

COMMITTEE REPORT

Committee: West/Centre Area
Date: 19 March 2009

Ward: Micklegate
Parish: Micklegate Planning Panel

Reference: 09/00072/FUL
Application at: Pavilion Rowntree Park Terry Avenue York
For: Single storey pitched roof amphibious community and sports pavilion after demolition of existing single storey pavilion
By: The Friends Of Rowntree Park
Application Type: Full Application
Target Date: 19 March 2009

1.0 PROPOSAL

1.1 The application is for a single storey pitched roof community and sports pavilion after demolition of the existing pavilion building. The building would be set within a tank and would be set on a floatation device so it would be able to float when the River Ouse is in flood. The building would be kept in place by 4 columns two to the north elevation and two to the south elevation and would be attached by structural loops.

1.2 The proposed pavilion building would incorporate changing and toilet facilities; an office for Rowntree Park staff; an office for Friends of Rowntree Park and the building management; a multi-purpose space that would accommodate a variety of uses; and storage for indoor and outdoor equipment.

1.3 Rowntree Park was opened in 1921 as a public memorial to workers lost in the First World War. It is on the Register of Parks and Gardens of special historic interest at Grade II. Early eighteenth century wrought iron gates, including subsidiary flanking walls and piers, were moved from elsewhere to the Terry Avenue entrance as a second world war memorial in 1954, and are listed as buildings of special architectural or historic interest at Grade II*. The park is not included in the adjoining New Walk/Terry Avenue conservation area. The proposed pavilion is sited with the greenbelt.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary : York City Boundary 0001

DC Area Teams : Central Area 0002

Historic Parks and Gardens : GD2903; Rowntree Park York

2.2 Policies:

CYGP1
Design

CYSP3
Safeguarding the Historic Character and Setting of York

CYSP2
The York Green Belt

CYGP4A
Sustainability

CYGP15
Protection from flooding

CYNE1
Trees, woodlands, hedgerows

CYHE2
Development in historic locations

CYHE3
Conservation Areas

CYHE12
Historic parks and gardens

CYGB1
Development within the Green Belt

CYGB13
Sports facilities outside settlements

CYC1
Criteria for community facilities

CYNE7
Habitat protection and creation

3.0 CONSULTATIONS

INTERNAL CONSULTATIONS

3.1 HIGHWAY NETWORK MANAGEMENT - No objections

3.2 CONSERVATION OFFICER

- The existing pavilion building was constructed in the late twentieth century. By virtue of its scale, form and materials it sits comfortably in its surroundings, but isn't of any special interest, and does not contribute to the special interest of the park. Consequently, its demolition would not in itself harm the character of the park or affect the setting of the neighbouring conservation area.
- The replacement structure is of contemporary design, and clad in currently fashionable cedar or larch boarding, with a "green" roof. Whilst the footprint is greater than the existing structure, the height is lower. Over a period of time, the cladding materials will weather, and by virtue of this, and the reduction in height of the structure, it is my opinion that it will appear no more intrusive than the existing structure.
- However, this opinion relies on assumptions that the development will be carried out exactly as illustrated in the proposed plans, and relies on very general descriptions of materials and finishes. I wonder whether the detail shown for the included wall section at the intersection of the two roof planes, as illustrated in the "south elevation" will be weather-tight, or if instead, the up stand will have to be formed in lead or similar. The same doubt applies to the larch-boarded facias. Small detailed changes which may be necessary to successfully implement this proposal will make the difference between an acceptable and unacceptable scheme.
- Provided acceptable detailing and finishes can be agreed, the proposed development could preserve the historic character of the park, the setting of the adjacent conservation area, and the setting of the listed gates.
- Should the granting of planning permission be recommended, conditions should be attached with respect to: Full details of all external finishes, including those of the floatation piers and safety railing; Full schedule of materials, including those for doors and windows; Full details of junction between roof planes, including vertical section drawing at a scale of 1:20; Full schedule of flashings, soakers or other weathering details, including illustrations at an appropriate scale; Vertical section drawing through all window and door openings, including head and sill details; Vertical section drawing through entrance doors to terrace at a scale of 1:20; Remove any permitted development rights

3.3 LANDSCAPE ARCHITECT

- The existing pavilion, although not an insignificant building, is fairly incidental and discrete within the overall park. It is located outside of the central formal garden area, on entering the park from Richardson Street, the existing pavilion is not visible from this elevated position due to the number of trees and vegetation in the foreground, including in the winter months.
- The new pavilion has a larger footprint and is double the length of the existing. However it is still shorter than the tennis courts to which it relates, i.e. it does not stick out beyond the courts and remains 'contained' by the fenced courts and the remaining trees. Nor does it project significantly further forward into the north-south view along the pavement connecting the formal gardens with the woodland.
- The pavilion is at the opposite side of the park to the 1920s tea room building, as well as being screened from it; thus I feel there is no conflict there.
- The architectural treatment of the proposed pavilion is suitable for its setting amongst the trees adjacent to the woodland. The cladding in natural timber will weather to a toned down silver-grey. The green roof will connect it with the woodland floor. The height of the pavilion is kept low by way of shallow single pitches.

- A number of evergreen trees, i.e. a group of four conifers to the south, and two Hollies and a Yew to the north, help sit the building comfortably within the parkland landscape, especially through the winter months. Most of these will be lost due to the development; therefore these should be replaced with similar, sizeable, evergreen species to similar effect.
- There will be a further loss of deciduous trees resulting from the development. None of these are outstanding specimens, most are Sycamores and poor Birches, which could be readily replaced with alternative woodland species, such as Maples, Hornbeam, and Hazel, where space allows within the surrounding woodland.
- Recommend reinstating a suitable native, woodland ground flora to the rear of the proposed pavilion to include e.g. winter aconite, snowdrops and wood anemone. The development does not impact on the large Pines to the north of the pavilion which are prominent trees within the park and views of it. It should be possible to retain the Sycamore (02750) and the adjacent Lime located between the rear of the pavilion and Terry Avenue.
- The development presents an opportunity to improve this rear area.
- The increased footprint brings the building closer to the perimeter with Terry Avenue and also extends the elevation. The building would be a functional part of the park's structure and not unattractive; thus the aim should be to plant up the rear of the pavilion with a limited range of specimen trees and shrubs, and to sit it in a landscape setting and break up the long, blank elevation, rather than to screen it.
- Would like a condition for protection of existing trees to be retained in close proximity to the development and LAND 1 to secure some replacement planting.

3.4 COUNTRYSIDE OFFICER

- The existing building presents a medium potential for roosting bats, although no evidence of recent use by bats was found.
- The surrounding habitat is however extremely good for bats with the river just to the rear of the pavilion, and many mature trees in the park presenting excellent foraging and roosting opportunities. There are also a number of bat records within this locality, both within the park itself and within the immediate surrounding area. The construction of the new community and sports pavilion here would be a good opportunity to further enhance the wildlife interest of the park, potential for incorporating some bat habitat features into the designs of this building. These can be created very simply, and could include incorporating an internal bat box within the roof, or leaving some small gaps under the boarded fascia or cladding for bats to enter. This would also add to the biodiversity plan which is currently being developed for Rowntree Park.

3.5 LIFELONG LEARNING AND LEISURE - Support the application

- Will be of great benefit to numerous parks users by creating a weatherproof multifunctional community space. The new design is exciting and will be a role model for building situated in flood prone sites which have to cope with the effects of climate change. In arriving at the design the Friends have consulted extensively with potential users and ourselves. Indeed, the new pavilion would be an excellent base of our education and events programmes and new site office for parks staff.

EXTERNAL CONSULTATIONS/REPRESENTATIONS

3.6 MICKLEGATE PLANNING PANEL - Support the application

3.7 BRITISH WATERWAYS - No comments regarding proposal but would like a informative placed on the planning permission instructing the applicant to gain the necessary consents and that works comply with the British Waterways code of practice

3.8 POLICE ARCHITECTURAL LIAISON OFFICER - No objections

- Crime levels are low
- Design and access statement makes little reference to crime prevention measures
- Measures should be incorporated to offer some degree of protection to the rear and side of the new building from graffiti, suggest incorporating defensive planting
- Concerned that the low roof will give people easy access to the roof, the four vertical columns may also aid this.
- Concerned regarding the glazing to the front elevation, and possible damage from vandalism. Consideration should be given to security grilles or shutters although it would detract from the building. Windows and doors should be security tested to British Standard 7950 and Product Assessment specification (P.A.S.) 24 respectively. Glazing should be laminated to a minimum thickness of 7.5mm
- Possibility covered terrace would provide an area for anti-social behaviour and youth congregation
- Advise that an intruder alarm system be considered
- Fitting of security lighting should be considered
- To reduce the risk of theft from the changing room, some form of access control needs to be considered for the external doors, secure lockers should also be provided
- A new building as proposed, could attract unwanted attention owing to its uniqueness and isolated location, crime prevention measures should be designed in to minimise the risks

3.9 ENVIRONMENT AGENCY - No objections

- Would like conditions placed on a planning permission: development shall be built in accordance with the flood risk assessment; building must be able to lift to a minimum of 11mAOD; floodwarning notices.

3.10 GARDEN HISTORY SOCIETY - No comments

3.11 7 REPRESENTATIONS OF SUPPORT

- Exciting and innovative design that will support the community
- An indoor area for various community groups to meet
- Current community facilities have suffered as a result of flooding
- Able to store equipment without the risk of flood damage
- Enhance to use of the Rowntree Park facilities

4.0 APPRAISAL

ADDITIONAL PLANNING POLICY

Planning Policy Statement 1 - Delivering Sustainable Development

Planning Policy Guidance 2 - Green Belts

Planning Policy Guidance 15 - Planning and the historic environment

KEY ISSUES

1. Visual impact of the building in Rowntree Park
2. Impact of trees
3. Impact on the Green Belt

ASSESSMENT

PLANNING POLICY

4.1 PPG15 states that whilst there are no additional statutory controls follow from the inclusion of a site in English Heritage's Register of Parks and gardens of Special Historic Interest, local authorities should protect registered parks and gardens in determining planning applications. The effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application

4.2 Policy YH9 and Y1 of the Yorkshire and Humber Regional Spatial Strategy (May 2008) sets out the extent of the City of York Green Belt.

4.3 PPS25 Development and Flood Risk: This PPG explains how flood risk should be considered at all stages of the planning and development process. It sets out the importance of the management and reduction of flood risk in planning, acting on a precautionary basis and taking account of climate change.

4.4 Policy SP2 'The York Green Belt' in the City of York Council Development Control Local Plan (2005) states that the primary purpose of the York Green Belt is to safeguard the setting and historic character of the City of York.

4.5 Policy SP3 'Safeguarding the Historic Character and Setting of York' in the City of York Council Development Control Local Plan (2005) states that high priority will be given to the protection of the historic character and setting of York. The following principles will be applied when considering planning applications: The protection of key historic townscape features, particularly in the City Centre, that contribute to the unique historic character and setting of the City; the protection of the Minster's dominance, at a distance, on the York skyline and City Centre roofscape; the protection of the environmental assets and landscape features which enhance the historic character and setting of the City. These comprise the river corridors and the green wedges, both existing and extended. They also include areas of open countryside, which provide an impression of a historic city, such as locations which allow good view of the Minster or an urban edge including a conservation area, and views into the City from a number of main transport routes; the protection of the main gateway transport corridors into York from development which, cumulatively, could have an adverse impact on the character and setting of the corridor and the surrounding environment. If development is allowed, early and substantial planting of sensitive boundaries will be required.

4.6 Policy GP1 'Design' of the City of York Council Development Control Local Plan 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.

4.7 Policy GP4a 'Sustainability' of the City of York Council Development Control Local Plan (2005) states that proposals for all development should have regard to the principles of sustainable development. Development should: provide details setting out the accessibility of the site by means other than the car and, where the type and size of development requires, be within 400 metres walk of a frequent public transport route and easily accessible for pedestrians and cyclists; contribute towards meeting the social needs of communities within the City of York and to safe and socially inclusive environments; maintain and increase the economic prosperity and diversity of the City of York and maximize employment opportunities; be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City; minimize the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered; minimize pollution, including that relating to air, water, land, light and noise; conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife area and room for trees to reach full growth; maximize the use of renewable resources on development sites and seek to make use of renewable energy sources; and make adequate provision for the storage and collection of refuse and recycling.

4.8 Policy GP15a 'Development and Flood Risk' in the City of York Council Development Control Local Plan (2005) states that there will be a presumption against built development (except for essential infrastructure) within the functional floodplain outside existing settlement limits. Proposals for new development on previously undeveloped land outside defined settlement limits will only be granted where it can be demonstrated that the development will not result in the net loss of floodplain storage capacity, not impede water flows and not increase flood risk elsewhere. All applications in the low to medium risk or high risk areas should submit a Flood Risk Assessment (FRA) providing an assessment of additional risk arising from the proposal and the measures proposed to deal with these effects.

4.9 Policy NE1 'Trees, Woodlands and Hedgerows' seeks to protect trees that are of landscape, amenity or nature conservation value by, inter alia, refusing development proposals that would result in their loss and by seeking appropriate protection measures when they are proposed for removal. Appropriate replacement planting will be sought where trees are proposed for removal.

4.10 Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) sets out the approach to dealing with proposals that affect Conservation Areas. In making decisions on proposals in Conservation Areas, Planning Authorities have a statutory duty to consider the desirability of preserving or enhancing the character or appearance of the Conservation Area. Policies HE2 'Development within Historic Locations' and HE3 'Conservation Areas' of the City of York Development Control Local Plan are also relevant to this proposal. These policies expect proposals to maintain or enhance existing urban spaces, views, landmarks and other townscape elements and not to have an adverse effect on the character or appearance of the Conservation Area.

4.11 Policy HE12 'Historic Parks & Gardens' in the City of York Council Development Control Local Plan (2005) states that proposal affecting historic parks and gardens will be permitted providing they have no adverse effect on the character, appearance, amenity, setting or enjoyment of the park/garden.

4.12 Planning Policy Guidance note 2 'Green Belts' sets out the purposes of including land within Green Belts and establishes specific categories of development that are appropriate within Green Belts. All other development is deemed inappropriate and therefore harmful to the Green Belt. For such development to be acceptable in Green Belts very special circumstances must be demonstrated to show that the harm is outweighed by other considerations. The boundaries of the Green Belt are detailed on the Proposals Map of the City of York Council Development Control Local Plan (CYCDCLP) and this site clearly falls within the Green Belt. Policy GB1 'Development in the Green Belt' of the CYCDCLP follows the advice contained in PPG2 in stating that permission for development will only be granted where: the scale, location and design would not detract from the open character of the Green Belt; it would not conflict with the purposes of including land within the Green Belt; and it would not prejudice the setting and special character of the City, and is for a type of development listed as appropriate development. All other forms of development are considered to be inappropriate and very special circumstances would be required to justify where the presumption against development should not apply.

4.13 Policy GB13 'Sports Facilities Outside Settlement Limits' of the City of York Council Development Control Local Plan (2005) states that within the green belt or open countryside proposals for the development of essential ancillary facilities for outdoor sport or recreation will be permitted where: the facilities are essential to support the outdoor provision; and the facilities are kept to a scale consistent with the requirements of the outdoor recreational activity; and there are no opportunities to provide the built facilities in adjacent settlements; and any new buildings or structures and associated parking do not detract from the openness of the green belt.

4.14 Policy C1 'Community Facilities' of the City of York Council Development Control Local Plan (2005) states that a planning application for social, health, community and religious facilities will be granted permission providing that the proposed development is of a scale and design appropriate to the character and appearance of the locality and it would meet a recognised need.

4.15 Policy C3 'Change of use of Community Facilities' of the City of York Council Development Control Local Plan states that permission for the redevelopment of community facilities will only be granted where the proposals are of a scale and design appropriate to the character and appearance of the locality, it can be demonstrated that the buildings or land are surplus to or no longer capable of meeting the existing or future needs of the local community, or it can be demonstrated that alternative acceptable sites for the existing use can be provided.

VISUAL IMPACT OF THE BUILDING IN ROWNTREE PARK

4.16 The existing pavilion building was constructed in the late twentieth century. By virtue of its scale, form and materials it sits comfortably in its surroundings, but is not of any special interest, and does not contribute to the special interest of the park. It is located outside of the central formal garden area, which includes the bowling greens and herbaceous borders either side of the main east/west axis running between the two main entrances off Richardson Street and Terry Avenue. On entering the park from Richardson Street, the existing pavilion is not visible from this elevated position due to the number of trees and vegetation in the foreground, including in the winter months. Its demolition would not in itself harm the character of the park or affect the setting of the neighbouring conservation area.

4.17 The proposed building would be clad in softwood boarding with a sedum roof. The roof comprises of two gently curved planes, which cause the sedum roof to be visible from ground level. It would have a covered terrace, and full width glazing from the multipurpose space overlooking the tennis courts. The building would be set on a flotation device set within a tank. A safety fence will be constructed around the immediate perimeter of the building connected onto the top of the tank wall. The proposed building would be slightly elevated above the surrounding land to provide for the flotation device, (the existing building pavilion is also raised above the surrounding ground level). There would be 4 vertical columns set into the foundation to provide lateral restraint against wind load and the force of the flowing water. The building will be attached to the columns with structural loops which would retain the building in place during a flood period.

4.18 During a flood period the building will rise with the floodwater until the maximum water level is reached, being kept in the same position by the columns. The weight of the structure will be supported by the floatation device and restrained laterally by the structural loops. The floatation device (which is underneath the structure) would have a depth of 1.7 - 3 metres. The top of the tank would be 0.4 metres above ground level and the safety fence would be 1.2 - 1.4 metres in height. This would produce a height of 3.3 - 3.8 metres when the building is in its flood position. The floatation device will not rise above the level of the safety fence. The fence will also prevent large flood debris from entering the tank

4.19 The proposed building would be a 94.6% increase in footprint on the original building; the height of the building is low at 4.4 metres. Whilst the overall size of the proposal is substantially larger than the previous building the building is not considered to be visually intrusive within Rowntree Park and by virtue of the screening created by the surrounding trees the proposal would not be visible from much of Rowntree Park. Whilst the proposed building would be visible from Terry

Avenue and the New Walk/ Terry Avenue Conservation Area, it is not considered to cause visual harm to the character of the area and the natural materials further mitigate the impact on the surroundings.

IMPACT ON TREES

4.20 The agent has stated that four trees to the south of the existing building would be felled although it would appear that a group of four conifers to the south, two Hollies and a Yew to the north, would also be removed. The agent has stated that they are willing to plant other trees to mitigate the loss of these trees. However we are waiting a response from the agent confirming or not that there is an agreement that this would be acceptable between the Friends of Rowntree Park and the CYC as landowners. The loss of these trees is considered to be acceptable, the loss if not considered to cause harm to the visual amenity of the area.

IMPACT ON THE GREENBELT

4.21 Essential facilities for outdoor sport and outdoor recreation are generally acceptable in the greenbelt. The use of the proposed building is considered to fall within this category. PPG2 infers that these facilities should be as small as possible to reduce the impact on the greenbelt; the increase in size of the pavilion from the original building is significant. However the proposed pavilion is not considered to be an unreasonable size in terms of internal layout. The space would mean that the building would see an increase in use to that of the original building. The building would be screened by the surrounding trees and the height of the building has been kept low, the impact of the building is also mitigated by its use of natural materials for the external finish. Therefore the proposed pavilion despite its increase in size is not considered to impact negatively on the openness of the greenbelt or the purposes of including the land within the greenbelt.

OTHER ISSUES

4.22 The police architectural liaison officer has raised concerns regarding the security of the building however many of them are not planning issues such as the intruder alarms, lockers, security from the changing rooms. Other issues such as the shutters/security barriers, have not been submitted with this application, it is not considered that it would be appropriate to condition these as they would have such a large visual impact on the building. Security grilles would require planning permission if they were added in the future. Details of potential external lighting could be conditioned, as the park is grade II listed.

4.23 The Countryside Officer has stated that there is no evidence that bats are present in the existing building. However it is considered that, as the area is good habitat for bats that it is reasonable to condition details of how the development will accommodate bats.

5.0 CONCLUSION

5.1 The proposed building is not considered to harm the historic interests of Rowntree Park, or the adjacent conservation area, or the green belt. The proposed

building would not be visually intrusive and would sit well within its setting. Approval is recommended

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

Drawing Number AITP/010 Revision A received 19 January 2009
Project Number 2007 1046 Sheet no. CP07 received 19 January 2009
Project Number 2007 1046 Sheet no. CP08 received 19 January 2009;

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 TIME2 Development start within three years

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials, including the doors, windows and external finishes, including those of the floatation piers and safety railing to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

4 The building must be able to lift a minimum of 11m AOD.

Reason: This will allow the building to raise 600mm above the highest recorded flood level.

5 Notwithstanding the submitted plans full details of the junction between the roof planes, including a vertical section drawing should be submitted at a scale of 1:20. These details should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To retain the character of Rowntree Park and the adjacent New Walk/Terry Avenue Conservation Area.

6 A vertical section detail:

- through the entrance doors to the terrace
- through the windows and door openings, including head and cill details

should be submitted at a scale of 1:20. These details should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To retain the character of Rowntree Park and the adjacent New Walk/Terry Avenue Conservation Area.

7 Notwithstanding the submitted plans and prior to the commencement of the development full details of the method and design of external illumination for the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: In order to protect the character and appearance of the area from excessive illumination.

8 Notwithstanding the information contained on the approved plans, the height of the approved development shall not exceed 4.5 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.

9 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of what measures are to be provided to within the design of the new building to accommodate bats. The works shall be completed in accordance with the approved details. Features suitable for incorporation for this group include the use of special tiles, bricks, soffit boards, bat boxes. etc.

Reason: This is proposed to take account of and enhance the habitat for bats.

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

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

with particular reference to the impact on the historic interests and visual amenity of Rowntree Park; impact on the greenbelt; impact on the setting of the adjacent conservation area. As such, the proposal complies with Policies GP1, SP2, SP3, GP15a, HE2, HE3, HE12, GB1, GB13, NE7 and C1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development", Planning Policy Guidance 2 "Green belts", Planning Policy Guidance 15 "Planning and the Historic Environment".

2. British Waterways Informative

The applicant/developer is advised to contact (Ken Fowler 0113 281 6875) in order to ensure that any necessary consents are obtained and that the works comply with British Waterways "Code of Practice for Works affecting British Waterways".

Contact details:

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