City of York Local Plan Deposit Draft and the aims of PPS1, PPG4, PPS6 and PPG13.

2. DEMOLITION AND CONSTRUCTION INFORMATIVE

The developer's attention should also be 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 attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

1. 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.	

2. 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".

3. 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.

4. 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.

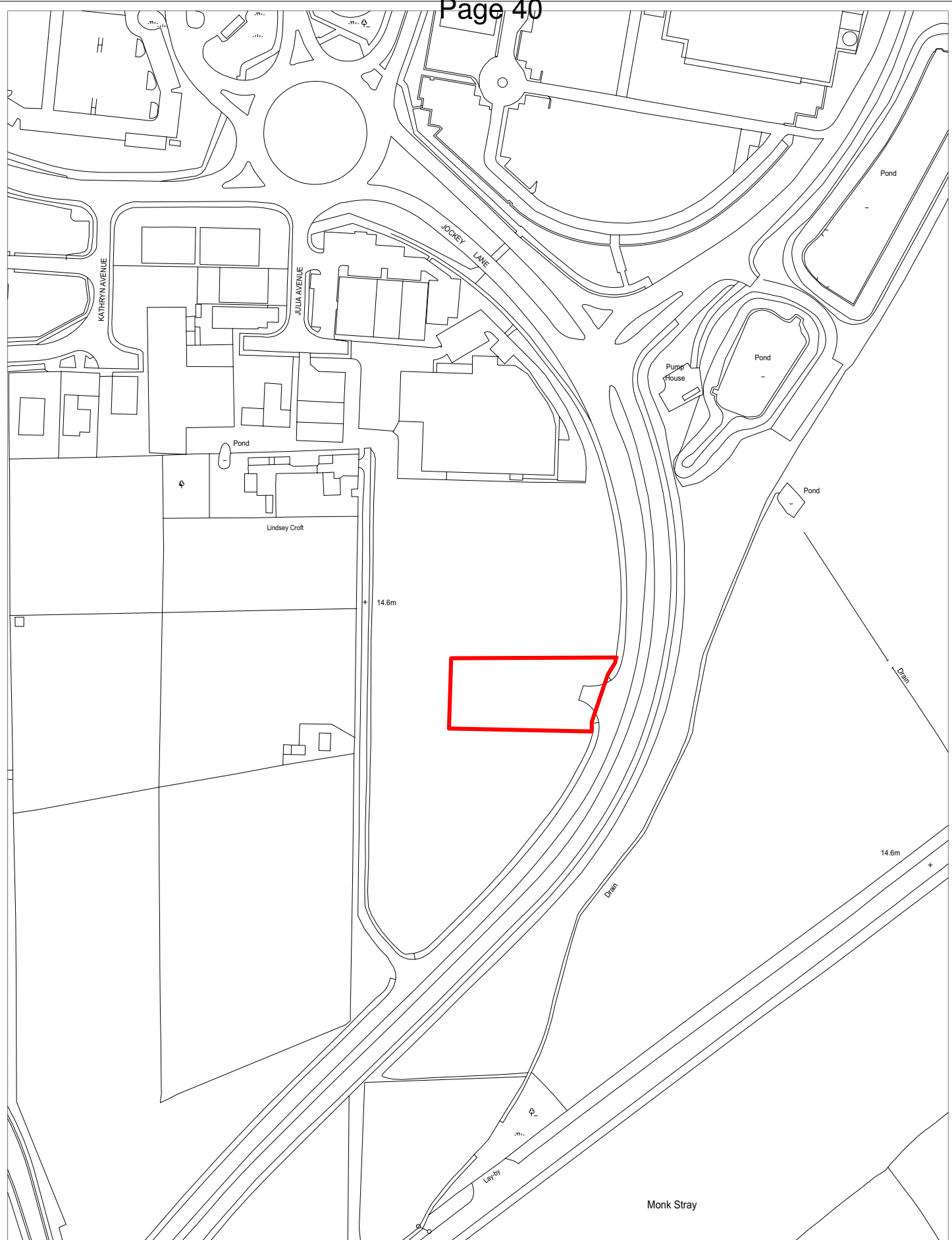
5. All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

6. There shall be no bonfires on the site.

Contact details:

Author: Howard Smith Assistant Area Team Leader

Tel No: 01904 551352



CITY OF
YORK
COUNCIL

JOCKEY LANE - 07/664/REMM



SCALE 1:2500	DRAWN BY PSL	DATE 4/6/2007
Originating Group	Project	Drawing No.

COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007

Ward: Fishergate
Parish: Fishergate Planning Panel

Reference: 07/00594/GRG3
Application at: St Lawrences C Of E Primary School Heslington Road York YO10 5BW
For: Extensions and alterations to existing school building including new reception area, office and meeting room and 2 no. new educational rooms
By: Alison Kelly
Application Type: General Regulations (Reg3)
Target Date: 9 May 2007

1.0 PROPOSAL

1.1 The application site is an existing school building with grounds located on the north side of Heslington Road. It is surrounded by housing to the east and west and the Convent of Poor Clares to the north, located behind a high brick wall. The school has a separate field to the north-east accessed through double gates from the main school site. The site lies without though adjacent to the Heslington Road Conservation Area and immediately outside the Retreat Area of Archaeological Importance.

1.2 This application proposes the erection of single storey extensions to the school building and the provision of additional vehicle parking facilities. The additional floor space would provide an extended reception area, additional education rooms, and new office and meeting room accommodation. The vehicle parking facilities would formalise two areas adjacent to the internal access road, where vehicles park on grassed verges providing 19 spaces. The development would be phased to address the impacts of development works on the users of the school building.

1.3 The application submission is accompanied by a design and access statement. This outlines the proposals including the intended use and design rationale.

1.4 There have been previous extensions to the school approved in 2004, 2005 and 2006. That approved in 2004 involved the provision of hardstanding areas for the informal parking on the grassed verges to the east side of the site.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

2.2

Areas of Archaeological Interest City Centre Area 0006

Conservation Area Heslington Road 0040

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Schools St. Lawrence's CE Primary 0226

2.2 Policies:

CYGP1
Design

CYGP3
Planning against crime

CYGP9
Landscaping

CYHE2
Development in historic locations

CYHE10
Archaeology

CYNE1
Trees, woodlands, hedgerows

CYT4
Cycle parking standards

CYED1
Primary and Secondary Education

CYGP4
Environmental sustainability

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - It is understood that the car parking shown involves reinforcing areas already used for this purpose and is therefore acceptable. Cycle parking should be convenient to the entrance rather than tucked away behind the building. Request condition HWAY18.

City Archaeologist - This site lies immediately outside the Retreat Area of Archaeological Importance. It lies within 100m of the site of a late Roman/Anglian cemetery, and within 75m of the 17th century gun battery and observation platform in the Retreat. It is probable therefore that this development will reveal archaeological features and deposits which must be recorded through an archaeological watching brief on all groundworks. Condition ARCH2 requested.

3.2 External

Fishergate Planning Panel - No objections.

No responses from local residents.

4.0 APPRAISAL

4.1 Key issues:

- whether the development meets a recognised need and provides a dual use for community benefit;
- design considerations including whether the scale and design is appropriate;
- affect on historic environment, including archaeology and conservation area;
- impact on natural environment, including trees;
- whether sufficient open space and playing fields remain;
- impact on residential amenity;
- parking and highway safety.

4.2 Policy Context

National planning policy is set out in Planning Policy Statement 1: Delivering Sustainable Principles, Planning Policy Guidance Note 15: Planning and the Historic Environment and Planning Policy Guidance Note 16: Archaeology and Planning. At a local level, the policy context is set out in the City of York Draft Local Plan (incorporating 4th set of changes), the relevant policies of which are summarised in section 2.2. In particular, as the site is allocated as an educational establishment on the Proposals Map of the Draft Local Plan, Policy ED1 is relevant. This policy relates to planning applications for the extension of primary schools and lists criteria that need to be met, which are: it would meet a recognised need, be of an appropriate design and scale to the character and appearance of the locality; would retain sufficient open space and playing fields; and, where capable, incorporate a joint or dual use for community benefit.

4.3 Recognised Need and Community Use

The development aims to expand and improve facilities within the school in order for it to achieve designation as a Sure Start Children's Centre, as part of a Government initiative to ensure that every child gets the best possible start in life through a re-shaping of early years provision. Underpinned by new duties on local authorities under the Childcare Act 2006, the centre would increase the availability and quality of childcare; improve the health, education and emotional development of children; and offer increased support for parents as parents and in their aspirations towards employment, education and training. Under phase 2 of this national programme, the City of York Council has received funding to establish eight Children's Centres across the City by 31 March 2008. On 18 October 2005, the Executive Member for Education and Children's Services accepted a recommendation that one of the eight Centres should be sited within St. Lawrence's CE Primary School. This selection was based primarily on the recognised needs of children and families living in the surrounding communities, in particular the relatively high levels of social & economic

disadvantage experienced by many children attending the school and on the significant number of pupils for whom English was not their first language.

The planned works would enhance accessibility and movement around the building, particularly in the reception area, where the works would provide a more appropriate secure space for students, staff and visitors, as well as a step-free entrance. The development would also provide increased educational facilities as well as facilities for wider community use. In particular, the proposed Children's Room and associated accommodation would offer a range of integrated childcare, education, family support and health care services in accordance with the requirements of the national Children's Centre programme.

The development would therefore be meeting recognised and evidenced local need, as well as providing a dual use for community benefit as encouraged by Policy ED1.

4.4 Design Considerations

The proposed extensions would be of an appropriate scale and design to the existing single storey building and would be constructed, on the whole, from materials that would match those of the main building. The extension at the front of the school, proposed to accommodate the Children's Group Room, would have an inverted roof design that would follow the pitch of the adjacent hall road and maintain the flow of the buildings appearance along this street elevation. To enable this, it would have a contrasting metal profile roof. This extension would result in the loss of a grassed area and reduce the size of an existing courtyard, but not to the extent that the appearance of the building or area would be harmed. The formalisation of the parking areas would be achieved by the laying of a rigid recycled plastic reinforcing system over the existing grass in order to retain the visual effect of these grassed areas. It is considered that the design of the development overall would respect the local environment and be compatible with the existing school building and those neighbouring it.

The application proposes to extend an existing school in a sustainable location within the urban area and on a main public transport route into the city centre. The agent has confirmed that the construction of the building would either match or be better than current building regulation requirements and that the additional facility will be heated by an oil fired system as the existing building is that can be converted to run on bio-diesel. The heating system is to be kept separate from the existing one on site in order that it can be heated outside school hours if needed in order to fulfil the proposed community function.

The site is already well secured by a 2.4m high fence along the front boundary and gates across the vehicle entrance and access to the playing fields, which restrict means of entry to the site and improve natural surveillance. The development would not alter this arrangement.

4.5 Historic Environment

The site lies immediately outside the retreat Area of Archaeological Importance, though close to the site of a late Roman/Anglian cemetery and 17th century gun

battery and observation platform. As such, the Council's Archaeologist has requested a condition to require that there be an archaeological watching brief on all groundworks (ARCH2).

The site itself lies outside the Heslington Road Conservation Area, whose outer boundary is the front boundary of the school site with Heslington Road. However, as the site is immediately adjacent to it, the impact of the development on the character and appearance of the conservation area needs to be assessed. In light of the appropriate scale and design of the extensions and the proposed method of construction for the additional vehicle parking areas, and the set back of the works from the front boundary, it is considered that the development would preserve the character and appearance of the conservation area as required by PPG15 and Local Plan policy HE2.

4.6 Natural Environment

The site has various trees within its grounds. The development would require the removal of those within the courtyard area to accommodate the Children's Group Room. A condition should be attached to require replacement planting where possible. Those within the grassed verges where the parking spaces are proposed should not be adversely affected by the provision of the reinforcing system, but the Council's Landscape Architect has requested a method statement condition to control the works in the interest of the trees.

The new classroom at the rear of the site would remove a 'wildlife area'. It has been confirmed that the school would wish to replace this facility elsewhere within the site. The Council's Countryside Officer is to visit the site and Members will be updated on this issue at Committee.

4.7 Open space and playing fields

The development would not affect the existing playground, playing fields or equipped play area. The amount of general open space around the building would be reduced due to the loss of land to accommodate the extensions, though in relation to the entire site this is within acceptable limits. Any loss also needs to be weighed against the improved community facilities that would be offered as a result of the development.

4.8 Residential amenity

The extensions would be located at sufficient distance from neighbouring residential properties not to have any significant adverse affect. The residents in the adjacent houses to the east of the site are already accustomed to vehicles parking on the grassed verge, but are also separated from them by a fence and vegetation, rear access lane and their gardens. There is a high brick wall along the northern boundary of the school with the Poor Clares Convent to the north, which would protect the amenity of its occupants from the development.

4.9 Parking and highway safety

The proposals seek to formalise parking that already occurs within the grounds. As such, the Highway Network Management Section raises no objection. However, it is considered that cycle parking should be convenient to the entrance rather than at the rear and therefore a condition to require cycle parking facilities is requested. The agent has confirmed that he is happy for this condition and further discussion about the location of cycle parking facilities.

5.0 CONCLUSION

5.1 In light of the above, it is considered that the proposed development would improve and enhance educational and community facilities at the school, without causing demonstrable harm to any acknowledged interests, namely visual amenity, crime, historic environment, trees, residential amenity and highway safety. As a result, the application is recommended for approval, subject to conditions.

6.0 RECOMMENDATION: Approve under General Regs 3 Council Dev

1 TIME2

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

Drawing nos. A4002 'Proposed Site Plan', A4004 'Proposed Ground Floor Plan', A4005 'Proposed Roof Plans', A4010 'Proposed Phase One', A4011 'Proposed Window Schedule', A4015 'Proposed Phase Two', A4020 'Proposed Children's Room', and A4021 'Phase 3' received 14 March 2007.

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

3 ARCH2

4 VISQ8

5 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs within the site. The scheme shall include the replacement trees for those to be lost within the courtyard area adjacent to the entrance to the school building. This scheme 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.

- 6 Before the commencement of development, including the importing of materials or any excavations, a method statement regarding protection measures for the existing trees shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details of protective fencing, arrangements for delivery and off-loading, storage of materials, details of car park surface construction within the rooting zone of the trees and method of implementation.

Reason: To protect existing trees, which are considered to make a significant contribution to the amenity of this area and conservation area.

7 HWAY18

8 NOISE7

7.0 INFORMATIVES:

Notes to Applicant

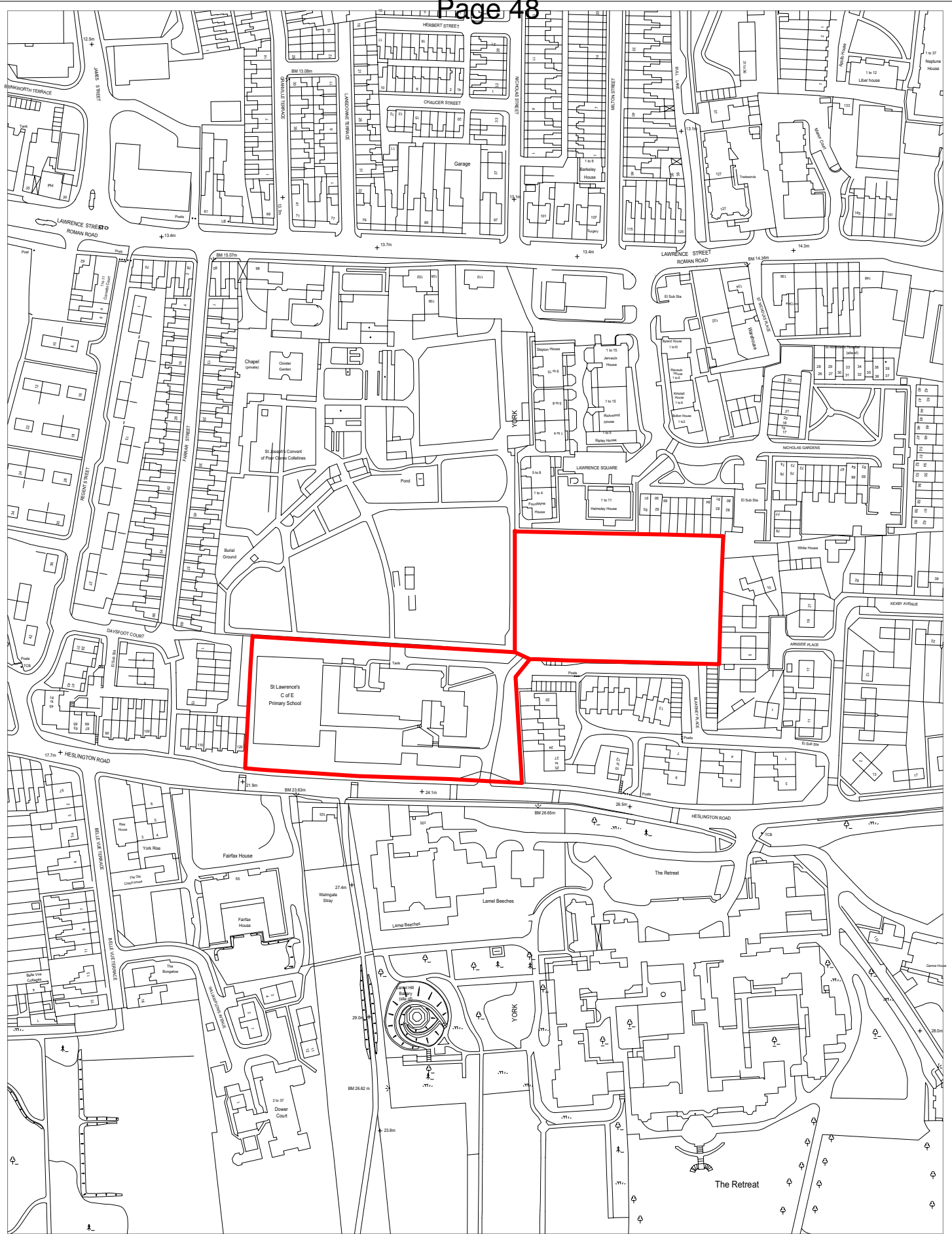
1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the need for the extensions to the primary school, community benefit, visual amenity, crime, sustainability, historic environment, natural environment, open space and playing fields to serve the school, residential amenity, and parking and highway safety. As such the proposal complies with Planning Policy Statement 1: Delivering Sustainable Principles, Planning Policy Guidance Note 15: Planning and the Historic Environment, Planning Policy Guidance Note 16: Archaeology and Planning, and Policies GP1, GP3, GP4a, GP9, NE1, HE2, HE10, T4 and ED1 of the City of York Draft Local Plan (incorporating fourth set of changes).

Contact details:

Author: Hannah Blackburn Development Control Officer

Tel No: 01904 551477



ST. LAWRENCE SCHOOL, HESLINGTON ROAD - 07/594/GRG3

SCALE 1:2500	DRAWN BY PSL	DATE 4/6/2007
Originating Group	Project	Drawing No.



9, St. Leonards Place, York, YO1 2ET
Telephone: 01904 551550

Produced from the 1993 Ordnance Survey 1:2500 mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

City of York Council LA 1000 20818

Schools Multiple (Spatial)

2.2 Policies:

CYH4A
Housing Windfalls

CYH5A
Residential Density

CYGP1
Design

CYGP4A
Sustainability

CYT4
Cycle parking standards

CGP15A
Development and Flood Risk

CYL1C
Provision of New Open Space in Development

CYGP5
Renewable energy

3.0 CONSULTATIONS

3.1 Internal.

The following officer comments are those of the previous application (06/01568/FUL). They apply equally to the current application.

Highways - No objections, subject to highway conditions. The site should be removed from the local Respark zone. The applicant will be expected to pay for the amendment to the traffic regulation order to remove the space and for the scheme to be excluded from the Respark scheme, and any costs encountered in the associated works.

Environmental Protection - No objections. The applicant submitted (with the previous application) a desk top study and site investigation indicating ground contamination that will require remediation by condition. An hours of work condition also should be attached.

UDC (Archaeology) - No objection, subject to archaeological watching brief condition on all groundworks associated with the development..

Structures and Drainage - No objections.

Policy - No objection as long as the proposal satisfies policies E3b, H4a, GP1, GP4a and L1c.

Leisure - As there is no on site open space, commuted off site sums should be paid to the Council for amenity open space (such as New Walk or Walmgate Stray) for play space (Cemetery Road) and sports pitches (within the south zone of Sport and Active Leisure Strategy).

3.2 External

Fishergate Planning Panel - No response to date.

Public Consultation - Neighbours were consulted by letter on 17 May and by site notice on 1 June. At the time of writing no comments had been received. Any comments received will be reported to members at the committee meeting.

4.0 APPRAISAL

The main issues of relevance to this application are the principle of housing development, housing density, visual impact, sustainability, impact on residents' living conditions, parking, cycle storage, refuse/recycling facilities, flood risk, open space, contaminated land, access and neighbour amenity. All of these issues were considered by the committee when it determined the initial application in December 2005. Members considered that the scheme was acceptable in all respects except for the impact it would have on the occupiers of Escrick Terrace, hence refusal.

The impact of the current application only differs materially from the previous application in respect of neighbour amenity. The reduced number of units enables the building to have a smaller footprint than the previous scheme and to rise to only two storeys. Moreover, the smaller footprint allows the building to be L-shaped, thereby reducing the width of the gable wall facing Escrick Terrace. The currently-proposed wall would be 5.9m wide by 7.2m high, compared to the previous dimension of 12m wide by 9.9m high. These reductions drastically reduce the impact on the occupiers of Escrick Terrace. Officers consider that the current proposal would not have a domineering or overbearing impact on the adjacent occupiers.

Escrick Terrace is already overshadowed during the middle of the day and early afternoon by the large Fishergate school building to the south. Whilst the development would cause some further loss of light to the properties on Escrick Terrace this impact would be limited to the early morning. The proposed development would cause no appreciable light loss in the afternoon and evening. The development is therefore considered to be acceptable in terms of sunlight and daylight. Moreover the development would not cause any direct overlooking. The development would have some benefit to the amenities of neighbours in that it would remove the builders yard use, which if reintroduced (albeit improbably) would be likely to cause noise and disturbance.

Officers consider that the impact on the adjacent residents is now acceptable and that planning permission should be granted.

5.0 CONCLUSION

5.1 The application is acceptable with particular reference to housing provision, housing density, design, visual impact, sustainability, impact on residents' living conditions, parking, cycle storage, refuse/recycling facilities, flood risk, open space, access and neighbour amenity. The application complies with policies H4a, H5a, GP1, GP4a, GP5, T4, GP15a and L1c of the City of York Local Plan Deposit Draft. A developer contribution of £384 would be required for the provision of public open space in accordance with policy L1 of the local plan.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2

2 VISQ8

- 3 The development hereby permitted shall be carried out only in accordance with the approved plans numbered 2005/45/13F or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

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

- 4 A site investigation shall be undertaken based upon the findings of the previously-submitted desk study. The investigation shall be carried out in accordance with BS:10175. The results of the investigation shall be submitted to and approved in writing prior to any development of the site.

Reason: To protect the health & safety of workers and future occupants of the site.

- 5 A risk based remedial strategy shall be developed based upon the findings of the site investigation. The remedial strategy shall be submitted to and approved by the local planning authority in writing. The approved strategy shall be fully implemented prior to any development commencing on site.

Informative: the remedial strategy shall have due regard for UK adopted policy on risk assessment and shall be developed in full consultation with the appropriate regulator(s).

Reason: To protect the health and safety of workers on site, occupiers of the site and the integrity of structural components and any proposed underground services.

- 6 A validation report shall be submitted to and approved by the local planning authority, detailing sample locations and contaminant concentrations prior to any development commencing on site.

Reason: To protect the health and safety of workers on site, occupiers of the site and the integrity of structural components and any proposed underground services.

- 7 Any contamination detected during site works that has not been considered within the remedial strategy shall be reported to the local planning authority. Any remediation for this contamination shall be agreed with the local planning authority and fully implemented prior to any further development on site.

Reason: To protect the health and safety of workers on site, future occupiers of the site and the integrity of structural components and any proposed underground services.

- 8 A timetable of proposed remedial works shall be submitted to the local planning authority prior to any works being undertaken on site.

Reason: To protect the health and safety of workers on site, occupiers of the site and the integrity of structural components and any proposed underground services.

9 NOISE7

10 HWAY9

11 HWAY13

12 HWAY19

13 HWAY21

- 14 No gate, door or window shall be fitted so as to open outwards over the adjacent public highway.

Reason: To prevent obstruction to other highway users.

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

Fishergate Respark Zone R20, to exclude this site from qualifying for acceptance in the R20 Respark Zone. The amendment of the Traffic regulation Order, Fishergate Respark Zone R20, to remove that extent of the Respark Zone fronting the vehicular access to this site and replace it with No Waiting 24hrs/7 days

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

- 16 Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 7.2m to the ridge, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: To establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

- 17 No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the local planning authority. The open space shall thereafter be provided in accordance with the approved scheme or the alternative arrangements agreed in writing by the local planning authority and thereafter implemented, prior to first occupation of the development.

Reason: In order to comply with the provisions of Policy L1 of the City of York Draft Local Plan.

INFORMATIVE:

The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £384.

No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the local planning authority's enforcement powers in this regard.

- 18 The development shall not be commenced until a BREEAM assessment to 'very good' standard has been submitted to and approved in writing by the local planning authority and the environmental standards shall be implemented and maintained thereafter.

Reason: To ensure that the development is sustainable and accords with policy GP4a of the draft City of York Local Plan.

19 ARCH2

**7.0 INFORMATIVES:
Notes to Applicant**

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to housing provision, housing density, design, visual impact, sustainability, impact on residents' living conditions, parking, cycle storage, refuse/recycling facilities, flood risk, open space, access and neighbour amenity. The application complies with policies H4a, H5a, GP1, GP4a, T4, GP15a and L1c of the City of York Local Plan Deposit Draft.

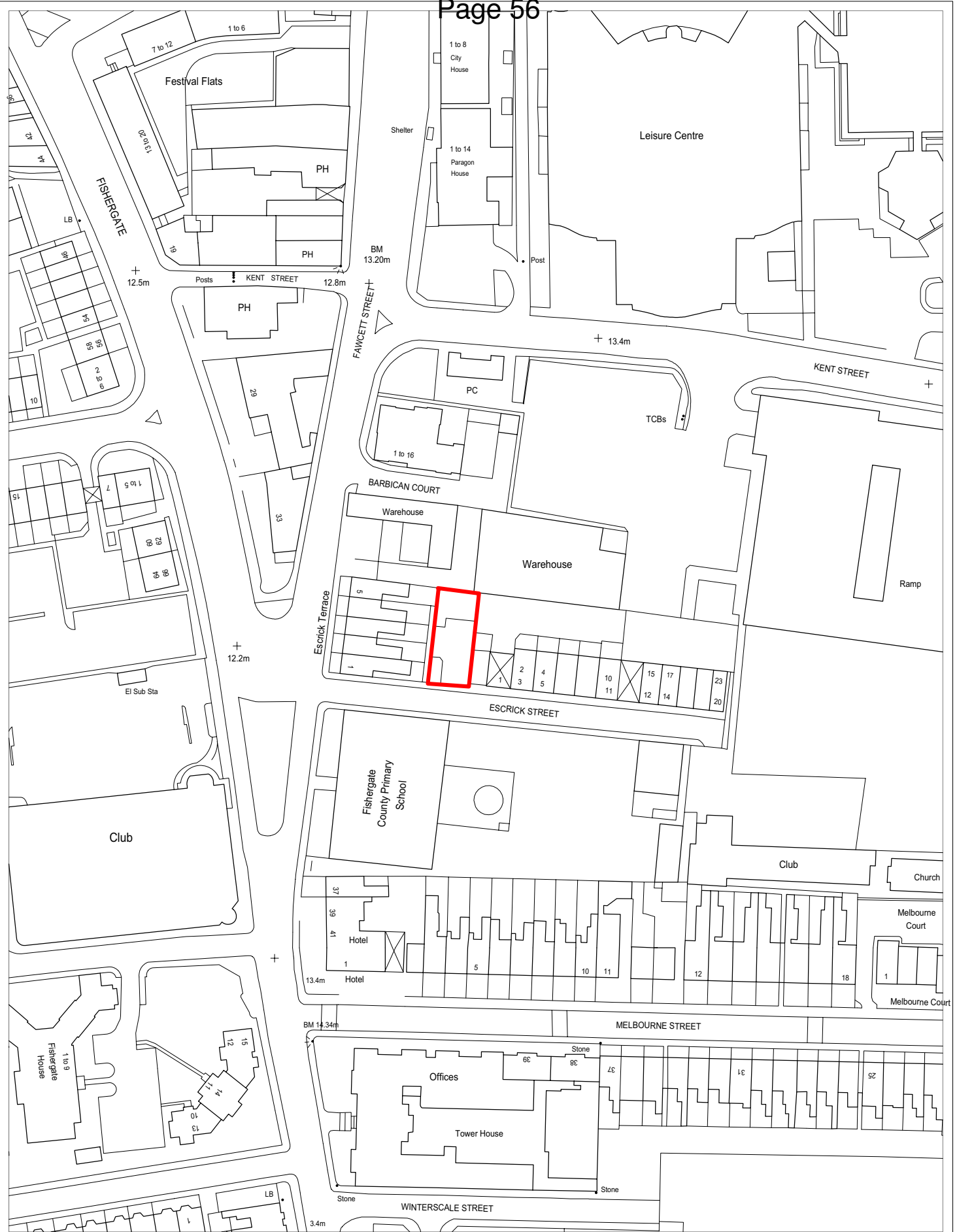
2. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361
Respark Orders - Alistair Briggs (01904) 551368

Contact details:

Author: Kevin O'Connell Development Control Officer
Tel No: 01904 552830



ESCRICK STREET - 07/1114/FUL



SCALE 1:1250
 Originating Group

DRAWN BY PSL
 Project

DATE 4/6/2007
 Drawing No.

9, St. Leonards Place, York, YO1 2ET
 Telephone: 01904 551550

Produced from the 1993 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office
 © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

City of York Council LA 1000 20818

COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007

Ward: Heworth
Parish: Heworth Planning Panel

Reference: 07/00613/FUL
Application at: 2 Ingleton Walk York YO31 0PU
For: Two storey pitched roof side extension
By: Mr And Mrs D Gallagher
Application Type: Full Application
Target Date: 11 May 2007

1.0 PROPOSAL

1.1 The application relates to the extension of a hipped roof, semi-detached property (left hand of pair) on the north side of Ingleton Walk. The semi pair is at the entrance to this cul-de-sac of other semi-detached properties, parallel to the road and is stepped forward of the adjacent semi-detached pair (nos. 3 and 4) by approx. 3m.

1.2 The extension is proposed at the side of the property, filling the full width of the existing driveway (approx. 2.4m). It would extend the full length of the house at ground floor, but proposed a sloping roof with dormer at the front projecting 700mm forward of the existing front wall of the main house at ground floor level. It would provide a cycle store and extended kitchen at ground floor and bedroom above. It would incorporate a hipped roof for the full two storey section of the extension.

1.3 The application is brought to Committee as the applicant is a Council employee.

1.4 There is no relevant planning history.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal

None received.

3.2 External

Heworth Planning Panel - No objections.

No responses received from local residents.

4.0 APPRAISAL

4.1 Key issues:

- Principle of extension of property;
- Design and impact on visual amenity;
- Affect on residential amenity;
- Parking and highway safety.

4.2 POLICY CONTEXT: This is set out in section 2.2. The Council's Guide to extensions to private dwelling houses provides more detailed advice on two storey side extensions. This states that such extensions should be sympathetically designed to appear subservient to the main house. It advises that extensions be set back from the original building line, have a lower ridge height and, where there is sufficient space, be set in from the side boundary, to avoid the terracing effect.

4.3 PRINCIPLE: The property lies within the built up area of York and in a predominantly residential area. As such, extension of it is acceptable in principle, subject to detailed considerations.

4.4 DESIGN AND VISUAL IMPACT: The extension would appear as a subservient addition to the main house. It has been designed so that it is set down from the roof ridge and back from the front wall of the existing house (1.2m and 3m respectively). The Council's householder design guide advises that two storey extensions be set in from the side boundary where there is room, which the proposed extension would not be. This is as a result of the narrow width of the side drive. However, in this instance, this is unlikely to result in a terracing effect or significant harm to the visual amenity of the street scene, given the considerable aforementioned set down/set back of the roof and two storey element, the inclusion of a hipped roof design and the fact that the street has no formal linear rhythm (the application property being stepped forward of the adjacent semi-pair).

4.5 RESIDENTIAL AMENITY: The main property affected would be no. 3 Ingleton Walk to the west, which has no main habitable room windows on the side elevation. The application property is stepped forward of this adjacent house and therefore the proposed extension would be, though the design of the extension at the front would reduce any impact on it in terms of overshadowing and sense of enclosure. No new relationships of overlooking of surrounding properties would be created.

4.6 PARKING: There would remain sufficient space at the front of the property to park two vehicles and a cycle store is proposed as part of the extension.

4.7 OTHER ISSUES: As the extension abuts the site boundary and has a hipped roof for the two storey element, the gutters may overhang on the neighbours

property. This issue has been raised with the applicant and agent. The agent has submitted a revised plan that states that the eaves should be flush and that no gutters or footings should project over the site boundary. However, an informative should be added to any approval to highlight this issue and to ensure that all of the development is built on the applicant's land, as stated in the application submission.

5.0 CONCLUSION

5.1 In light of the above, the proposed development would not cause demonstrable harm to visual or residential amenity or to highway safety. It is therefore recommended for approval.

6.0 RECOMMENDATION: Approve

1 TIME2

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

Unnumbered and undated Block Plan received 16 March 2007;
Undated drawing no. d200207 B 'As Proposed', received 1 June 2007;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

3 VISQ1

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

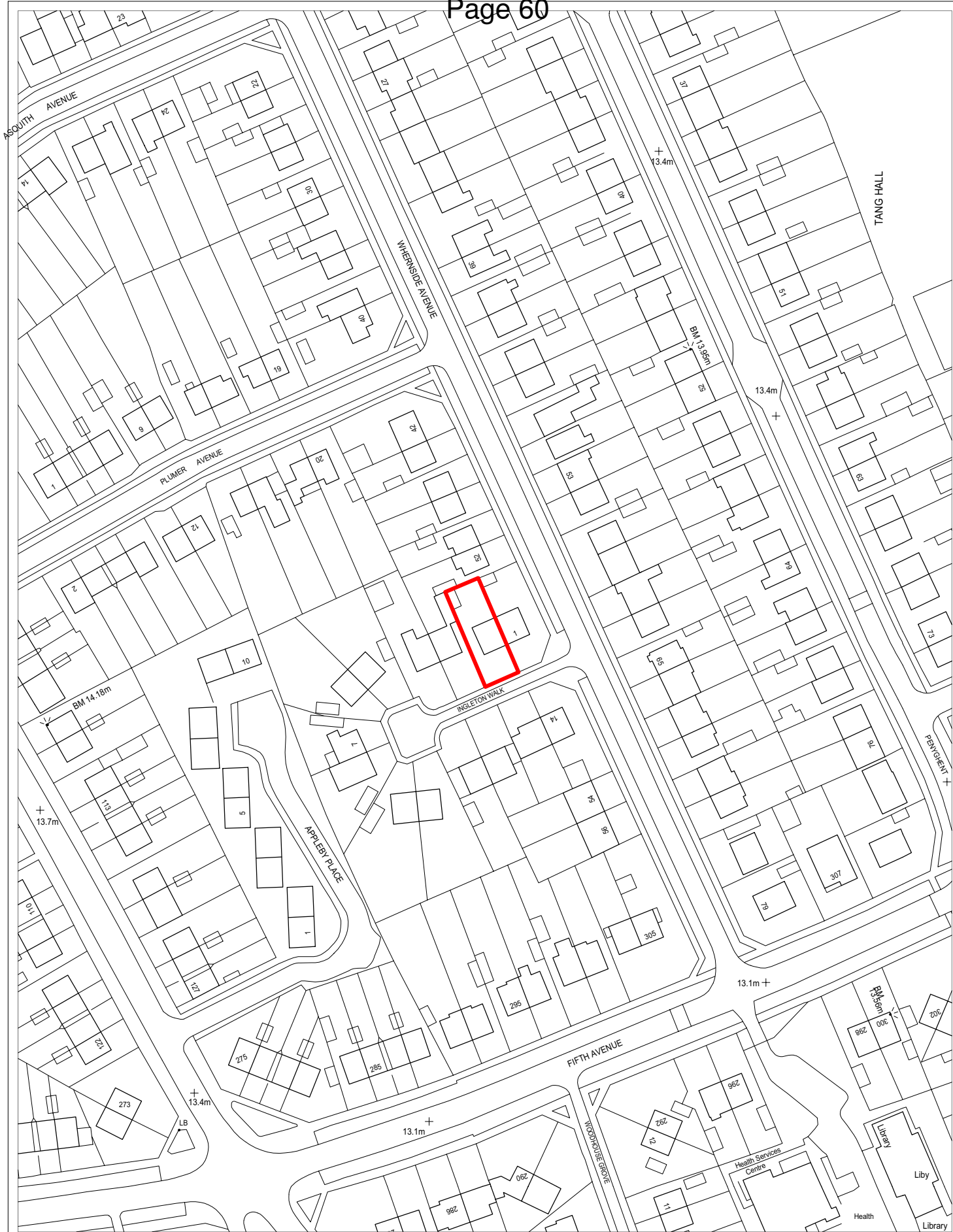
In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to principle of development, visual amenity, residential amenity and parking and highway safety. As such, the proposal complies with Policies GP1 and H7 of the City of York Draft Local Plan (incorporating fourth set of changes, April 2005) and the City of York Council's 'Guide to extensions and alterations to private dwelling houses', March 2001.

2. INFORMATIVE:

Please note that all of the development hereby approved, including associated foundations and guttering, must be within the application site boundaries as shown on the submitted block plan.

Contact details:

Author: Hannah Blackburn Development Control Officer
Tel No: 01904 551477



2 INGLETON WALK - 07/00613

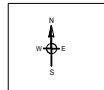


CITY OF
YORK
COUNCIL

SCALE 1:1250
Originating Group

DRAWN BY PSL
Project

DATE 4/6/2007
Drawing No.



9, St. Leonards Place, York, YO1 2ET
Telephone: 01904 551550

Produced from the 1993 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

City of York Council LA 1000 20818

COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007

Ward: Heworth Without
Parish: Heworth Without Parish
Council

Reference: 07/00920/FUL
Application at: 27 Ashley Park Crescent York YO31 1HJ
For: First floor flat roof front and rear dormers
By: Mr A Seymour
Application Type: Full Application
Target Date: 18 June 2007

1.0 PROPOSAL

1.1 The site comprises a detached, hip-roofed bungalow with single-storey rear extension. The site lies in a street of similar bungalows, some of which have dormer extensions.

1.2 The proposals include (1) a flat-roofed front dormer (2) a flat-roofed rear dormer (3) replacement of a roof hip with a gable. The works would facilitate an en-suite bedroom in the loft. The dormers have been reduced in size since the application was initially submitted in order to reduce their visual impact.

1.3 The application is before members because the applicant is an employee of the council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal
None.

3.2 External
Heworth Without Parish Council - No objections.

Public Consultation - No response.

4.0 APPRAISAL

4.1 Key Issues

Visual appearance;
Neighbour amenity.

4.2 Visual Appearance

Some bungalows in the street have front and/or rear dormers, a small proportion of which are large and out of keeping with the character of the street scene. Nevertheless, the predominant character of the street is as originally constructed. The front dormer, as revised would be approximately 2.1m wide by 1.05m high. The rear dormer would be 2.9m long by 1.7m high. The location, scale and appearance of the dormers are in keeping with the street scene and are acceptable subject to matching materials being used.

Replacing the hip with a gable would give the pair of bungalows a slightly asymmetrical appearance. However, it would not be a prominent feature in the street scene, particularly as the roof has a low pitch.

4.3 Neighbour Amenity

The dormers' small scale and their location well away from the side boundaries would prevent significant overlooking or other impact on neighbouring occupiers.

5.0 CONCLUSION

5.1 The proposal accords with relevant policies of the City of York Local Plan Deposit Draft and is acceptable.

6.0 RECOMMENDATION: Approve

1 TIME2

2 The development hereby permitted shall be carried out only in accordance with the approved plans numbered LC-02 received 22 May 2007 or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

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

3 VISQ1

7.0 INFORMATIVES:

Notes to Applicant

1. In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to visual appearance and neighbour amenity. As such the proposal complies with policies GP1, and H7 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Kevin O'Connell Development Control Officer

Tel No: 01904 552830



27 ASHLEY PARK CRESCENT - 07/00920



SCALE 1:1250
Originating Group

DRAWN BY PSL
Project

DATE 4/6/2007
Drawing No.

9, St. Leonards Place, York, YO1 2ET
 Telephone: 01904 551550

Produced from the 1993 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office
 © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

City of York Council LA 1000 20818

COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007

Ward: Clifton
Parish: Clifton Planning Panel

Reference: 06/02362/GRG3
Application at: Haxby Road County Primary School Haxby Road York YO31 8JN

For: Erection of two single storey extensions and internal alterations to existing school, new covered play area, conversion of outbuildings to cycle stores and construction of replacement ramp

By: Education Committee
Application Type: General Regulations (Reg3)
Target Date: 29 December 2006

1.0 PROPOSAL

1.1 The site lies in Haxby Road County Primary School in Clifton. The school is one of a series of schools designed by the distinguished York architect W H Brierley. It was built in 1903-4 and is listed as grade II. Planning permission has been sought to carry out the following development:

- i. Erection of single storey detached linked structures. Both structures would be linked by passageways from the side elevations of the existing building,
- ii. Construction of a new covered play area,
- iii. Conversion of outbuildings to cycle stores,
- iv. Construction of replacement ramp, and
- v. External alterations to the layout of the site.

1.2 The site area is given as 0.9 hectare.

1.3 The work proposed would also include internal alterations to the existing school building. Planning permission would not be required for internal alterations. Hence the internal work proposed will not be considered in the determination of this planning application. However the above internal alterations and developments will be considered in the determination of a Listed Building Consent application.

1.4 Both the northern and the southern structures would measure 9.9m x 6.0m and 13.9m x 7.6m respectively. They would both be constructed of a combination of aluminium and glass materials.

1.5 The latest revised scheme submitted shows both structures have moved further back from the front elevation to reveal the set of windows in the side elevations of the listed building. In addition, the higher connecting elements linking the structures

with the main building have been removed and have been replaced by 2.6m high aluminium passageways.

1.6 A number of alterations have also been proposed to the layout of the site. This include the rearrangement of existing parking and part of the playground areas to provide 15 marked parking bays within the site, rearrangement of pedestrian routes from Haxby Road to the play area to the front of the main building, and erection of fences / enclosures.

1.7 Other development proposed include the construction of a 13.6m x 8.4m soft surface play area to the front of the main building, the construction of a 2.0m high ramp outside the main entrance on the front elevation of the building, and the conversion of a 8.5m x 2.0m outbuilding to staff cycle storage area. A total of 10 Sheffield stands are proposed to be located within the building, which is sited to the rear of the application site. The physical appearance of the outbuilding would not be changed by virtue of the development.

1.8 In relation to the surroundings, part of the development would be directly facing a row of terrace houses along White Cross Road to the south. A number of industrial / warehouse units are sited to the north of the site.

1.9 RELEVANT PLANNING HISTORY

1.10 99/02301/GRG3: Erection of single storey pitched roof canteen building. This application was withdrawn on 10.11.1999.

1.11 99/02588/GRG3: Erection of single storey pitched roof detached kitchen building with link to existing school. This application was withdrawn on 03.02.2003.

1.12 06/02363/LBC: Erection of two single storey extensions and internal alterations to existing school, new covered play area, conversion of outbuildings to cycle stores and replacement ramp. This application is currently under consideration.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Listed Buildings Grade 2 Haxby Road School Haxby Road 0291

Schools Haxby Road Primary 0198

2.2 Policies:

CYT5

Traffic and pedestrian safety

CYGP1
Design

CYGP3
Planning against crime

CYHE2
Development in historic locations

CYED3
Change of use of Pre-School, Primary and Secondary Educational Facilities

CYED11
Protection of Playing Fields

3.0 CONSULTATIONS

INTERNAL:

3.1 Urban Design and Conservation Section: latest response received 17 May 2007 -
The following comments have been made:

- The revised proposals presented presently appear to have addressed earlier concerns raised by the Council's Conservation Officer and English Heritage,
- The new locations of the units and their overall height relative to this substantial building would appear to reduce harm to the setting of the listed building,
- Overall there has been a significant improvement to the appearance of the scheme.
- Conditions recommended.

3.2 Highway Network Management: Latest response received 17 May 2007 - no highway objections subject to conditions and informative.

3.3 Environmental Protection Unit: response received 1 December 2006 - conditions and informative recommended.

EXTERNAL

3.4 English Heritage: Latest response received 15 May 2007 - no objections to the principle of the scheme. However it is suggested that access should be gained by means of an openable window or door to the internal courtyard beneath the chimney for cleaning and general maintenance. It is also suggested that high quality materials and detailing will be paramount to the success of the extensions.

3.5 Sport England: Response received 21 December 2006 and 11 May 2007 - Sport England has no objection because whilst a small amount of playing field land would be lost it would be land incapable of forming (part of) a playing pitch.

3.6 Clifton Planning Panel: Latest response received 23 May 2007 - The panel is pleased with the alterations and therefore has no objections.

3.7 York Civic Trust: Response received 2 January 2007 - the trust objected due to the following reasons:

- it seems inconceivable that elevations for extension on the north and south ends of this building should be proposed with such insensitive designs and materials,
- it would appear that the Government advice has not been observed by the agents dealing with this application,
- the proposal would seriously harm the character and setting of this listed building.

The Trust were re-consulted on 20th April 2007 on the revised scheme. No response received.

3.8 North Yorkshire Police Architectural Liaison Officer: Response received 31 May 2007 - No objections subject to a Secured by Design condition should permission be granted.

4.0 APPRAISAL

4.1 The main issues to be considered are as follows:

- i. Change of Use of Educational Facilities
- ii. Design and Development in a Historic Location
- iii. Traffic and Pedestrian safety
- iv. Loss of playing areas
- v. Planning against crime

Change of Use of Educational Facilities:

4.2 The purpose of this development is to utilize the vacant space within an existing listed building to provide an appropriate environment for a new children's centre. It is believed that by combining the two uses (the existing primary school and the proposed children's centre) within the site would bring new life to the building as well as encouraging the integration of the wider community with the existing school.

4.3 According to the information provided by the Council's Learning Culture and Children's Services, the school is suffering from falling rolls. The current surplus of 46% is projected to rise to 51% in 2009. This situation has thus created spare capacity within the building to be used by the Integrated Children's Centre (ICC).

4.4 Furthermore, even with the new ICC facilities within the building there remains capacity for 78 extra pupil places. It is estimated that this would take the development of 312 new family units in the school catchment area to generate this number of extra pupils. Hence it is considered that the alternative use of part of the building is acceptable and that the proposal would not be in conflict with policy ED3 of the City of York Draft Local Plan 2005.

Design and Development in a Historic Location:

4.5 Policy HE2 of the City of York Draft Local Plan 2005 states development proposals in locations which affect the setting of listed buildings must respect

adjacent buildings, open spaces, landmarks and setting and have regard to local scale, proportion, details and materials. Furthermore the development is required to contribute to the character or appearance of the area.

4.6 In the case of this development, out of a number of works proposed it would appear that the proposed 'pods' (the proposed northern and southern linked structures) would have the most notable impact on the setting and the appearance of this grade II listed building.

4.7 Based on the current thinking that new additions to historic buildings should truly reflect the architectural characteristics of the time they were built, should be subservient to the main building and should be removable and partially detached in order to reduce their harms to the fabric of the historic building, it is considered that the proposed linked structures have fulfilled these criteria and have been designed in a way that would create minimal harm to the fabric of the listed building. Furthermore, the latest revised scheme shows both linked structures have moved further back from the front elevation of the building so that important features of the listed building can still be seen. They would be sited in less prominent positions (to the side of the building) so that the main elevations of the building will not be affected.

4.8 Having taken the above into account, it is regarded that the proposed linked structures would have little detrimental visual impact on the character, the appearance and the setting of the listed building. However, as pointed out by the English Heritage's Historic Buildings Inspector, high quality in both the detailing and the materials will be paramount to the success of the extensions. Therefore these are to be strictly controlled by conditions should planning permission be granted. The latest consultation responses received have confirmed that both the English Heritage and the Council's Urban Design and Conservation Unit have no objections to the proposal subject to conditions.

4.9 Other development proposed including the proposed play area with covered play canopy above and the proposed replacement ramp are considered to have little detrimental affect on the listed building.

Traffic and Pedestrian Safety:

4.10 As part of the overall alterations to the site a new pedestrian entrance is to be constructed for access. This will lead into a new pedestrian space in front of the reception units from Haxby Road. Other alterations to the site have also been proposed to segregate vehicle and cycle routes from pedestrian access into the school and into the children's centre. These are considered necessary as well as appropriate measures for improving road safety and for enhancing the street environment.

4.11 The proposed parking and cycle storage areas to the rear of the building, together with the new markings proposed to delineate parking bays would also improve road safety and street environment. Highway Network Management has been consulted and has raised no objection to the latest scheme subject to conditions.

Loss of playing areas

4.12 By virtue of the traffic and pedestrian safety measures proposed a small section of the playing field to the front of the building and a large section of the playground area to the rear would be removed. However, as explained in paragraphs 4.2 - 4.4 above, due to the fact that the school is suffering from falling rolls and such trend is expected to continue, it is unlikely that the proposed loss would result in a lack of playing area. Sport England has been consulted and has raised no objections because whilst a small amount of playing field land would be lost it would be land incapable of forming (part of) a playing pitch.

Planning against crime:

4.13 The proposed improvements of this scale in an existing school could attract crime and/or anti-social behaviour. Hence full details of the measures proposed to prevent crime within the application site is required should planning permission be granted. This can be secured by a 'secured-by-design' condition.

4.14 Having taken the above into account, it is considered that the proposed development accords with the National planning policies and the policies set out in the City of York Local Plan. Hence, this application is recommended for approval.

5.0 CONCLUSION

For the reasons above this application is recommended for approval.

6.0 RECOMMENDATION: Approve

1 TIME2

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

0394/20A, 0394/04A, 0394/02, 0394/03B, 0394/06A, 0394/07A, 0394/08, 0394/10 and 0394/16 as received by the City of York Council on 17 April 2007 and on 30 May 2007

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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 development shall not come into use until all existing vehicular crossings not shown as being retained on the approved plans have been removed by reinstating the footway to match adjacent levels.

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

4 HWAY18

5 HWAY19

- 6 Prior to the development coming into use, details shall be submitted to and approved in writing by the Local Planning Authority of the highway barriers to be erected at the proposed new pedestrian entrance.

Reason: To ensure that the structure complies with highway safety and design requirements in all respects.

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

Reason: So as to achieve a visually cohesive appearance.

- 8 All construction and demolition or refurbishment works and ancillary operations, including deliveries to the site and despatch from the site shall only be carried out between the hours of 08.00 and 18.00 Mondays to Fridays and 09.00 to 13.00 on Saturdays and not at all on Sundays and Bank Holidays.

Reason: To protect the amenity of local residents during the construction of the development.

- 9 Any suspect contaminated materials detected during site works shall be reported to the local planning authority. Any remediation for this contamination shall be agreed with the local planning authority and fully implemented prior to any further development of the site.

Reason: As our in-house research has shown no obvious potential source of contamination at the site, the watching brief is recommended.

- 10 None of the existing trees shown on the approved plans shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority considers it important to safeguard these trees in a positive manner so as to secure their continued well being.

- 11 Details of all means of enclosure within the site including the site boundaries shall be submitted to and approved in writing by the Local Planning Authority

before the development commences and shall be provided before the development is occupied.

Reason: In the interests of the visual amenities of the area.

- 12 Before the commencement of and during building operations, adequate measures shall be taken to protect the existing planting to be retained on this site. This means of protection shall be agreed in writing with the Local Planning Authority and shall be implemented prior to the stacking of materials, the erection of site huts or the commencement of building works.

Reason: The existing planting is considered to make a significant contribution to the amenities of this area.

- 13 All works are to be carried out in accordance with BS 5837 (2005) 'Trees in relation to construction'.

Reason: To ensure the protection of trees in relation to construction.

- 14 Prior to the development commencing details that show how 'Secured by Design' principles have been incorporated into the scheme shall be submitted for the written approval of the Local Planning Authority and once approved the development shall be implemented in accordance with the approved 'Secured by Design' details prior to occupation or use of any part of the development hereby approved.

Reason: In the interest of community safety, to reduce the fear of crime and to prevent crime and disorder in accordance with the provisions of Section 17 of the Crime and Disorder Act 1998.

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the existing educational facilities, design and development in a historic location, traffic and pedestrian safety, loss of playing areas and planning against crime. As such the proposal complies with Policies GP1, GP3, HE2, ED3, ED11 and T5 of the City of York Local Plan Deposit Draft.

2. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

3. The developer's attention should also be 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 attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

1. 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".

2. 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.

3. 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.

4. 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.

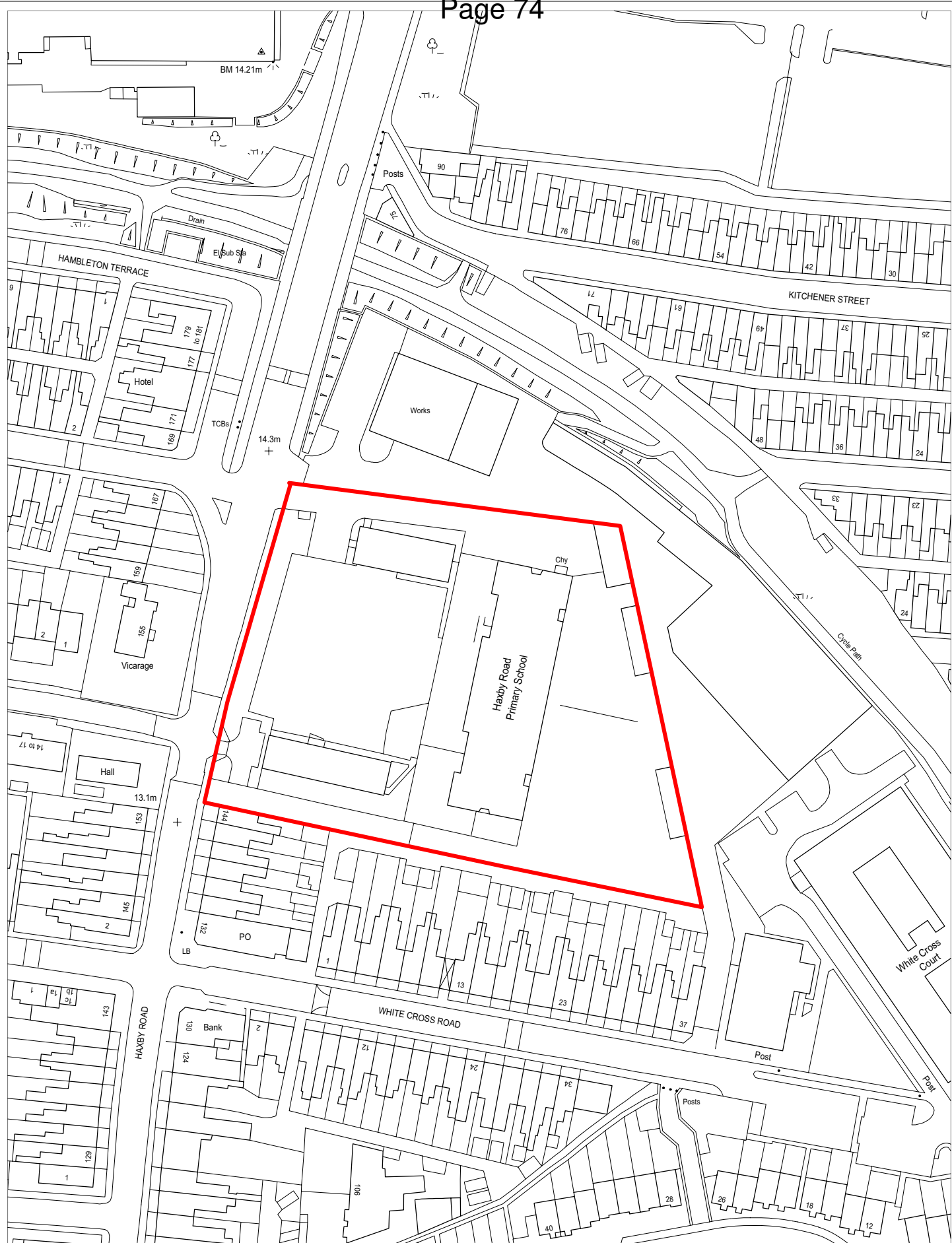
5. There shall be no bonfires on the site.

4. The applicant is reminded that the development hereby permitted shall not commence until the Listed Building Consent application (06/02363/LBC) has also been approved. Under the Planning (Listed Building and Conservation Areas) Regulations 1990 if a local planning authority to whom application is made for listed building consent intends to grant listed building consent they shall first notify the Secretary of State of the application, giving particulars of the works for which the consent is required.

Contact details:

Author: Billy Wong Development Control Officer

Tel No: 01904 552750



CITY OF
YORK
COUNCIL

HAXBY ROAD PRIMARY SCHOOL - 06/2362/GRG3



SCALE 1:1250
Originating Group

DRAWN BY PSL
Project

DATE 4/6/2007
Drawing No.

9, St. Leonards Place, York, YO1 2ET
Telephone: 01904 551550

Produced from the 1993 Ordnance Survey 1:1250 mapping with the permission of the Controller of Her Majesty's Stationery Office
© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

City of York Council LA 1000 20818

COMMITTEE REPORT

Committee: East Area
Date: 14 June 2007

Ward: Clifton
Parish: Clifton Planning Panel

Reference: 06/02363/LBC
Application at: Haxby Road County Primary School Haxby Road York YO31 8JN
For: Erection of two single storey extensions and internal alterations to existing school, new covered play area, conversion of outbuildings to cycle stores and replacement ramp
By: Education Committee
Application Type: Listed Building Consent
Target Date: 10 January 2007

1.0 PROPOSAL

1.1 The site lies in Haxby Road County Primary School in Clifton. The school is one of a series of schools designed by the distinguished York architect W H Brierley. It was built in 1903-4 and is listed as grade II. This is a Listed Building Consent application to carry out the following development:

- i. Erection of single storey linked structures. Both structures would be linked by passageways from the side elevations of the existing building,
- ii. Internal alterations to the floor layout of the building,
- iii. Construction of a new covered play area,
- iv. Conversion of outbuildings to cycle stores,
- v. Construction of replacement ramp.
- vi. External alterations to the layout of the site.

1.2 The site area is given as 0.9 hectare.

1.3 Both the northern and the southern structures would measure 9.9m x 6.0m and 13.9m x 7.6m respectively. They would both be construction of a combination of aluminium and glass materials.

1.4 The latest revised scheme submitted shows both structures have moved further back from the front elevation to reveal the set of windows in the side elevations of the listed building. In addition, the higher connecting elements linking the structures with the main building have been removed and have been replaced by 2.6m high aluminium passageways.

1.5 In terms of the internal layout of building, it is proposed to reorganise the use of space within so that part of the school can be used as an "Integrated Children Centre". This would include the rearrangement of internal walls in order to provide:

- i. Adults and children spaces,
- ii. Lobby,
- iii. Consultation and clinical rooms,
- iv. Laundry,
- v. Kitchen,
- vi. Unisex toilets and changing rooms, and
- vii. Kitchenette

1.6 In order to improve access it is proposed to insert a lift and to amend existing ramps.

1.7 A number of alterations have also been proposed to the layout of the site. This include the rearrangement of existing parking and part of the playground areas to provide 15 marked parking bay within the site, rearrangement of pedestrian routes from Haxby Road to the play area to the front of the main building, and erection of fences / enclosures.

1.8 Other development proposed include the construction of a 13.6m x 8.4m soft surface play area to the front of the main building, the construction of a 2.0m high ramp outside the main entrance on the front elevation of the building, and the conversion of a 8.5m x 2.0m outbuilding to staff cycle storage area. A total of 10 Sheffield stands are proposed to be located within the building, which is sited to the rear of the application site. The physical appearance of the outbuilding would not be changed by virtue of the development.

1.9 In relation to the surroundings part of the development would be directly facing a row of terrace houses along White Cross Road to the south. A number of industrial / warehouse units are sited to the north of the site.

1.10 RELEVANT PLANNING HISTORY

1.11 99/02281/LBC: Erection of single storey pitched roof canteen building. This application was withdrawn on 10.11.1999.

1.12 99/02607/LBC: Erection of single storey pitched roof detached kitchen building with link to existing school. This application was withdrawn on 03.02.2003.

1.13 04/02392/LBC: Internal and external alterations. Permission was granted on 17.8.04.

1.14 06/02362/GRG3: Erection of two single storey extensions and internal alterations to existing school, new covered play area, conversion of outbuildings to cycle stores and construction of replacement ramp. This application is under consideration.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Listed Buildings Grade 2 Haxby Road School Haxby Road 0291

Schools Haxby Road Primary 0198

2.2 Policies:

CYHE4
Listed Buildings

CYHE2
Development in historic locations

CYGP1
Design

3.0 CONSULTATIONS

INTERNAL:

3.1 Urban Design and Conservation Section: latest response received 17 May 2007 -
The following comments have been made:

- The revised proposals presented presently appear to have addressed earlier concerns raised by the Council's Conservation Officer and English Heritage,
- The new locations of the units and their overall height relative to this substantial building would appear to reduce harm to the setting of the listed building,
- Overall there has been a significant improvement to the appearance of the scheme.
- Conditions recommended.

EXTERNAL

3.2 English Heritage: Latest response received 15 May 2007 - no objections to the principle of the scheme. However it is suggested that access should be gained by means of an openable window or door to the internal courtyard beneath the chimney for cleaning and general maintenance. It is also suggested that high quality materials and detailing will be paramount to the success of the extensions.

3.3 York Civic Trust: Response received 2 January 2007 - the trust objected due to the following reasons:

- it seems inconceivable that elevations for extension on the north and south ends of this building should be proposed with such insensitive designs and materials,
- it would appear that the Government advice has not been observed by the agents dealing with this application,
- the proposal would seriously harm the character and setting of this listed building.

The Trust were re-consulted on 20th April 2007 on the revised scheme. No response received.

3.4 Clifton Planning Panel: Latest response received 23 May 2007 - The panel is pleased with the alterations and therefore has no objections.

4.0 APPRAISAL

4.1 The main issues raised by this application are whether the proposed development would have a detrimental effect on the setting and the original character of the grade II listed building and whether the proposal would result in the loss of the historic fabric of the building.

4.2 Policy HE2 of the City of York Draft Local Plan 2005 states development proposals in locations which affect the setting of listed buildings must respect adjacent buildings, open spaces, landmarks and setting and have regard to local scale, proportion, details and materials. Furthermore the development is required to contribute to the character or appearance of the area.

4.3 In the case of this development, out of a number of works proposed it would appear that the proposed 'pods' (the proposed northern and southern linked structures) would have the most notable impact on the setting and the appearance of this grade II listed building.

4.4 Based on the current thinking that new additions to historic buildings should truly reflect the architectural characteristics of the time they were built, should be subservient to the main building and should be removable and partially detached in order to reduce their harms to the fabric of the historic building, it is considered that the proposed linked structures have fulfilled these criteria and have been designed in a way that would create minimal harm to the fabric of the listed building. Furthermore, the latest revised scheme shows both linked structures have moved further back from the front elevation of the building so that important features of the listed building can still be seen. They would be sited in less prominent positions (to the side of the building) so that the main elevations of the building will not be affected.

4.5 Having taken the above into account, it is regarded that the proposed linked structures would have little detrimental visual impact on the character, the appearance and the setting of the listed building. However, as pointed out by the English Heritage's Historic Buildings Inspector, high quality in both the detailing and the materials will be paramount to the success of the extensions. Therefore these are to be strictly controlled by conditions should planning permission be granted. The latest consultation responses received have confirmed that both the English Heritage and the Council's Urban Design and Conservation Unit have no objections to the proposal subject to conditions.

4.6 Other development proposed, including the proposed play area with covered play canopy above and the proposed replacement ramp are considered to have little detrimental affect on the listed building. It is also not considered that the internal alterations proposed including the insertion of a lift in the former classroom would

detrimentally harm the layout or the fabric of the listed building. No concerns have been raised by the Council's Urban Design and Conservation Section and the English Heritage regarding the proposed internal alterations. This is subject to conditions.

4.7 Under the Planning (Listed Building and Conservation Areas) Regulations 1990 the Secretary of State is required to be notified if the local planning authority is minded to grant listed building consent on an application submitted by the local authority.

4.8 By virtue of the above it is considered that the proposed development accords with National Planning Policy no.15 and the policies set out in the City of York Local Plan. Hence, this application is recommended for approval.

5.0 CONCLUSION

For the reasons above this application is recommended for approval.

6.0 RECOMMENDATION: Approve

1 TIMEL2

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

0394/20A, 0394/04A, 0394/02, 0394/03B, 0394/06A, 0394/07A, 0394/08, 0394/10 and 0394/16 as received by the City of York Council on 17 April 2007 and on 30 May 2007

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

3 Prior to the development commencing, the following details shall be submitted and approved in writing by the LPA:

i. Details of the new opening to be formed between the nursery and WC area (where the existing blocked recess is located) and details to show how the dado and plinth would be returned or finished,

ii. Details of the corridor doors and screens including a large scale detail of the abutment of the "milk area" screen with the existing partition,

iii. Full details of the new "pod" units including manufacturers literature. These shall include a 1:20 section and plan through the external wall at solid and glazed panel positions, plinth and verge details, door details, materials,

iv. Large scale details of the abutments of the pod with the walls and doorhead of the existing building,

v. Large scale details of all external works including revised landscape plan, ramps (where existing stonework should be left in place under new ramps), steps, gates, railings and paths,

vi. Details of openings to be made in existing walls, and

vii. Details of the new covered play canopy.

Following such written approval, all the development hereby permitted shall conform to that approved specification.

Reason: To safeguard the character and appearance of the Grade II Listed Building in accordance with Planning Policy Guidance no.15 "Planning and the Historic Environment" and policies HE4, HE2 and GP1 of the City of York Draft Local Plan 2005.

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

Reason: So as to achieve a visually cohesive appearance.

- 5 Prior to the development commencing, details of the means of access to the chimney shall be submitted to and approved in writing by the local planning authority. Following such written approval, all the development hereby permitted shall conform to that approved specification.

Reason: In order to ensure the means of access to the chimney is satisfactory.

- 6 All disturbed internal areas must be made good to match their surroundings.

Reason: To safeguard the character and appearance of the Grade II Listed Building in accordance with Planning Policy Guidance no.15 "Planning and the Historic Environment" and policies HE4, HE2 and GP1 of the City of York Draft Local Plan 2005.

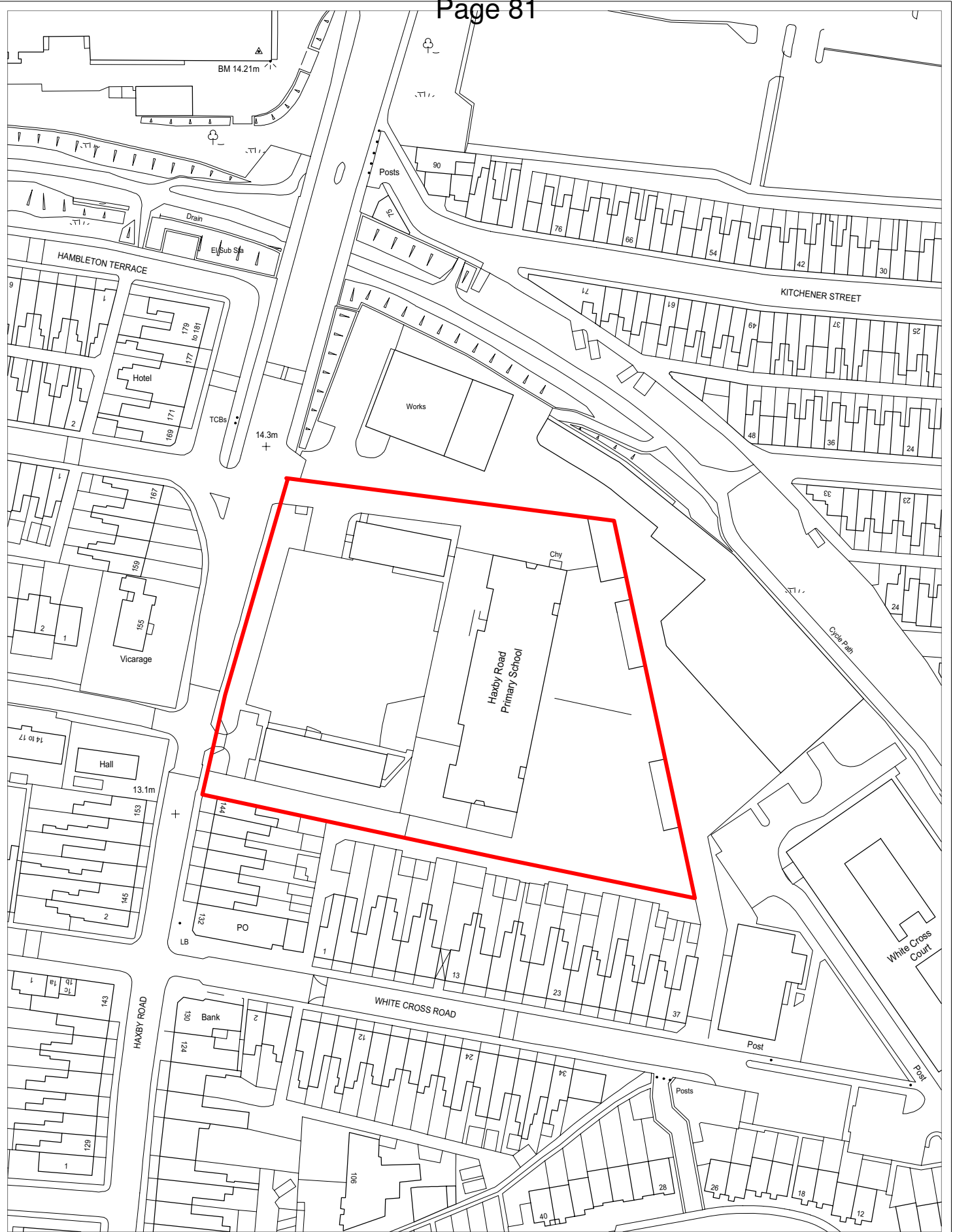
7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the setting and the original character and fabric of the grade II listed building . As such the proposal complies with Policies GP1, HE4 and HE2 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Billy Wong Development Control Officer
Tel No: 01904 552750



HAXBY ROAD PRIMARY SCHOOL - 06/2363/LBC

SCALE 1:1250
 Originating Group

DRAWN BY PSL
 Project

DATE 4/6/2007
 Drawing No.

