



## 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, 26 July 2007

**Time:** 2.00 pm

**Venue:** Guildhall, York

## AGENDA

**Please note that there are no site visits scheduled for this meeting.**

**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. Minutes** (Pages 3 - 6)

To approve and sign the minutes of the meeting of the Sub-Committee held on 28 June 2007.

**3. 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 25 July 2007 at 5.00pm.

#### 4. Plans List

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

a) **Unit 4 Centurion Office Park, Tribune Way, (Pages 7 - 12)  
York (07/01336/FULM)**

Two storey extension to existing office to provide office, laboratory and warehouse premises (1,773 sq m) [*Skelton, Rawcliffe, Clifton Without*].

b) **Ikon and Diva Night Club, Stirling Road, York (Pages 13 - 19)  
(07/01233/FUL)**

Alterations to existing elevations including new store entrance lobby and reconfiguration of existing car park to include service vehicle access [*Skelton, Rawcliffe, Clifton Without*].

c) **The Garth, Southfields Road, Strensall, York (Pages 20 - 27)  
(07/01322/FUL)**

Erection of new dwelling and detached garage. Erection of new detached garage to existing dwelling (resubmission) [*Strensall Ward*].

d) **Burton Green School, Burton Green, York (Pages 28 - 31)  
(07/01247/GRG3)**

Extension to existing security fencing [*Clifton Ward*].

#### 5. 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](mailto:jill.pickering@york.gov.uk)

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

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### **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.

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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

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City of York Council

Minutes

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MEETING	EAST AREA PLANNING SUB-COMMITTEE
DATE	28 JUNE 2007
PRESENT	COUNCILLORS MOORE (CHAIR), DOUGLAS, FIRTH, HYMAN, KING, PIERCE (SUB FOR CLLR FUNNELL) TAYLOR, WISEMAN AND VASSIE
APOLOGIES	COUNCILLORS CREGAN AND FUNNELL

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## 6. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda. No interests were declared.

## 7. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 17 May 2007 be approved and signed by the Chair as a correct record.

## 8. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

## 9. PLANS LIST

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

### 9a. Tang Hall Primary School, Sixth Avenue, York (07/01057/GRG3)

Members considered a general regulations application, submitted by Education, Planning and Resources, for alterations and extension to provide additional educational and community facilities at Tang Hall Primary School.

Officers outlined the details and confirmed that they did have concerns that the proposed development would not relate well to the layout of the existing structure and would cast shadow onto the existing school. They did agree that the change in layout of the space would make the area appear less daunting to the pupils.

Representations were received in support of the application from the Architect for the scheme, who explained that they had endeavoured to design a high profile building, which also involved a rebranding image for

the whole school to reflect the new and expanded uses. They hoped that this had resulted in a less foreboding entrance to the school.

Cllr Potter, as Ward Member and Chair of the Governors of Tang Hall Primary School, indicated her support for the scheme. She referred to the design of the existing school, which resulted in it being cold in winter and warm in summer, and she hoped that the new design would alleviate these problems. She confirmed that the newly designed entrance to the school would be landscaped and encourage entry. There had been no objections from neighbours and the scheme would provide additional community facilities, which would allow the school to become a children's centre.

Some Members expressed concerns that an opportunity had been missed to provide a light airy interior in the building. The Architect confirmed that there would be windows of appropriate size in every room and that building regulations and energy efficiency requirements made it difficult to provide larger areas of glazing. He also confirmed that consultation had been undertaken on the proposals with both the school and teachers and that no objections had been raised.

Members also felt that insufficient thought had been given to the sustainability issues in the development. The Architect stated that they were proposing zoned lighting, PIR sensors to control lighting and designing to BREEAM "very good" rating.

RESOLVED: That the application be approved subject to the conditions listed in the report and subject to the imposition of the following additional informative:

The applicant is invited to discuss the proposal with the council's sustainability officer.

REASON: 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 of the development on the visual quality of the area. As such the proposal complies with Policy ED1 and GP1 of the City of York Local Plan Deposit Draft.

**9b. 8 Church Road, Osbaldwick, York (07/01079/FUL)**

Members considered a full application, submitted by Mrs J M Sharples, for a single storey pitched roof side extension (resubmission) at 8 Church Road, Osbaldwick.

Officers updated that no objections had been received from Highways to the application. The Chair stated that the application site was a corner plot and that it would be necessary to retain the sight lines during building works. Officers confirmed that it would be possible to include an informative to cover this point.

Representations in support were received from the applicant who confirmed that, following refusal of a previous application, she had met the Planning Officer and that this application reduced both the height and width of the extension.

RESOLVED: That the application be approved subject to the conditions listed in the report and the addition of the following informative:

The application site lies at the corner of two streets. The applicant is requested to ensure that, in the interests of highway safety, the public highway adjacent to the site is kept clear of vehicles during construction of the extension.

REASON: 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 residential amenity of neighbours or the impact upon the street scene. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

CLLR R MOORE, Chair

The meeting started at 2.00 pm and finished at 2.45 pm.



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Design

CYE3A

Standard Employment Allocations

### **3.0 CONSULTATIONS**

#### 3.1 Internal

Highway Network Management - The car parking provided for Unit 4 is in excess of CYC standards as laid out in Annex E of the Local Plan, which states that a mixed use of 1250 sq m of B1 and 897 sq m of B8 should have a maximum of 35 spaces. Disabled car parking spaces should have additional 1.2m on both sides of the bay. The submitted plans show 44 spaces, this is above CYC standards.

Economic Development - Welcome the development and the increase in employment opportunities it would create.

Environmental Protection Unit - No objections.

City Development - No comments received at the time of writing the report.

#### 3.2 External

Clifton Without Parish Council - No comments received at the time of writing the report.

Public Consultation (site notice expires 25/07/07) - No comments received at the time of writing the report.

### **4.0 APPRAISAL**

#### 4.1 Key Issues:

- Development on employment land
- Design
- Highways / Car and Cycle Parking

4.2 Application Site - Unit 4 of Centurion Park is located towards the south east corner of this site with open Green Belt to the south and east with a former Roman camp close to its boundary, Unit 3 to the west and an unused section of Centurion Park to the north. Units 1, 2, 3 and 4 were developed as office accommodation approximately three years ago. Unit 3 is currently used as office accommodation but the other 3 units sit unoccupied.

4.3 A separate application has been submitted to erect a new building , Unit 5, to the north of the application site. Permission is sought for a mixed use B1/B8 facility at Unit 5. A further application has been submitted in outline for a care home to the south of Centurion Park. These applications will be heard at a future East Area Planning Committee. This application is being considered first due to the urgency

stipulated by the applicants so that, if approved, building work can start on Unit 4 and ADVA can relocate to the new premises as soon as possible.

4.4 Development on employment land - Local Plan Chapter 8: Employment, identifies Centurion Park as a Standard Employment Site. These sites are suitable for B1, B2, and B8 use and as the site is 2.6 ha in size Policy E3a states that at least 30% of the site should be reserved for B2/B8 uses. Currently the unit to the west of Centurion Park is B8 (vehicle warehouse) which accounts for approximately 23% of Centurion Park. The proposed development incorporates a significant element of warehouse facility which brings the level of B8 usage of Centurion Park to over 30%. It is therefore considered that the proposal satisfies Policy E3a.

4.5 In terms of employment levels it is anticipated that the site would employ 65 existing staff who would relocate from the existing ADVA site. 30 additional staff would be employed almost immediately with a further 20 staff expected to be employed within the following 12 months.

4.6 Design - Policy GP1 of the Local Plan states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings. The area surrounding the application site is dominated by office/light industrial units and car dealerships which are of typical design for these types of developments within an area with a retail/industrial emphasis. Unit 4 already exists on site, this application seeks permission to expand this. The proposed extension of Unit 4 follows the design principles contained within the existing unit and surrounding area, such as being of a similar height, incorporating rounded roofs and constructing the extension using similar materials to existing Unit 4 and the surrounding area. It is considered that the proposed development would appear visually in keeping with the character of the area. There is some space between the proposed development and the site boundary which gives scope for green landscaping which could soften the visual impact of this extension to Unit 4.

4.7 Highways / Car and Cycle Parking - Local car parking standards in line with PPG13: Transport are set out in Appendix E of the Local Plan. The data provides maximum car parking standards which should not be exceeded, this is to encourage more sustainable forms of travel. Unit 4 has 44 proposed car parking spaces, the Local Plan stipulates that this should be a maximum of 35. It is stated within the application that these car parking spaces have been provided in line with the requirements of the proposed user of the Unit. Whilst providing a greater number of car parking spaces is not to be encouraged this has to be balanced against a proposal which would create a significant number of jobs whilst making use of an employment site which has been vacant for a number of years. Bicycle parking is proposed for the site and this can be secured through a condition to ensure that a suitable number and quality of parking bays are provided.

4.8 Access to the unit would be via Tribune Way off Clifton Moorgate. Tribune Way serves Centurion Park and existing car dealerships and distribution centres. It is considered that the local highway network could accommodate the additional traffic that Unit 4 would generate.

## 5.0 CONCLUSION

Complies with Local Plan Policies.

**6.0 RECOMMENDATION:** Approve

1 TIME2

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

Drawing Numbers

4234A\_AL (00) 010

4234A\_AL (00) 011

4234A\_AL (00) 013

4234A\_AD (00) 014

received by The CoYC on 04/06/2007

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 HWAY10

4 Prior to the development commencing details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

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

5 Prior to the development commencing full details of car parking layout and turning areas shall be submitted to and approved in writing by the LPA and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

6 HWAY21

7 HWAY31

- 8 Prior to the development hereby approved commencing details of the footpath linking Tribune Way to Unit 4 shall be submitted to and approved in writing by the LPA, such footpath shall be constructed and available for use prior to the development coming into use.

Reason: To promote sustainable travel.

9 ARCH2

10 NOISE7

11 VISQ8

- 12 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. 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.

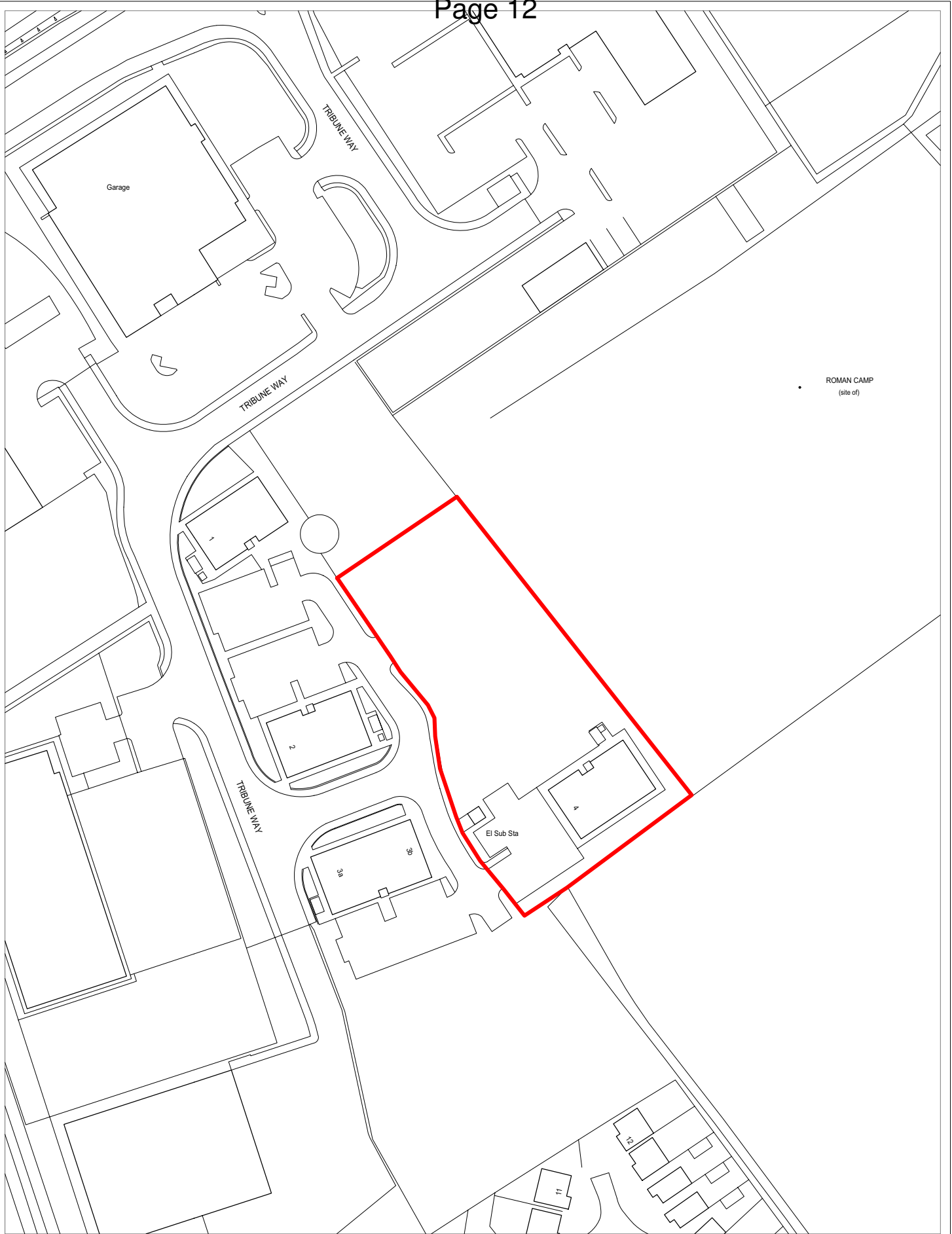
## **7.0 INFORMATIVES: Notes to Applicant**

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

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would utilise an existing employment site and not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the character and appearance of the area. As such the proposal complies with Policies GP1 and E3a of the City of York Draft Local Plan.

#### **Contact details:**

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



CITY OF  
**YORK**  
COUNCIL

UNIT 4, CENTURION PARK, TRIBUNE WAY - 07/01336



SCALE 1:1250  
Originating Group

DRAWN BY PSL  
Project

DATE 12/7/2007  
Drawing No.

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

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City of York Council LA 1000 20818





1.5 The revised plan shows within the application site there would be in total 84 parking bays designated for customers, 6 parking bays for staff and 3 parking bays for police station. In terms of cycle parking, 24 spaces would be provided. The existing parking for private hire taxis, taxi pick up/drop off area and two coach spaces would be removed.

#### 1.6 RELEVANT PLANNING HISTORY

1.7 05/01546/FULM: Change of use from nightclub (sui-generis) to retail bulky goods (Class A1). This application was withdrawn on 22.9.2005.

1.8 05/02323/FULM: Change of use from nightclub (sui-generis) to retail bulky goods (Class A1) (resubmission). Permission granted on 27.1.2006.

## 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:

CYGP1  
Design

CYGP4A  
Sustainability

CYGP9  
Landscaping

CYGP11  
Accessibility

CYT4  
Cycle parking standards

## 3.0 CONSULTATIONS

### INTERNAL:

3.1 Highway network management: Response received 22 June 2007 - No objections subject to condition.

### EXTERNAL:

3.2 Clifton Without Planning Panel: No response received 6 July 2007.

3.3 Rawcliffe Parish Council: Response received 10 July 2007. No objections. The Council supports the proposed increase in parking spaces from 81 to 84.

3.4 Clifton Moor Business Association: No response received 6 July 2007

3.5 Neighbours consulted: No response received 6 July 2007

#### **4.0 APPRAISAL**

4.1 The main issues to be considered are as follows:

- i. Design
- ii. Landscaping
- iii. Sustainability and cycle parking standards
- iv. Highway safety
- v. Accessibility

Design:

4.2 The former nightclub and the car parking area associated with the nightclub has been vacant for a number of years. Furthermore, the most prominent elevation of the building (west elevation) is currently a blank brick wall with almost no architectural features. Although part of the building is well screened by trees and hedges along the site boundary, due to its overall scale and its positioning the west elevation of the building in particular has a significant impact on the overall appearance of the area.

4.3 It is considered that the proposed installation of a large glazed entrance in the centre of the west elevation with vertical cladding panels above would contribute significantly not just to the architectural appearance of the building, but also to the visual amenity of the area.

4.4 The proposed alterations to the building, together with the reconfiguration of the existing car parking and vehicle access layouts would allow the site to be adapted more easily in the future by a prospective user for retail purposes, such that the work proposed would allow the site to be brought back to a more viable use.

Landscaping:

4.5 The Soft Landscape Plan submitted shows more trees and hedgerow will be planted within the site which would help to screen part of the site from public view. By condition the existing hedge along the site boundary will be protected.

Sustainability and Cycle parking standards:

4.6 The purpose of the proposed scheme is to allow the site to adapt more easily for retail purposes following the approval of the previous change of use application (planning ref. no. 05/02323/FULM). Hence the work proposed would increase the prospect of reusing an existing building, which would in turn be more sustainable

than replacing the existing building or erecting a new building for the same purpose elsewhere.

4.7 The scheme proposed would increase the number of cycle spaces within the site from 0 to 24 serving, according to the information provided 25 staff and 150 customers. In accordance with the Cycle parking standards set out in the City of York Draft Local Plan more cycle spaces should be provided. In addition, all cycle spaces should be covered. These are secured by condition.

Highway Safety:

4.8 The Highway Network Management has raised no highway concern regarding the proposed parking and access layouts. Hence subject to the relevant highway condition it is considered that the proposals would not detrimentally affect highway safety.

Accessibility:

4.9 In accordance with the standards set out in policy GP11 of the City of York Draft Local Plan 2005 the proposed pedestrian approach route would provide a clear and legible route to the building entrance, free from obstruction and with complete separation between the pedestrian and vehicles approaching the building. Furthermore disabled bays and drop off zones proposed would be sited in close proximity to the main entrance.

4.10 Having taken the above into account, it is considered that the proposed development accords with Planning Policy Statement No.1 "Delivering Sustainable Development" and policies set out in the City of York Local Plan. Hence, this application is recommended for approval.

## 5.0 CONCLUSION

For the above reasons 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:-

3630 2100 rev A, 3630 A2011 F, 3630 A0011 B, 3630 A4001 and 3630 A4011 rev C as received by the City of York Council on 21 May 2007, 4 July 2007 and on 6 July 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 landscaping scheme hereby approved (reference number 3630A/010507/PltschedA in conjunction with drawing number 3630 2100 rev A) 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.

- 4 None of the existing trees within the application site 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.

- 5 Details of all means of enclosure 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.

- 6 VISQ8

- 7 Prior to the development commencing details of external lighting including details of the level of illumination shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development hereby permitted shall be carried out in full accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise any adverse affects for neighbouring properties and the appearance of the locality.

- 8 Notwithstanding the information obtained on the approved plans, prior to the development commencing details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

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

- 9 The building shall not be occupied until the areas shown on the approved plans for parking and manoeuvring of motor vehicles have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

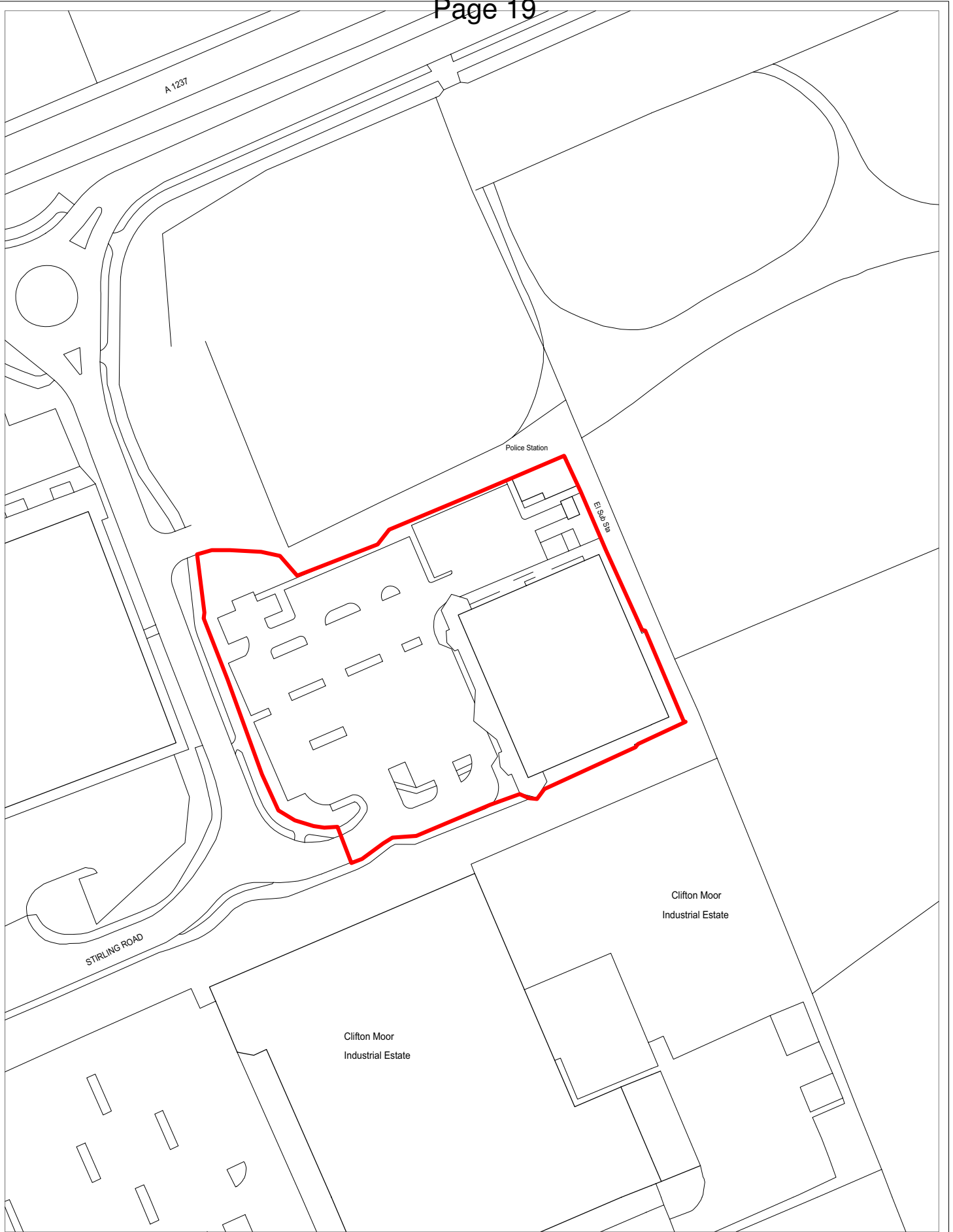
#### 1. REASON FOR APPROVAL

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 design, landscaping, sustainability, highway safety and accessibility. As such the proposal complies with Policies GP1, GP4a and GP9, GP11 and T4 of the City of York Local Plan Deposit Draft.

#### **Contact details:**

**Author:** Billy Wong Development Control Officer

**Tel No:** 01904 552750



CITY OF  
**YORK**  
COUNCIL

**IKON & DIVA SITE, STIRLING ROAD - 07/01233**



SCALE 1:1250  
Originating Group

DRAWN BY PSL  
Project

DATE 11/7/2007  
Drawing No.

**COMMITTEE REPORT**

**Committee:** East Area  
**Date:** 26 July 2007

**Ward:** Strensall  
**Parish:** Strensall And Towthorpe  
Parish Council

**Reference:** 07/01322/FUL  
**Application at:** The Garth Southfields Road Strensall York YO32 5UA  
**For:** Erection of new dwelling and detached garage. Erection of new detached garage to existing dwelling (resubmission)  
**By:** Mr And Mrs Thompson  
**Application Type:** Full Application  
**Target Date:** 27 July 2007

**1.0 PROPOSAL**

1.1 The application is, in essence, for the erection of a single dwellinghouse in the grounds of a residential dwelling. The main proposals comprise (1) Demolition of detached double garage (2) erection of a detached, 1.5-storey, 3-bedroom dwelling with integral garage and (3) erection of detached double garage to replace the garage that would be demolished.

1.2 The application is a resubmission of an application in April 2006. It was refused due to inadequate drainage information, impact on trees along the boundary, impact on adjacent occupiers and the scale of development being out of keeping with the character of its surroundings, including the adjacent conservation area.

1.3 The previous application was determined by officers. The current application is before members at the request of a ward councillor.

**2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

Conservation Area Strensall Village COMPLE

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYGP1  
Design

CYGP10  
Subdivision of gardens and infill devt

CYH4A  
Housing Windfalls

CYH5A  
Residential Density

CYT4  
Cycle parking standards

CYL1  
Open spaces in new residential devts

CYNE1  
Trees, woodlands, hedgerows

### **3.0 CONSULTATIONS**

#### **3.1 Internal**

Highway Network Management - No objections. Car parking and cycle storage are in accordance with council standards.

Design, Conservation and Sustainable Development (Conservation) - The location within the plot takes account of the landscape setting of the site adjacent to the conservation area. The existing trees within the site, which add to the character and amenity of the conservation area, can be retained. The design of the proposed house is generally in keeping with the style and character of the adjacent houses in Southfield Road. The location of the proposed new garage associated with The Garth is unlikely to have a negative visual impact on the character and appearance of the conservation area and is generally acceptable.

Design, Conservation and Sustainable Development (Environment) - There are no TPOs on or adjacent to the site but the southern part of it is in a conservation area. No objections subject to conditions to protect trees on the site. The applicant should seek the advice of an arboriculture consultant regarding the development and future management of the trees.

York Consultancy (Drainage) - Verbal response. There is no reason why adequate surface water drainage cannot be provided.

#### **3.2 External**

Parish Council - Objection. Cramped appearance out of character with neighbouring properties and the conservation area. Detrimental effect on the appearance of the area. Design out of keeping with the rural area. Conflict with policies GP1 and H4 of the draft local plan and the aims of PPS1. Even a modest increase in vehicular access and movement will affect safety and free flow of traffic. Drainage in the area is problematic.

Yorkshire Water - No objection subject to conditions. The situation regarding the sewerage network in the vicinity is complex due the number of unsurveyed private sewers of which Yorkshire Water has no record. The means by which the property known as "The Garth" drains to the public sewer is not known to us. The sewerage team does not believe that foul water flows from the development of a single property will lead to increased flooding from the public sewerage network. It is however essential that no surface water enters the public sewerage system and that an alternative outfall is found for its disposal via SUDS or to a watercourse.



Foss IDB - The applicant has been in touch with the Board regarding the surface water disposal from this site, which is intended to be discharged into Bone dyke. This watercourse has known capacity problems but the applicant is suggesting that the discharge can be regulated so that no greater flow into the watercourse will be discharged following the development that currently exists. The Board recommends that any approval granted is subject to conditions.

Cllr Madeleine Kirk - Objection. Any further development in the area would exacerbate existing drainage problems. Overdevelopment in a conservation area where this type of development is inappropriate. Poor access, including for emergency vehicles. Impact on trees. The mature ash tree on the site should be protected by TPO.

Public Consultation - Three objections have been received raising the following planning issues: Overdevelopment, scale out of keeping with the area, inadequate drainage, visual amenity, overlooking, overshadowing, traffic generation/highway safety, impact on trees, design out of keeping with neighbouring properties.

## **4.0 APPRAISAL**

### **4.1 Key Issues**

Housing provision and sustainability.

Scale and appearance.

Drainage.

Impact on the conservation area.

Impact on trees

Neighbour amenity.

Access and Parking.

Provision of open space.

### **4.2 The Application Site**

The site lies between the fronts of the two adjacent houses (The Garth and Lawnswood) at the end of an unmade road within the development limits of Strensall village. The site is adjacent to open farmland and the green belt. The southern edge of the site is in Strensall conservation area. The area is residential in a leafy setting. There are no tree preservation orders (TPO) on or adjacent to the property.

### **4.3 Housing Provision and Sustainability**

The site is brownfield in a sustainable, residential location close to public transport and local services. The principle of developing the site for housing is acceptable. The site area is approximately 0.037ha, giving a development density of 27dph. This is acceptable bearing in mind the character of the area and the relatively-prominent position of the site.

### **4.4 Scale and Visual Appearance**

The scale and appearance of the proposed dwelling have changed significantly from the previous application. The height has been reduced by over 2m to 6.9m and, unlike the previous application, the garage to the proposed dwelling is integral rather than detached. The replacement garage for the occupiers of The Garth would be located to the side of the existing house rather than being in front of it. The scale,

character and appearance of the new dwelling are now in keeping with the street scene.

#### 4.5 Drainage

The area suffers from longstanding drainage problems. The situation regarding the sewerage network in the vicinity is complex due the number of unsurveyed private sewers.

The main public sewer is in The Village, ie the public highway to the north of the site. The sewer carries combined (foul and surface water) flows. There have been a few incidents of flooding reported by local residents. These generally appear to relate to one-off sewer blockages and occasional high water levels in the public sewer both during and after rainfall. It is very likely that some of the flooding described by objectors is related to problems on the private sewer and land drainage networks. Yorkshire Water's records (which only refer to incidents at the sewers under Yorkshire Water's control) do not indicate widespread sewerage problems or recurring sewer problem hotspots. Yorkshire Water does not believe that foul-only flows from the development of a single property will lead to increased flooding from the public sewerage network. It is however essential that no surface water enters the public sewerage system and that an alternative outfall is found for its disposal via SUDS or to watercourse. This can be ensured by conditions.

#### 4.6 Impact on Trees and the Conservation Area

The proposed house and replacement garage are unlikely to have a negative visual impact on the character and appearance of the conservation area. The existing trees within the site add to the character and amenity of the conservation area and would be retained. The revisions move the house further from the southern boundary thereby reducing the impact on the mature boundary hedge. Whilst the trees on the site have amenity value they would not be suitable for a TPO as they are not visible from a public area. Nevertheless the trees are worthy of protection during construction. Conditions should be attached to this effect.

#### 4.7 Neighbour Amenity

The only materially affected property is the existing house at The Garth. This is the home of the applicant. The impact on the occupiers of the proposed house (existing and future) is insufficient to justify refusal. Nevertheless, permitted development rights should be removed due to the prominent location of the site and its proximity to adjacent occupiers.

#### 4.8 Access and Parking

The additional traffic generated by the development is unlikely to have any material impact on highway safety. Off-street car parking for the new dwelling would be in accordance with council standards and adequate cycle storage would be provided.

#### 4.9 Public Open Space

An open space contribution of £1,483 would be required. This can be made the subject of a planning condition and a s.106 agreement.

## 5.0 CONCLUSION

5.1 The proposal is acceptable in terms of housing provision, sustainability, drainage, impact on trees, neighbour amenity, impact on the conservation area, scale and appearance, open space and highway issues. The application complies with policies GP1, GP4a, GP10, H4a, H5a, T4, NE1 and L1 of the City of York Local Plan Deposit Draft. An open space contribution of £1,483 would be required if planning permission were granted.

## 6.0 RECOMMENDATION: Approve

1 TIME2

2 The development hereby permitted shall be carried out only in accordance with the approved plans received 1 June 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 All construction shall adhere to British Standards 5837 (2005) 'Trees in relation to construction'. Trees shown to be retained shall be protected by the following measures:-

(i) Prior to commencement on site of demolition, site preparation, building or other development operations, including the importing of materials and any excavations, protective fencing to BS5837 shall be erected around all existing trees shown to be retained and neighbouring trees where they may also be affected. Before commencement on site the protective fencing line shall be shown on a plan and agreed with the local authority and subsequently adhered to at all times during development to create exclusion zones.

(ii) None of the following activities shall take place within the protective fencing: excavation, raising of levels, storage of any materials or top soil, burning, parking or manoeuvring of vehicles, no site hits, no mixing of cement, no disposing of washings, no stored fuel, no new service runs. The fencing shall remain secured in position throughout the construction process including the demolition works. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing.

(iv) No trenches, pipe runs for services or drains shall be routed under the crown spread of any tree without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard existing trees on the site in the interests of visual amenity.

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

Reason: In the interest of satisfactory and sustainable drainage.

- 5 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.

Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.

- 6 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority, in consultation with the internal drainage board.

Reason: To ensure that the development can be properly drained.

- 7 Unless otherwise approved in writing by the local planning authority no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that no foul discharges take place until proper provision has been made for their disposal.

- 8 HWAY19

- 9 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 £1,483.

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.

10 VISQ8

11 Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 6.9 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, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

12 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 Schedule 2 Part 1 of that Order shall not be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the adjoining residents the Local Planning Authority considers that it should exercise control over any future extensions or alterations 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.

## **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, sustainability, drainage, impact on trees, neighbour amenity, impact on the conservation area, scale and appearance, open space and highway issues. The application complies with policies GP1, GP4a, GP10, H4a, H5a, T4, NE1 and L1 of the City of York Local Plan Deposit Draft.

### **Contact details:**

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Telephone: 01904 551550

**THE GARTH, SOUTHFIELDS ROAD, STRENSALL - 07/1322/FUL**

SCALE: 1:1250	DRAWN BY: PSL	DATE 11/7/2007
Originating Group:	Project	Drawing No.



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## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 26 July 2007

**Ward:** Clifton  
**Parish:** Clifton Planning Panel

**Reference:** 07/01247/GRG3  
**Application at:** Burton Green School Burton Green York YO30 6JZ  
**For:** Extension to existing security fencing  
**By:** Sally Taylor  
**Application Type:** General Regulations (Reg3)  
**Target Date:** 30 July 2007

### 1.0 PROPOSAL

This application seeks planning permission under General Regulation to extend the existing security fencing at approx 2400mm above ground level which will match the existing fencing to provide a secure enclosure for an extended tarmac play area.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Schools Burton Green Infant 0186

2.2 Policies:

CYGP1  
Design

### 3.0 CONSULTATIONS

3.1 Internal

3.1.1 Highway Regulation - Highway Regulation Officers have no objections to the scheme.

3.2 External

3.2.1 Parish Council - Clifton Planning Panel - No objections

3.2.2 Neighbour Response - No objections from consulted neighbours.

### 4.0 APPRAISAL

4.1 Key issue(s): Visual impact on the surrounding area

4.2 Draft Local Plan Policy CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 Planning Permission is only required for the security fencing because it is over 2 metres in height. Permission is not required to extend the secure area within the allocated land

#### 4.4 ASSESSMENT

4.5 The school building is positioned in the middle with two separate playgrounds with security fencing and locked access gates, which provide access to the playing fields, these are positioned in an L shape around the school. Beyond this is stray land, which has public access. To the south of the school is Burton Green housing estate and the school entrance.

4.6 The intension is to move the existing fence approx 2 metre to the north area of the school and extend the boundary area to increase the existing tarmac play area. The proposed fence would be 2.4 metres high and would match the existing fencing design of green metal with corrugated pale tops. The security fencing will have a gated access to maintain the high level of security within the school.

4.7 The design of the proposed fencing as existing maintains openness of the area and blends in as an essential feature of the school. It is considered that the security fencing would have no adverse effect on visual amenity for the school as existing and the surrounding area.

4.8 There is adequate boundary treatment around the school and the position of the proposal is not close to any residential properties therefore will not result in any detrimental impact to residential amenity.

#### 5.0 CONCLUSION

It is considered that the proposed extension to the existing security fencing would not significantly harm the visual amenity of Burton Green School or the surrounding area.

**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:-

Approved Plans Drawing No SK1/1

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**

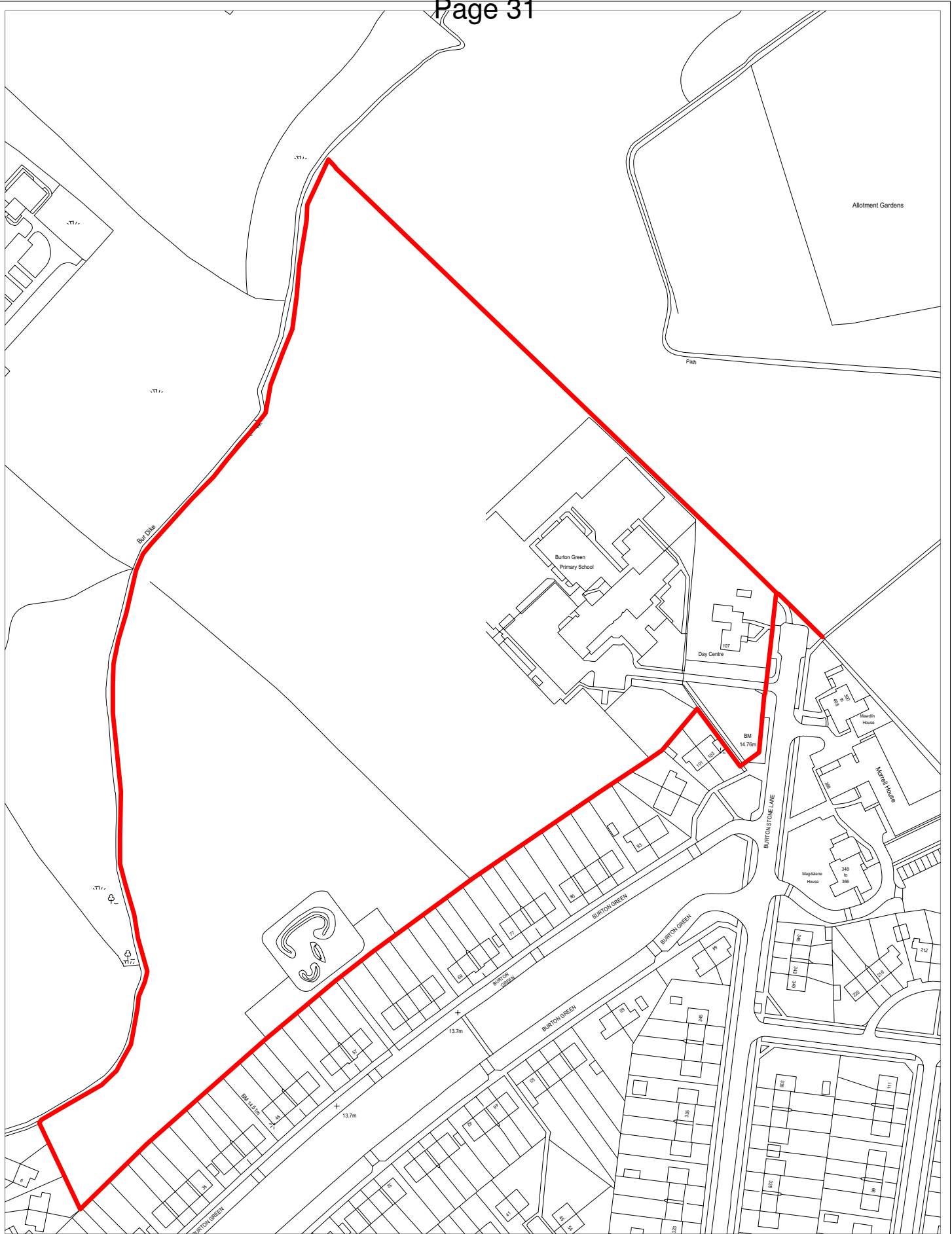
#### 1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed below, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity. The proposed development is of a scale and design appropriate to the character and appearance of the locality and will meet a recognised need. As such the proposal complies with Policy GP1 of the City of York Local Plan Deposit Draft.

#### **Contact details:**

**Author:** Sharon Lickers Development Control Assistant

**Tel No:** 01904 551359



CITY OF  
**YORK**  
COUNCIL

**BURTON GREEN PRIMARY SCHOOL - 07/1247/GRG3**

SCALE 1:2000  
Originating Group

DRAWN BY PSL  
Project

DATE 11/7/2007  
Drawing No.



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