



## Notice of meeting of

### Planning Committee

- To:** Councillors R Watson (Chair), Crisp, D'Agorne, Firth, Funnell, Galvin, Horton, Hudson, Jamieson-Ball, Moore, Pierce, Potter (Vice-Chair), Reid, Simpson-Laing, Vassie and Wiseman
- Date:** Wednesday, 21 January 2009
- Time:** 4.30 pm
- Venue:** The Guildhall, York

**There will be no site visits for this meeting**

### AGENDA

**Please note that at 3.30pm the meeting will be preceded by a presentation on the application for an HSBC Data Centre on the Vangarde Site at Monks Cross. The agents acting on behalf of HSBC, will present the proposals to Members and clarify any points raised.**

#### 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 - 8)

To approve and sign the minutes of the last meeting of the Planning Committee held on 23 December 2008.

#### 3. **Public Participation**

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

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

#### **4. Plans List**

This item invites Members to determine the following planning applications:

**a) Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/02572/REMM) (Pages 9 - 22)**

Reserved matters application for the erection of an academic building with access, cycle parking, disabled parking and landscaping (Hub Building) following previous approval of outline application 04/01700/OUT. [*Heslington Ward*]

**b) Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/02573/REMM) (Pages 23 - 36)**

Reserved matters application for the erection of an academic building with associated access, cycle parking, and landscaping (Law and Management Building) following previous approval of outline application 04/01700/OUT. [*Heslington Ward*]

#### **5. Any other business, which the Chair considers urgent under the Local Government Act 1972.**

#### Democracy Officer:

Name: Jill Pickering

Contact Details:

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

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

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of report

Contact details are set out above.

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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

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City of York Council

Committee Minutes

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MEETING	PLANNING COMMITTEE
DATE	23 DECEMBER 2008
PRESENT	COUNCILLORS R WATSON (CHAIR), FIRTH, FUNNELL, GALVIN, HUDSON, JAMIESON-BALL, MOORE, PIERCE, POTTER (VICE-CHAIR), REID, SIMPSON-LAING, VASSIE, KING (SUB FOR CLLR HORTON), GILLIES (SUB FOR CLLR WISEMAN), TAYLOR (SUB FOR CLLR D'AGORNE) AND LOOKER (SUB FOR CLLR CRISP)
APOLOGIES	COUNCILLORS CRISP, D'AGORNE, HORTON AND WISEMAN

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**39. 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.

Councillor Jamieson-Ball declared a personal prejudicial interest in Plans item 4a (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as he had spoken at the Planning Inquiry regarding the outline permission and he left the room and took no part in the discussion or voting thereon.

Councillor Pierce declared a personal non-prejudicial interest in Plans item 4a (Proposed University Campus lying between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York) as a member of the Heslington East Community Forum and former member of staff and student of the University.

**40. MINUTES**

RESOLVED: That the minutes of the last meeting of the Committee held on 20 November 2008 be approved and signed by the Chair as a correct record.

**41. PUBLIC PARTICIPATION**

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

**42. PLANS LIST**

Members considered a report of the Assistant Director (Planning and Sustainable Development), relating to the following planning application, outlining the proposal and relevant planning considerations and setting out the views and advice of consultees and officers.

**42a Proposed University Campus Lying Between Field Lane, Common Lane, A64 Trunk Road and Hull Road, York (08/02446/REMM)**

Members considered a major reserved matters application, submitted by the University of York, for the erection of an academic building with access, cycle parking, disabled parking and landscaping (Computer Science Building) following previous approval of outline application 04/01700/OUT.

Officers circulated an update relating to the following points:

- The Internal Drainage Board had no objections subject to the addition of a condition relating to the surface water drainage system;
- Amended plans had been received which omitted the windows to the wc's, included additional cladding in lieu of curtain walling on two end stairwells and amended the shape of some of the windows near to the atrium;
- An amended list of plans would be required in Condition 1, if approval was granted;
- Highways had no objections subject to conditions relating to the provision of cycle parking facilities and of shower and changing facilities;
- Details of cycle parking provision in relation to staff, students and visitors;
- Confirmed that the planning application for the biomass boiler for the site would be submitted before the end of December 2008;
- In relation to the Highway comments it was reported that the new plan provided for additional cycle parking north of the Theatre, Film and Television Building (TFTV) and therefore no additional spaces were required;
- Comments from Urban Design in which they requested that all external plant was located to the rear of the glazed lantern stairwells away from the roof edge to ensure a crisp finish to the roof was maintained;
- The Landscape Architect had confirmed that the University were flexible on the provision of a more diverse range of apple species and were happy to review the mix via condition;
- Yorkshire Water had submitted an application for a foul pumping station to the west of the TFTV Building and details of the off site foul water transmission was known to Yorkshire Water.

Officers also circulated a sheet of revisions to the table, on page 36 of the report, detailing totals of the built development, which was being updated as the Heslington East development progressed. A booklet of 3D visualisations of the proposed building together with a landscape strategy plan were also circulated.

Representations in support of the application were received from the applicants Planning Consultant who confirmed that this was a key building in the Heslington East development. He stated that this would be a world class facility, which he felt would sit comfortably in its surroundings. He reported that details in relation to cycle parking, landscaping and the biomass boiler had now been confirmed and he requested the Committee to support the recommendation for approval.

Members questioned the following points:

- Details of the panels to be used in the elevations, which were described as fibrous cement panels produced in a range of colours and which would be subject to approval by the Local Planning Authority;
- The types of apple tree to be provided in the orchard.

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

Amended Condition 1: The development hereby permitted shall be carried out only in accordance with the following plans:- 023; (9-)I201, D(PLA)A001, D(PLA)A002, D(PLA)A003, D(PLA)A004, D(PLA)A005, D(PLA)A006, D(PLA)A007, D(PLA)A008, D(PLA)A009, D(PLA)A0010A, D(PLA)A0011A, D(PLA)A0012A, D(PLA)A0013A, D(PL)AO18A and SKA 220908I or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Additional Condition: The final design of the surface water system from this development shall be dependent upon the final design of the storage lakes being approved by the Local Planning Authority.<sup>1</sup>

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the principle of the use, scale and appearance of the building, landscaping, transport, sustainability, drainage and constructional impact. As such the proposal complies with Policies GP4a, GP9, GP15A, NE7, ED9 and T4 of the City of York Local Plan Deposit Draft.

Action Required

1. Issue the decision notice and include on the weekly planning decision list within the agreed timescales.

SS

**43. HESLINGTON CONSERVATION AREA APPRAISAL: CONSULTATION DRAFT**

Members considered a report, which set out the draft appraisal of the Heslington Conservation Area for approval for public consultation, including a list of consultees and a map of the consultation area. A copy of the leaflet, which summarised the appraisal findings and invited local residents to submit their views was circulated at the meeting.

Officers reminded Members that following approval of the planning application for the expansion of the university campus, by the Secretary of State, it had been perceived that the expansion might bring additional pressures to bear on the conservation area. In order to assist in protecting the special character and appearance of the area it was decided that a conservation area appraisal should be commissioned. This had been

produced by a firm of independent conservation consultants to a brief produced by the City of York Council.

In answer to Members comments Officers confirmed that Conservation Areas had a legal status and that there were constraints on the wording to be used when compiling appraisals.

The Local Member requested that the proposed leaflet drop be extended to Common Lane/Langwith Lane, south of the village, which Officers confirmed would be undertaken. <sup>1</sup>.

Members congratulated Officers on the interesting well put together document and considered the following options whilst making a number of points, which they felt, would strengthen the document.

- 1 – approve the draft document for consultation purposes and to approve the method and range of consultation
- 2 – amend the draft document and/or change the method and range of the consultation process
- 3 – do not approve the draft document for consultation

RESOLVED: (i) That subject to inclusion of the following points approval be given to the draft Heslington Village Conservation Area Appraisal, as proposed in Annex A, for use as a consultation document and approval given to the public consultation method proposed:

- Acknowledge the planning approvals already given in relation to Heslington East and how they will affect the area;
- Amplification of the references to the soft landscaping areas at the southern end of the village as significant areas in their own right;
- Inclusion of additional information in relation to Heslington Hall, its walled garden and its context to Heslington East;
- In Section 10 - Future Management Suggestions, inclusion of a paragraph stating that particular attention should be paid to signage in Main Street;
- Amendment of Annex B to refer to Yorkshire Water rather than 'Waterways' and the inclusion of other Utilities in the Consultee List; <sup>2</sup>.

(ii) That the Assistant Director (Planning and Sustainable Development) in conjunction with the Chair and Vice Chair be delegated authority to agree the final wording of the appraisal. <sup>3</sup>.

REASON: (i) The document has been prepared in accordance with current guidance from English Heritage. It has adopted a rigorous approach to the assessment of the Heslington Conservation Area and as a consultation



document it is clearly written and capable of being amended where required.

- (ii) The boundary review has been carried out in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and it has adopted relevant criteria a set out in PPG 15 and also as described in the latest guidance documents from English Heritage.
- (iii) The proposed consultation process would be based on previous practice.

Action Required

- 1. Consultation leaflet drop extended to include Common Lane/Langwith Lane. SS
- 2/3. Draft Conservation Area Appraisal to be used as consultation document following agreement of wording. SS

**44. REVISIONS TO THE 2006 DEVELOPMENT BRIEF FOR THE TERRY'S FACTORY SITE**

Members considered a report, which detailed proposed revisions to the original 2006 Development Brief for the Terry's Factory site, which it was proposed to deposit for public consultation in early 2009.

The 2006 Brief had set out the Council's requirements and aspirations for the development of the site as an employment led, mixed use development with careful consideration being given to its landscape setting, conservation area status and listed buildings. Following refusal of planning permission in August for the site, it had been agreed that Officers would work in partnership with the developers and that the Development Brief should be re-examined to acknowledge changes in national, regional and local policies since 2006.

An updated Appendix 1 to the report, which included the full schedule of Officer revisions, had been circulated prior to the meeting. Copies of the full document, with tracked changes, were circulated at the meeting.

In answer to Members questions Officers confirmed that once approved the Brief would be fed into the Local Development Framework as a planning guidance document.

Consideration was given to the following options:

- 1. Approve the Revisions to the Development Brief, as proposed in this report, as the basis for public consultation and negotiation of a master planned approach to the re-development of the site and consideration of planning applications and listed building/conservation area consent applications for the site.
- 2. Do not approve the Revisions to the Development Brief, as revised, and request a new Development Brief is drafted with an alternative approach.

- RESOLVED: (i) That subject to incorporation of the following points approval be given to the December 2008 revisions to the 2006 Terry's Development Brief for the purposes of public consultation in January 2009:
- Inclusion in the vision and objectives section of reference to good quality housing;
  - Inclusion of the need for planning applications to meet the principles of 'Secured by Design';
  - Use of plain English, in particular in Paragraph 8.17 relating to open space;
  - Include reference to work being undertaken in relation to the Council motion to promote a Bishopthorpe Relief Road. <sup>1</sup>.
- (ii) That the Assistant Director (Planning and Sustainable Development) in conjunction with the Chair and Vice Chair be delegated authority to agree the final wording of the development brief. <sup>2</sup>.

REASONS: (i) The redevelopment of the site is an important opportunity support the York economy. An up-to-date Development Brief is considered the most appropriate approach for the Council to set out a vision, objectives and clear guidance for a new sustainable employment led mixed-use development to create a community of complementary uses.

The conservation importance and prominent setting of the site require detailed consideration and an up-to-date Development Brief is considered the most appropriate approach for the Council to set out the key considerations for the site and requirements of potential developers.

- (ii) To ensure that the wording of the Development Brief is in line with the Committee's comments.

Action Required

1/2. Following agreement of the wording, Officers to use the revised 2006 Terry's Development Brief for the purpose of public consultation.

SS

R WATSON, Chair

[The meeting started at 4.30 pm and finished at 5.45 pm].



08/01751/REMM for the erection of a Theatre, Film and Television building (TFTV). Approved by the Planning Committee and formally granted consent on 20 November 2008.

08/02446/REMM for the erection of a computer science building. Approved by the Planning Committee and formally granted consent on 23 December 2008.

1.5 Other major applications for development within Cluster 1 have been submitted and are under consideration. These include:

08/02043/REMM for the construction of a car park and bus interchange with associated footpaths, cycleways and landscaping

08/02543/REMM for the construction of a central lake and raising of Kimberlow Hill

08/02573/REMM - for the erection of a law and management building.

## **2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

Contaminated Land :

City Boundary : York City Boundary 0001

DC Area Teams : East Area (1) 0003

2.2 Policies:

CYGP1  
Design

CYGP4A  
Sustainability

CYGP9  
Landscaping

CGP15A  
Development and Flood Risk

CYNE7  
Habitat protection and creation

CYT4  
Cycle parking standards

CYED9

University of York New Campus

### 3.0 CONSULTATIONS

Internal

3.1 Environmental Protection Unit - The various conditions of the outline consent relating to construction should be adhered to at all times during construction.

3.2 Environment, Conservation, Sustainable Development (Sustainability) - No objections. The sustainability aspects of the building are welcome.

3.3 Highways - No highway objections to the application subject to prior provision of cycle facilities, the pedestrian ribbon and the university transit system.

3.4 Environment, Conservation, Sustainable Development (Urban Design) - This is the key building in Cluster 1. It has a very successful design which will be much valued by users. The spaces between the Hub building and the lake should offer great opportunities for formal and informal events. The waterside location should be very agreeable and the study pods - surrounded by water - will be a particular delight. The roofscape - which is interesting - should be protected from any future M&E equipment which may be required and which would seriously detract from the quality of the architecture.

3.5 Environment, Conservation, Sustainable Development (Landscape) - The landscape Strategy is acceptable in principle, subject to resolution of the following concerns, particularly that the building at ground floor level does not have a sufficient public face onto the Central Square. The text in the supporting document states that the Hub building, with its ground floor café overlooking and opening on to the square, would bring animation and vibrancy to this space. This application does not achieve this aspiration. Nevertheless, the red line boundary does not include the Central Square and the Hub Basin (except the study pods). They will be submitted with the Central Vista, which should include a clear rationale as to the design and function of the spaces. In order to improve the relationship between the Hub and the Central Square, the currently indicative landscape proposals may need revising. The purpose of the indicative building to the east of the central square is not currently known but it should have a symbiotic relationship with the function of the square in order to ensure that it is indeed an animated space.

3.6 Structures and Drainage - The site is in flood zone 1 and should not suffer from river flooding. Insufficient information has been provided by the developer to determine the impact the proposals may have on existing drainage systems. The surface water drainage system should be designed to accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Provision of the required information should be made a condition of approval. At present the permanent drainage system is not in place, nor a temporary solution for during the construction period. No development should take place nor any drainage conditions discharged relating to this development until the temporary drainage solution is approved by the Environmental Agency and the IDB and implemented.

External

3.7 Heslington Forum including Heslington Parish Council - The University gave a brief presentation to the forum on 4 September 2008 prior to submission. No specific comments on the proposals were made by forum members

3.8 Dunnington Parish Council - Environmental concerns regarding the amount of land reserved for parks. It's a waste of agricultural land [Officers' response - The parkland surrounding the allocated area is not part of the current application]

3.9 Osbaldwick Parish Council - The parish council considers that it has not been given enough time to make informative comment. [Officers' response - The parish council has been told that any representations received up to the date of committee will be reported verbally by officers at the meeting]

3.10 Environment Agency - No objections. Informative comments only.

3.11 Yorkshire Water - The submitted drainage statement is satisfactory. No objection in principle to the separate systems of drainage on and off site. However the drawings show no details of off-site foul/surface water transmission, point of connection and waste water treatment.

3.12 Ouse and Derwent Internal Drainage Board - No objection to the means by which surface water is directed to the main lake. But the board has concerns about the design of the main lake. Approval of this application prior to the design of the temporary and main lake being agreed would be premature. If the council is minded to approve the application it should be conditional upon the design of the lakes being approved by the council in conjunction with the Drainage Board.

3.13 York Natural Environment Panel - The Hub doesn't appear to have a major impact on the adjacent landscape. Welcome the SUDS scheme for surface water drainage.

3.14 Public Consultation - The consultation period expired on 29 December 2008. No representations have been received.

## **4.0 APPRAISAL**

### **4.1 Key Issues**

Principle of the Use  
Scale and Appearance  
Transport Issues  
Sustainability  
Drainage  
Landscape  
Phasing of Development

### **Relevant Local Plan Policies**

4.2 Planning Policy Statement 1 (PPS1) sets out the government's overarching planning policies. It sets out the importance of good design in making places better

for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

4.3 PPS25 aims to: ensure that flood risk is taken into account in the planning process; avoid inappropriate development in areas at risk of flooding; and direct development away from areas at highest risk.

4.4 The Draft Local Plan including the 4th set of changes was approved in April 2005. Policy GP1 - 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, spaces and vegetation.

4.5 Policy GP4a - Proposals for all development should have regard to the principles of sustainable development.

4.6 GP9 - Where appropriate, development proposals should incorporate a suitable landscaping scheme that is an integral part of the proposals; includes an appropriate range of species, reflects the character of the area; enhances the attractiveness of key transport corridors; and includes a planting specification where appropriate.

4.7 GP15a - Developers should ensure that the site can be developed, serviced and occupied safely and that discharges from new development should not exceed the capacity of existing/proposed sewers and watercourses.

4.8 NE7 - Development proposals should retain and, where possible, enhance important natural habitats.

4.9 ED9 - The scale, layout and design of the new campus at Heslington East should have regard to, inter alia, a comprehensive landscape scheme including publicly accessible public open space and a comprehensive network of pedestrian/cycle routes between campuses.

4.10 T4 - Seeks to promote cycling and states that all new development should provide storage for cycles in accordance with the standards in the local plan.

### **Principle of the Use**

4.11 The use of the site as part of a new campus was accepted when the Secretary of State granted outline consent in 2007. Moreover, the use accords with the adopted development brief, the land use plan C(i) approved as part of the outline consent and the masterplan for the campus.

### **Scale and Appearance**

4.12 This is the key building in Cluster 1, with its striking appearance, lakeside location and proximity to open space. The combination of timber, steel and copper cladding should age well giving the building an attractive appearance over its lifetime. The design of the building accords with the approved masterplan for the campus. The building would be in keeping with the scale of adjacent buildings and within the height limit imposed by the outline consent.

4.13 The applicant has agreed to a condition requiring details of all external materials (which would include colours) to be submitted for approval. A further condition should be attached preventing telecom equipment, etc, being installed on the roof.

### **Transport**

4.14 Pedestrian and cycle links would connect the building to the pedestrian ribbon to the north and to the movement spine to the south. 94 cycle spaces for students and staff would be provided within two covered stores to the north of the hub building. A further 13 spaces would be provided for visitors. Showers, changing areas and lockers for use by cyclists would be provided within the building.

4.15 Public transport would be provided (a) to the north of the site by the First York No.4 bus service at the bus interchange, and (b) to the south by the University Transit System along the movement spine.

4.16 Service and refuse vehicles would be able to access the building from the north via the barrier-controlled northern service road. An alternative access for vehicles wishing to service the building would be available via the central vista.

4.17 The nearest parking area for visitors would be the 132 space car park adjoining the bus interchange. The application is supported by a transport statement prepared by the University's transport consultants. Their calculations demonstrate that the predicted increase in traffic associated with the development will not exceed the traffic thresholds where mitigation measures would be required.

4.18 As the campus develops, the proposed university transit system (UTS) will link Heslington West with Grimston Bar, via the new campus. The provision of a UTS has been a key element of the university's transport strategy for some years. A condition should be attached requiring the UTS to be operational when the Hub building is first brought into use. The condition is required due to the high number of people forecast to use the Hub building, the associated peak flows, the distance from the proposed bus interchange and the limited on-site car parking.

### **Sustainability**

4.19 The sustainability statement submitted with the application is acceptable. The application is accompanied by the university's Renewable Energy Strategy for Cluster 1, which is the same as was considered as part of the application for the TFTV building.

4.20 The sustainability aspects of the building are welcome. They include (a) effective carbon management principles and measures to reduce carbon emissions; (b) commitment to achieve at least a BREEAM rating of 'very good'; (c) efficient use of resources via energy and water conservation measures, the use of environmentally friendly materials and a commitment to achieve 10% renewable energy generation; and (d) integrated waste and recycling facilities.

4.21 Conditions should be attached requiring a BREEAM assessment of 'very good', 10% of energy needs to be from renewable sources and Building Regulations Part L to be achieved as a minimum.



## **Drainage**

4.22 The site is in flood zone 1 and should not suffer from river flooding. Surface water from the building would be drained by gravity to a lake along the southern side of the site. The water would be stored in the lake and released at agricultural rates into local watercourses. These principles were accepted by the inspector at the public inquiry.

4.23 Surface water from the building would be drained by a combination of proprietary and open channels (swales). They would drain into the lake on the south side of the site. This method of drainage is sustainable and acceptable to officers, subject to the details being submitted for approval.

4.24 However, insufficient information has been provided by the developer to determine the impact the proposals may have on existing drainage systems beyond the boundaries of the application site. Provision of the required information should be made a condition of approval.

4.25 This development forms a part of the new campus and overall drainage strategy. At present the permanent drainage system is not in place, nor a temporary solution for during construction. The Environment Agency and the Internal Drainage Board are considering a temporary solution including the impact on downstream watercourses. No development should take place nor any drainage conditions discharged relating to this development until the temporary drainage solution is approved by the Environment Agency and IDB and implemented.

4.26 Condition 20 of the outline consent requires details of foul drainage to be submitted for approval. Foul water from the building would be fed by gravity to the south-west corner of Cluster 1 where it would be pumped by a new pumping station to a new main sewer that would run alongside the northern service road. Yorkshire Water has no objection in principle to the separate systems of drainage on and off site subject to details being submitted for approval.

## **Landscape**

4.27 The building has strong links to the other cluster buildings, the academic square and the UTS. The lecture theatre element provides a good visual focus and visual pivotal node for the central vista, central square, and lake. The square itself relates well to the water front and the end of the central green wedge. However, the detail of the building raises some concerns. Particularly that the building at ground floor level does not have a sufficient public face onto the square.

4.28 The supporting statement accompanying the planning application states that the Hub building would be at the focal point of Cluster 1 and would face the Central Square. The statement refers to the approved design brief, which states that the square should be able to support outside arts and other types of performance. The statement also claims that the Hub building with its ground floor café overlooking and opening on to the square would bring animation and vibrancy to the space. But the square would not be easily visible from within the building (although the roof terrace on the second floor would provide an isolated viewing space). No active openings would directly face the square and views from within the building would be largely blocked by the blank elevation of the theatre building.

4.29 Moreover, the external area immediately outside the main entrance would be relatively restricted should there be gatherings of people. It may be possible to overcome this by altering the line of the basin to create a larger hard space outside of the main entrance. The pods are an attractive additional feature that benefit from the lakeside location but there are no views out across the basin and beyond from 'public' upper levels given that the study pods obscure the main atrium views at ground level. Nevertheless it may be that the role of these views in the hub-basin relationship is not considered so important.

4.30 The landscape Strategy is acceptable in principle, subject to resolution of the above concerns. Details and locations of seating will be required as an integral element of the detailed landscape scheme. However, as the central square does not form part of this application (despite being shown on the submitted landscape strategy plan) these latter comments can be dealt with later. The landscape sections are acceptable. Details for the hard landscaping can be agreed under condition as can the planting.

### Phasing of Development

4.31 Members have asked to be kept informed of the extent to which the reserved matters applications contribute to the quantum of development approved by the outline consent. Condition 4 of the outline permission states that: "..... the developed footprint within the allocated area '... shall not exceed 23% of that area. " The following table, prepared by the applicant, shows the individual and cumulative contribution that the recent/current applications make towards the 23% maximum. The table shows that the applications together account for less than 23% of the permissible development footprint of the new campus.

**Table 1 – Cumulative Developed Footprint, Heslington East Campus, University of York.**

Application	Application Reference	Developed Footprint (m2)	Cumulative Percentage	Approved?
Goodricke College	08/00032/REM	5500	0.85%	Yes
Lake and landscaping (north and west)	08/01136/REMM	0	0.85%	Yes
Interchange car park and access road	08/02043/REMM	7278	1.97%	No
TFTV	08/01751/REMM	3012	2.43%	Yes
Field Lane Roundabout	08/02167/FULM	0	2.43%	Yes
Northern Service Road and Pedestrian Ribbon	08/02323/REMM	3165	2.92	Yes

Computer Science	08/02446/REMM	2856	3.36	Yes
Law and Management	08/02753/REMM	2692	3.77	No
Hub Building	08/02572/REMM	2600	4.17	No
<b>TOTAL</b>			<b>4.17%</b>	

## 5.0 CONCLUSION

5.1. The principle of the use of the land for a campus has been agreed and planning permission granted. This application is one of a number of reserved matters seeking approval for academic buildings in Cluster 1. The design of the building is acceptable and subject to conditions regarding materials, will form a distinctive and attractive building. Access to the site would be mainly by the pedestrian/cycle links and the UTS. This can be secured by condition. Drainage details are awaited.

## 6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans:- H(PL)A001/A, H(PL)A002/A, H(PL)A003/A, H(PL)A004/A, H(PL)A005/A, H(PL)A006, H(PL)A007, H(PL)A008/A, H(PL)A009/A, H(PL)A010, H(PL)A011, H(PL)A012, (9-)L401, (9-)L402, (9-)L403/A, (9-)L404 and SKA220908J/A 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 Within three months of the commencement of development, a detailed landscape scheme shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include the species, density (spacing), and position of trees, shrubs and other plants; seeding mix, sowing rate, ground levels and swales, hard landscaping materials, lighting, litter/recycling bins and street furniture. Where appropriate reference shall be made to the relevant sections of the Environmental Site Management Plan and/or the Landscape Management Plan. Where required it will also include details of ground preparation. 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 the Local Planning Authority agrees alternatives in writing.

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

3 No mechanical, electrical, telecommunications or other plant, equipment or apparatus shall be installed on the roof of the building hereby approved without the prior written consent of the local planning authority.

Reason: In the interests of the design and external appearance of the building

4 Within six months of commencement of development, details of external plant and equipment including soil and vent stacks, heating and air conditioning plant etc, including fume extraction and odour control equipment, with details of any external ducting, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the design and external appearance of the building

5 Unless otherwise agreed in writing with the Local Planning Authority, within three months of commencement of development the developer shall submit in writing and be approved by the local planning authority a formal pre-design BREEAM assessment for the design and procurement stages of the development. The developer shall submit a further BREEAM assessment after construction, at a time to be agreed in writing by the local planning authority. The developer shall submit a completion assessment when issued by the BRE. All assessments shall confirm the minimum 'Very Good' rating anticipated in the preliminary BREEAM assessment submitted with the application

Reason: To ensure the development complies with the principles of sustainable development

6 Within three months of the commencement of development full details of the following shall be submitted to and approved by the local planning authority (i) measures to reduce energy demand for the building hereby approved, and (ii) measures to reduce CO2 emissions to a level lower than required under Building Regulations Part L.

Reason: To ensure the development complies with the principles of sustainable development

7 No building work shall take place until details have been submitted to and approved in writing by the local planning authority, to demonstrate how the applicant will provide from renewable sources, 10% of the building's total energy demand on land within the control of the applicant. The development shall not be occupied until these works have been carried out in accordance with the submitted details unless otherwise agreed in writing by the local planning authority (as part of an energy strategy for the Heslington East campus). Not later than 12 months after the building has first been brought into use, the applicant shall submit an Energy Statement to the Local Planning Authority, which details the percentage of the buildings energy consumption that has been derived from renewable sources. Thereafter the Energy Statement shall be submitted on an annual basis unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development

INFORMATIVE: The applicant is advised that no approval is to be assumed or implied as to the nature of any particular solution for 10% provision of renewable

energy required by this condition.

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

Reason: So as to achieve a visually cohesive appearance.

9 The building shall not be occupied until the areas shown on the approved plans for showers, changing areas and lockers have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

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

10 Within six months of commencement of development 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.

11 Prior to occupation of the building, the following transport links shall be operational for the benefit of students, staff and visitors seeking access to the premises:

(i) The length of the pedestrian/cycle ribbon that links Cluster 1 with the western end of the Movement Spine.

(ii) Pedestrian/cycle links to Field Lane via the new Central Access Roundabout.

(iii) The University Transit System to a frequency and specification agreed by the local planning authority and providing a link between the Heslington West Campus (including its peripheral car parks) and Cluster 1. The arrival point (Orchard Terminus) shall incorporate a shelter, seating and lighting for the benefit of passengers.

Reason - In the interests of providing sustainable transport options for visitors to the site.

12 Unless otherwise agreed in writing with the Local Planning Authority, the only method of piling to be used will be continuous flight auger piling.

Reason - To protect the Sherwood Sandstone aquifer

13 HWAY10 Vehicular areas surfaced, details reqd

14 Within 1 month of commencement of development, details of foul and surface water drainage works (including transitional arrangements) have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a. A topographical survey and proposed finished floor and ground levels to ordnance datum.

b. Proposed drainage layout showing (i) foul and surface water connection to public sewer and surface watercourses (ii) existing and proposed ground levels to ordnance datum and (iii) existing and proposed surfacing materials.

c. Calculations and invert levels of (i) the existing surface water system and (ii) the new development.

The development shall be carried out in accordance with these approved details.

The surface water drainage system shall be able to accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. The outflow shall be restricted to 1.4l/s/ha. Additional surface water shall not be connected to any foul/combined sewer, if a suitable surface water sewer is available.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site and that provision has been made to maintain the existing drainage in accordance with policy GP15a of the Development Control Local Plan and PPS25 (Development and Flood Risk).

## **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 the principle of the use, scale and appearance of the building, landscaping, transport, sustainability, drainage and constructional impact. As such the proposal complies with Policies GP4a, GP9, GP15A, NE7, ED9 and T4 of the City of York Local Plan Deposit Draft.

### **Contact details:**

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1.6 08/01136/REMM for the re-profiling and landscaping of the western part of the campus site including the creation of a lake. Approved by the Planning Committee and formally granted consent on 24 June 2008.

1.7 08/01751/REMM for the erection of a TFTV building. Approved by the Planning Committee and formally granted consent on 20 November 2008.

1.8 08/02446/REMM for the erection of a computer science building. Approved by the Planning Committee and formally granted consent on 23 December 2008.

1.9 Other major applications for development on Cluster 1 have been submitted and are under consideration. These include:

08/02043/REMM for the construction of a car park and bus interchange with associated footpaths, cycleways and landscaping

08/02543/REMM for the construction of a central lake and raising of Kimberlow Hill

08/02572/REMM - Erection of the hub building appears elsewhere on this agenda.

08/02689/FUL has been submitted by Yorkshire Water, but relates to this site as it proposes a pumping station compound.

## **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

CYGP4A  
Sustainability

CYGP9  
Landscaping

CYGP15  
Protection from flooding

CYNE7  
Habitat protection and creation

CYT4  
Cycle parking standards

CYED9  
University of York New Campus

### **3.0 CONSULTATIONS**

#### **Internal**

3.1. Environmental Protection Unit - The various conditions of the outline consent relating to construction should be adhered to at all times during construction.

3.2. Environment, Conservation, Sustainable Development (Sustainability) - No objections. The sustainability aspects of the building are welcome.

3.3 Network Management - Advises no objection subject to conditions requiring surfacing of vehicular areas, cycle parking areas to be agreed and laid out, internal turning areas to be provided and that prior to occupation of the building transport links comprising (i) the pedestrian/cycle ribbon with the western end of the movement spine, (ii) pedestrian/cycle link to Field Lane (via new central access roundabout) and UTS are in place. Also that details of shower/locker and changing facilities be agreed.

3.4 Environment, Conservation, Sustainable Development (Landscape) - Has no objection but make comments on the planting, which can be addressed by condition.

3.5 Environment, Conservation, Sustainable Development (Urban Design) - The detail supplied follow on logically from the Design Brief and Law and Management Building, while of an individual design, sits within a family of buildings which make up this Cluster. The cladding treatment follows the approach of earlier components submitted altogether colours are different. There is a consistency of approach, but a good deal of variation in the cluster as a whole. Plant is located on the roof but is screened by a parapet. This is appropriate, but there should be confirmation the M&E plant will not exceed the height of the parapet. The design of this interesting building could be harmed if this were not controlled. The colours have been discussed previously and are appropriate in this very substantial group of buildings. This will be innovative in appearance and will relate well to the landscape - there are no buildings for this cluster to reflect, as this is a green field site.)

3.6 Structures and Drainage - The site is in flood zone 1 and should not suffer from river flooding. Insufficient information has been provided by the Developer to determine the potential impact the proposals may have on the existing drainage systems. Details to be provided include calculations and invert levels of the existing surface water system, calculations and invert levels of the proposals for the new development, existing/proposed ground levels, existing/proposed surfacing, a topographical survey and proposed floor/ground levels. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties. Additional surface water shall not be connected to any foul/combined sewer if a suitable surface water sewer is available. The surface water drainage system should be designed to accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm.

This development forms a part of the new campus and overall drainage strategy. At present the permanent drainage system is not in place, or a temporary solution during construction. The Environment Agency and the Internal Drainage Board are considering a temporary solution including; the impact of the proposals on the downstream watercourse. No development should take place or any drainage conditions discharged relating to this development until the temporary drainage solution is approved by the EA & IDB and implemented.

### **External**

3.7 Parish Council - No reply received. Any reply received will be verbally reported by officers at the Committee Meeting.

3.8 Environment Agency - No objections. Informative comments only relating to discharge consents.

3.9 Yorkshire Water - The submitted drainage statement is satisfactory. No objection in principle to the separate systems of drainage on and off site. However the drawings show no details of off-site foul/surface water transmission, point of connection and waste water treatment.

3.10 Ouse and Derwent Internal Drainage Board - No objection to means by which surface water is directed to the main lake. But the board has concerns about the design of the main lake. Approval of this application prior to the design of the temporary and main lake being agreed would be premature. If the council is minded to approve the application it should be conditional upon the design of the lakes being approved by the council in conjunction with the drainage board.

Public Consultation - The consultation period expired on 29 December 2008. No letters of support or objection have been received from local residents.

## **4.0 APPRAISAL**

### **4.1. Key Issues**

Principle of the use  
Scale and Appearance  
Transport Issues  
Sustainability  
Drainage  
Landscape  
Phasing of Development

### **Relevant Local Plan Policies**

4.2. Planning Policy Statement 1 (PPS1) sets out the government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted. PPS25 aims to: ensure that flood risk is taken into account in the planning process; avoid inappropriate development in areas at risk of flooding; and direct development away from areas at highest risk.

4.3. The Draft Local Plan including the 4th set of changes was approved in April 2005. Policy GP 1 relates to Design and sets out 12 criteria which should be considered when examining proposals for new build. It expects development policies to, amongst other things, be of a scale and mass appropriate to the surroundings, retain or enhance public views, ensure residents living near by will not be unduly affected and also that proposals accord with Policy GP4a and accord with sustainable design principles.

4.4 Policy GP4a concerns itself with the issue of sustainability and states that all proposals should have regard to 9 criteria summarised in the policy. This has been supplemented by an Interim Planning Statement on Sustainability which was approved for Development Control purposes in November 2007.

4.5. Policy GP9 advises development proposals will be required to incorporate a suitable landscaping scheme and that these should be planned as an integral part of the proposals, include an appropriate range of indigenous species, reflect the character of the locality, form a long term edge to developments which adjoin open countryside.

4.6 Policy GP15A relates to Development and Flood Risk. Criteria are included within this policy which advise that the use of sustainable drainage systems are to be encouraged in order to reduce surface water run off and that discharges should not exceed the capacity of existing and proposed receiving sewers and water courses and long term run off should always be less than the level of pre development rainfall run off.

4.7 Policy NE7 confirms that within new developments, measures to encourage the establishment of new habitats should be encouraged as part of the overall scheme.

4.8 Policy ED9 specifically relates to the University of York New Campus. It confirms the range of uses acceptable on the site and seeks a scale of development which is high quality to provide a mixed education and research environment. Further criteria relate to buildings being an appropriate height and need for a comprehensive landscaping scheme.

4.9 Cycle parking standards are covered in Policy T4. Here the Local Plan policy seeks an appropriate provision of cycle parking in accordance with standards set out in Appendix E.

#### **Principle of the Use**

4.10 The principle of the use of the site as part of a new campus was accepted when the Secretary of State granted outline consent in 2007. Moreover, the proposal accords with the adopted development brief, the land use plan C(i) approved as part of the outline consent and the draft masterplan for the campus.

#### **Scale and Appearance**

4.11 The Law and Management building will occupy a large footprint but one which is not going to appear inconsistent or out of character given the theme of development proposed by the Master plan for Cluster 1, where the height of the buildings is governed by a limit defined by the Inspector in approved plan c(ii). Its

position in Cluster 1 in the context of other buildings, means it will not appear out of scale or context when viewed collectively.

4.12 The applicant has agreed to a condition requiring details of all external materials (which would include colours) being submitted for approval. Officers consider that any approval should also include a condition requiring details of external features such as vents and louvers to be examined in further detail.

4.13 Therefore in the context of the Masterplan, the scale and design would be appropriate to the future buildings to which this proposal will be seen. The design is contemporary and interesting and the use of materials appropriate. In essence, the design element of the proposal accords with the aims of policy GP1.

### **Landscape**

4.14 Landscaping proposals included within the application relate to both hard and soft elements. To the south of the proposed building, as indicated above, is a hard landscaped area to be known as Academic Square. This not only assists in providing a sense of arrival at the Law and Management building, but will also provide a context for the southern elevation. The Square is to be planted with native species, but importantly provides pedestrian routes given its proximity to TFTV, Computer Science and the Hub buildings. Landscaping is proposed around the service area and cycle stores, together with planting on the eastern side, which will also assist in the integration of the building into its surroundings.

### **Transport Issues**

4.15 Pedestrian and cycle links are to be provided to the pedestrian ribbon, located to the north of the building and to the movement spine to the south. Cycle parking consisting of 183 spaces, is to be provided within three covered stores located to the north-east and north-west of the building. 40 covered secure spaces for staff will be provided in a separate building to the north-west of the main building. Clarification is still sought as to where showers, changing areas and lockers are to be located for use by cyclists working in the building and this aspect of the scheme needs to be covered by a condition attached to any approval.

4.16 Public transport facilities are to be found at the bus interchange point where the First York no. 4 service is expected to terminate, and to the south where a pick-up point for the University Transit System is to be formed adjoining the TFTV building.

4.17 Service vehicles can access the building via a route connected to the northern service road. A service yard is to be provided adjacent to the building where vehicles can turn and exit in forward gear. Refuse vehicles will use the same route and collect from a store located next to the staff cycle store. Only one disabled parking space is to be provided for the use of occupants of the Law and Management building. The nearest parking space for visitors will be the 132 space car park adjoining the bus interchange area.

4.18 The application is supported by a transport statement prepared by the University's transport consultants and their calculations demonstrate that the predicted increase in traffic associated with the development will not exceed the traffic thresholds where mitigation measures would be required.

## Sustainability

4.19 The sustainability statement submitted with the application is acceptable. The application is accompanied by the university's Renewable Energy Strategy for Cluster 1, which is the same as was considered as part of the application for the TFTV building.

4.20 The sustainability aspects of the building are welcome. They include (a) effective carbon management principles and measures to reduce carbon emissions; (b) commitment to achieve at least a BREEAM rating of 'very good'; (c) efficient use of resources via energy and water conservation measures, the use of environmentally friendly materials and a commitment to achieve 10% renewable energy generation; and (d) integrated waste and recycling facilities.

4.21 Conditions should be attached requiring a BREEAM assessment of 'very good', 10% of energy needs to be from renewable sources and Building Regulations Part L to be achieved as a minimum.

## Drainage

4.22 Surface water from the Law and Management building will be drained by gravity to a lake along the southern side of the site. The water will be stored in the lake and released at agricultural rates into local watercourses. These principles were accepted by the inspector at the public inquiry. Condition 19 of the outline consent for the campus requires a sustainable drainage assessment for surface water to be carried out and for surface water drainage details to be submitted for approval. A sustainable drainage strategy (SUDS) has been submitted and approved as required by the outline condition. It is a high-level document, which has been accepted by the Environment Agency, Ouse & Derwent IDB. As referred to above, an application has been received by Yorkshire Water for a foul pumping station to serve Cluster 1.

## Phasing of Development

4.23 Members have asked to be kept informed of the extent to which the reserved matters applications contribute to the quantum of development approved by the outline consent. Condition 4 of the outline permission states that: "The development shall be in accordance with ..... the allocated areas as shown on plan C(i) shall not exceed 23% of that area. ...." The following table, prepared by the applicant, shows the individual and cumulative contribution that the recent/current applications make towards the 23% maximum. The table shows that the applications together account for less than 23% of the permissible development footprint of the new campus.

**Table 1 – Cumulative Developed Footprint, Heslington East Campus, University of York.**

Application	Application Reference	Developed Footprint (m <sup>2</sup> )	Cumulative Percentage	Approved?
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Lake and landscaping (north and west)	08/01136/REMM	0	0.85%	Yes
Interchange car park and access road	08/02043/REMM	7278	1.97%	No
TFTV	08/01751/REMM	3012	2.43%	Yes
Field Lane Roundabout	08/02167/FULM	0	2.43%	Yes
Northern Service Road and Pedestrian Ribbon	08/02323/REMM	3165	2.92	Yes
Computer Science	08/02446/REMM	2856	3.36	Yes
Law and Management	08/02753/REMM	2692	3.77	No
Hub Building	08/02572/REMM	2600	4.17	No
<b>TOTAL</b>			<b>4.17%</b>	

## 5.0 CONCLUSION

5.1. The principle of the use of the land for this purpose has been agreed and planning permission granted. This application is one of a number of reserved matters seeking approval for academic buildings in Cluster 1. The design of the building is acceptable and subject to conditions regarding materials, will form a distinctive and attractive building. The means of access to the site and movement of people to and from it is proposed via the pedestrian/cycle links and the UTS. This also can be secured by condition.

## 6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans:- 022, 025, (9-)L301. LM(PL)A001, LM(PL)A002, LM(PL)A003, LM(PL)A004, LM(PL)A008, LM(PL)A009, LM(PL)A010, LM(PL)A014, LM(PL)A005, LM(PL)A006, LM(PL)A007, LM(PL)A011, LM(PL)A012, LM(PL)A0013.

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 Within 3 months of the commencement of development, a detailed landscaping scheme shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include the species, density (spacing), and position of trees, shrubs and other plants; seeding mix, sowing rate, ground levels and swales and mowing regimes where applicable. Where appropriate reference



shall be made to the relevant sections of the Environmental Site Management Plan and/or the Landscape Management Plan. Where required it will also include details of ground preparation. 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 the Local Planning Authority agrees alternatives in writing.

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

3 Within 6 months of the commencement of development, details of the design, external appearance and materials to be used in the construction of the cycle store shall be submitted to the Local Planning Authority for approval. The erection of these building shall be carried out in accordance with these approved details.

Reason: No details have been included within the application.

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 shall be submitted to and approved in writing by the Local Planning Authority within 3 months of 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 Within 6 months of the commencement of development, details of external plant and equipment including soil and vent stacks, heating and air conditioning plant etc, including fume extraction and odour control equipment, with details of any external ducting, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the details approved under this condition.

Reason: In the interests of the design and external appearance of the building

6 Unless otherwise agreed in writing with the Local Planning Authority, within 3 months of commencement of development, the developer shall submit in writing and be approved by the local planning authority a formal pre design BREEAM assessment for the design and procurement stages of the development. The developer shall submit a further BREEAM assessment after construction, at a time to be agreed in writing by the local planning authority. The developer shall submit a completion assessment when issued by the BRE. All assessments shall confirm the minimum 'Very Good' rating anticipated in the preliminary BREEAM assessment submitted with the application

Reason: To ensure the development complies with the principles of sustainable development

7 Within 3 months of the commencement of development full details of the

following shall be submitted to and approved by the local planning authority i) measures to reduce energy demand for the Law and Management buildings, (ii) measures to reduce CO2 emissions to a level lower than required under Building Regulations Part L.

Reason: To ensure the development complies with the principles of sustainable development

8 No building work shall take place until details have been submitted to and approved in writing by the local planning authority, to demonstrate how the applicant will provide from renewable sources, 10% of the building's total energy demand on land within the control of the applicant. The development shall not be occupied until these works have been carried out in accordance with the submitted details unless otherwise agreed in writing by the local planning authority (as part of an energy strategy for the Heslington East campus). Not later than 12 months after the building has first been brought into use, the applicant shall submit an Energy Statement to the Local Planning Authority, which details the percentage of the buildings energy consumption that has been derived from renewable sources. Thereafter the Energy Statement shall be submitted on an annual basis unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development

9 Within 12 months of the commencement of development, details of

- (i) the cycle parking areas,
- (ii) showers, changing areas and lockers for staff arriving to work by cycle

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.

10 Prior to occupation of the building, the following transport links shall be operational for the benefit of students, staff and visitors seeking access to the premises:

- (i) That length of the pedestrian / cycle ribbon which links Cluster One with the western end of the Movement Spine.
- (ii) Pedestrian / cycle links to Field Lane via the new Central Access Roundabout.
- (iii) The University Transit System shall operate to an agreed frequency and specification and providing a link between the Heslington West Campus ( including it's peripheral car parks) and Cluster One. The arrival point ( Orchard Terminus) shall incorporate a shelter, seating and lighting for the benefit of passengers.

Reason - In the interests of providing sustainable transport options for visitors to the site.

11 Within 1 month of commencement of development, details of foul and surface water drainage works (including transitional arrangements) have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a. A topographical survey and proposed finished floor and ground levels to ordnance datum.

b. Proposed drainage layout showing (i) foul and surface water connection to public sewer and surface watercourses (ii) existing and proposed ground levels to ordnance datum and (iii) existing and proposed surfacing materials.

c. Calculations and invert levels of (i) the existing surface water system and (ii) the new development.

The development shall be carried out in accordance with these approved details.

The surface water drainage system shall be able to accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. The outflow shall be restricted to 1.4l/s/ha. Additional surface water shall not be connected to any foul/combined sewer, if a suitable surface water sewer is available.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site and that provision has been made to maintain the existing drainage in accordance with policy GP15a of the Development Control Local Plan and PPS25 (Development and Flood Risk).

12 Unless otherwise agreed in writing with the Local Planning Authority, the only method of piling to be used will be Continuous Flight Auger piling.

Reason - To protect the Sherwood Sandstone aquifer

13 No part of the site shall come into use until the turning areas have been provided in accordance with the approved plans. Thereafter the turning areas shall be retained free of all obstructions and used solely for the intended purpose.

Reason: To enable vehicles to enter and leave the site in a forward gear thereby ensuring the safe and free passage of traffic on the public highway.

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

Reason: In the interests of highway safety.

15 Prior to the development coming into use, all areas used by vehicles shall be surfaced, sealed and positively drained within the site, in accordance with details

which have been previously submitted to and approved in writing by the Local Planning Authority.

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

## **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 principle of the use, scale and appearance of the building, landscaping, transport, sustainability, drainage and constructional impact. As such the proposal complies with Policies GP4a, GP9, GP15A, NE7, ED9 and T4 of the City of York Local Plan Deposit Draft.

2. The applicant is advised that no approval is to be assumed or implied as to the nature of any particular solution for 10% provision of renewable energy required by condition 8.

#### **Contact details:**

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