

## COMMITTEE REPORT

**Date:** 1 December 2016      **Ward:** Fishergate  
**Team:** Major and      **Parish:** Fishergate Planning  
Commercial Team      Panel

**Reference:** 16/01983/FULM  
**Application at:** North Yorkshire Police Police Station Fulford Road York  
YO10 4BY  
**For:** Erection of two storey exhibit store with single vehicle garage  
following demolition of existing single storey store and garage  
and alterations to retained garages  
**By:** Mr Ken Wilson  
**Application Type:** Major Full Application (13 weeks)  
**Target Date:** 27 December 2016  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application is for a replacement evidence store for the Fulford Police Station and some external alterations to the existing garages/stores attached to the existing exhibit store. The proposed building is two storey and extends further into the car park and on to a grassed area to the east. The remaining extent of this grassed area will be hard-surfaced and include a covered area for hazardous substances.

1.2 The front of the site on to Fulford Road is within the Conservation Area although the part of the site subject to this application is to the rear of the site behind the main building and is not considered to impact upon its setting. The existing building is a modern flat roof brick and cladding single storey construction linked to the main building by a series of garages. To the rear of the site is a grassed bank with a number of attractive semi-mature trees.

### 2.0 POLICY CONTEXT

2.1 Policies:      CYGP1      Design

### 3.0 CONSULTATIONS

#### INTERNAL

#### Public Protection

3.1 No objections to the proposal but a condition is suggested to report unexpected contamination to the Council.

## Highway Network Management

3.2 No objections. Parking lost as a result of the scheme can be accommodated within the other on-site parking areas.

## Planning and Environmental Management (Landscape Architect)

3.3 No response received.

## EXTERNAL

## Neighbourhood Notification and Publicity

3.4 None received.

## Fishergate Planning Panel

3.5 No response received.

## **4.0 APPRAISAL**

### 4.1 Key Issues

- Principle of the development
- Visual impact
- Impact on neighbouring residential amenity
- Highways and access

4.2 The National Planning Policy Framework (March 2012) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. It also sets out 12 core planning principles that should underpin both plan-making and decision-taking. A principle set out in Paragraph 17 is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.3 Paragraph 186 states that Local Planning Authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. Paragraph 187 states that Local Planning Authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible.

4.4 The Development Control Local Plan (DCLP) was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF.

4.5 The emerging Local Plan policies can only be afforded very limited weight at this stage of its preparation, in accordance with paragraph 216 of the NPPF. However, the evidence base underpinning the emerging Plan is a material consideration.

4.6 The relevant City of York Council Local Plan Policy is GP1. Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

## PRINCIPLE OF THE DEVELOPMENT

4.7 The proposal is for a replacement evidence centre for the police station which is within the urban area of York. The site is unallocated within the DCLP and within the new Local Plan. As such the proposal is considered to be acceptable in principle subject to other material planning considerations.

## VISUAL IMPACT

4.8 The proposed building is of a modern construction with a red brick plinth and white cladding with blue detailing above. It has a flat roof and roller shutter doors and windows in the West elevation. The height of the building is 7.5m as compared with 5.5m for the existing building. There is an increase in the footprint of the new building with the building extending to the North over some parking and to the East into a grassed area.

4.9 The building is utilitarian in appearance but has been designed to the specific requirements of the client to include storage for a variety of evidence including bulky white goods, bicycles and firearms and reception/office facilities. The first floor contains paper storage and additional evidence storage.

4.10 The site is some distance from the boundary with Imphal Barracks to the south with a landscape buffer between the two sites. The building is not clearly visible from the public highway. Although it will be approximately 2m higher than the existing building, its position away from site boundaries helps to ensure that the proposal will have little impact on visual amenity.

## RESIDENTIAL AMENITY

4.11 The proposed building is a significant distance from any residential properties and there is therefore unlikely to be any impact on neighbouring residential amenity.

## HIGHWAYS AND ACCESS

4.12 The proposal results in a loss of 10 parking spaces. It is considered that there is sufficient parking provision within the wider site to accommodate the displaced parking.

## 5.0 CONCLUSION

5.1 The application is recommended for approval as it complies with relevant policy in terms of its design and impact on amenity. The proposal will provide a modern purpose-built storage facility for the police allowing them to securely store evidence. The building replaces the existing out-dated structure but does not significantly increase the development footprint and with only a small increase in height. The building is some distance from residential properties and unlikely to cause any impact on residential amenity.

## 6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 PLANS1 Approved Drawings
- 3 LC4 Land contamination - unexpected contam
- 4 DRAIN1 Submission of drainage details
- 5 HWAY19 Car and cycle parking laid out
- 6 VISQ8 Samples of exterior materials to be app
- 7 NOISE7 Restricted hours of construction

## 7.0 INFORMATIVES: Notes to Applicant

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

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local

policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

## 2. INFORMATIVE:

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

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

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

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

(d) There shall be no bonfires on the site

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