

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 22 October 2009

**Ward:** Micklegate  
**Parish:** Micklegate Planning Panel

**Reference:** 09/01635/FUL  
**Application at:** Racecourse Racecourse Road Knavesmire York YO23 1EJ  
**For:** Alterations to Melrose Stand including extension to screened area, provision of lift and external housing and low level balcony  
**By:** York Knavesmire LLP  
**Application Type:** Full Application  
**Target Date:** 22 October 2009

### 1.0 PROPOSAL

1.1 This application is a resubmission of the previously approved application (ref no 08/02285/FUL) for improving and extending the facilities within the Melrose stand at the Racecourse which gained approval for:

- (i) The enclosing of existing exposed steps within the east and north elevation to provide a covered viewing area of the racecourse and parade ring;
- (ii) Erection of a fully glazed conservatory area for general use to provide protected meeting areas within the existing balcony on the north east elevation; and
- (iii) Alterations to the appearance of the front elevation to continue the style of the existing concourse buildings and to accommodate improved stairway access.

1.2 This application differs from the previous approval by seeking permission for three additional alterations:

- (i) a lift providing access from ground to first floor terrace to the rear of the stand (away from the racecourse)
- (ii) the extension to fully enclose the existing balcony area (facing the course)
- (iii) the provision of an additional area of open viewing balcony at low level extending beyond the existing perimeter of the building on two sides - north and west facing.

1.3 The applicants state that the proposed alterations will provide an extended owners and trainers bar and restaurant to the south west and north east of the stand and that these works are a further phase in the progression of an overall refurbishment programme at York Racecourse.

1.4 This particular part of the racecourse is located within the Racecourse/Terry's Factory Conservation Area as well as being sited within the York Green Belt. A number of buildings within the racecourse are listed, namely the County Stand and Press Stand (Grade II), the Indicator Board and Clock Tower (Grade II), and the Guinness Bar (Grade II "star"). The Melrose stand is not listed.

1.5 The application has been called to committee by Cllr Brian Watson as the land on which York racecourse is sited is owned by the Council.

## **2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

Conservation Area Racecourse 0035

City Boundary York City Boundary 0001

DC Area Teams Central Area 0002

2.2 Policies:

CYGP1  
Design

CYSP2  
The York Green Belt

CYGB1  
Development within the Green Belt

CYGB10  
Major development sites in GB

CYHE3  
Conservation Areas

## **3.0 CONSULTATIONS**

INTERNAL

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

3.1 The alterations to this scheme are deemed acceptable and would preserve the character and appearance of the conservation area and the setting of the adjacent listed Press stand.

HIGHWAY NETWORK MANAGEMENT

3.2 No comment to date.

LIFELONG LEARNING AND LEISURE

3.3 No comment to date.

ENVIRONMENTAL PROTECTION UNIT

3.4 No objections to the proposal.

#### CYCLE CITY YORK

3.5 Officer states there is a need for further cycle provision at the Racecourse.

#### FURTHER COMMENTS

3.6 Councillor Merrett commented that there is a need for more cycle storage at the Racecourse.

#### EXTERNAL

#### MICKLEGATE PLANNING PANEL

3.7 No comment to date.

#### PUBLICITY

3.8 The application was advertised by site notice and press advert. No comments have been received.

### **4.0 APPRAISAL**

#### KEY ISSUE

4.1 The key issue to be considered is the impact on the visual amenity of the building and the character and appearance of the conservation area as well as the openness and appearance of the Green Belt.

#### POLICY BACKGROUND

4.2 Planning Policy Guidance 2 “Green Belts” allows limited infill/redevelopment of existing major sites in the Green Belt provided there would not detract from the open character of the Green Belt.

4.3 Policy SP2 of the City of York Draft Local Plan states that the primary purpose of the York Green Belt is to safeguard the setting and historic character of the City of York. Policy GB1 states that within the Green Belt, planning permission for development will only be granted where:

- (a) the scale, location and design of such development would not detract from the open character of the Green Belt; and
- (b) it would not conflict with the purposes of including land within the Green Belt; and
- (c) it would not prejudice the setting and special character of the City of York.

4.4 Policy GB10 identifies the major developed sites within the Green Belt and includes the Racecourse. On these sites limited infilling is permitted providing it has no greater impact on the Green Belt than as existing; it does not exceed the height of

existing buildings; and it does not lead to a major increase in the developed portion of the site.

4.5 Policy GP1 of the City of York Deposit Draft Local Plan states that when considering planning applications the intention is to seek a standard of design that will secure an attractive development and safeguard or enhance the environment.

4.6 Policy HE3 states that proposals for a number of forms of development, including external alterations, will be permitted where there is no adverse effect on the character and appearance of the conservation area.

#### VISUAL IMPACT ON BUILDING/ CONSERVATION AREA

4.7 The Racecourse is within "The Racecourse and Terry's Factory" Conservation Area which was designated in 1975. The majority of the conservation area lies within the Green Belt. The racecourse at the Knavesmire has been in continuous development since 1731. John Carr's low brick grandstand of 1754 was joined by the open cast-iron County Stand around 1840, the County Stand extension and then the Press Stand in 1890. These buildings are listed (Grade II). The Melrose Stand occupies a position adjacent to the Press Stand. It is one of three late C20th structures of considerable size by comparison to the earlier stands. These later stands have become landmarks within the locality as well as from areas south and west outside the city.

4.8 The Melrose Stand is unlike the other late C20th stands in that it does not adopt a bold contemporary architectural approach. The Conservation Area Appraisal carried out in 2006 states that "the brickwork and pitched roof of the Melrose Stand makes reference to the smaller scale buildings of the 1920's, although its size makes this design approach inappropriate".

4.9 The Melrose Stand provides a facility for private hospitality and it incorporates the Members' entrance and the Owners' and Trainers' bars and restaurant. Facilities are limited at present. In 2008 approval was granted for improving and extending the facilities within the stand to include: a conservatory-type extension to provide a restaurant on the rear terrace, the majority of the lower balcony facing the racecourse was to be enclosed with the terracing removed from the enclosed area and an additional floor inserted. Proposals also included for upgrading and enclosing the external staircases to comply with new legislation. This application further alters the stand by providing a lift and external housing from ground to first floor terrace, an extension to the existing balcony area and the provision of a low level balcony extending beyond the existing perimeter of the building - north and west facing.

4.10 The new lift housing is relatively small in scale and would be located to the rear of the building at low level. It would be freestanding and set back from the edge of the stand. Overall the small enclosure would not have a significant impact on the conservation area, subject to appropriate materials.

4.11 The enclosure of the stepped area (west elevation) would be in line with the existing enclosure and would be set back under existing balconies away from the edge of the building. The enclosure would be symmetrical to conform to the symmetry of the

building. It is not considered that this alteration would cause harm to the conservation area not the setting of the adjacent listed stand.

4.12 The additional standing area by way of the new low level balcony would provide open viewing over the winners enclosure to the north and over the racecourse itself. The proposal would extend the lower level of the building outwards by just over 2m to the north and west elevations. The balcony has been integrated well into the design of the building and is considered to be a small scale addition in comparison to the stand as a whole and the openness of the area.

#### GREEN BELT

4.13 The site is a major developed site in the Green Belt. These proposed additions to the Melrose Stand would be small scale in relation to the size and height of the stand and would not visually intrude into the openness of the area. It is not considered that the alterations would compromise the function of the Green Belt or harm its quality of openness.

#### CYCLE PROVISION

4.14 Comments have been received from Cllr D. Merritt and Cycle City York regarding the need for additional cycle storage at the Racecourse. As this application seeks only relatively minor alterations to an already approved scheme which are unlikely to increase spectator capacity, it is not considered that it would be necessary to seek cycle parking facilities in relation to this application, nor would it be considered reasonable to use this application to seek to address a perceived shortfall in such facilities at the racecourse.

### 5.0 CONCLUSION

5.1 It is considered that the scheme maintains the neutral impact of the Melrose Stand on the character and appearance of the conservation area. As a consequence it is considered that the proposal would have no additional visual impact, subject to appropriate planning conditions. Approval is recommended.

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

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

Proposed Alterations - 8906/6 (REV G), 8906/7(REV F), 8906/8 (REV D), 8906/9 (REV D) - Date stamped 26.08.2009

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.

3 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 including those for the external cladding/finish of the lift as well as the extended balcony 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 Prior to the commencement of the works hereby approved 1:20 and 1:5 details should be submitted of all elevations which incorporate the concourse. Details should include a 1:20 section through the façade showing the relationship of the elements at each level and a 1:5 drawing showing how the new enclosure aligns with the columns. These details 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 in accordance with the approved details.

Reason: In order to protect the visual historic character of the Racecourse and the Racecourse/Terry's Conservation Area and so that the Local Planning Authority may be satisfied with these details.

5 Prior to the commencement of the works hereby approved cross sections, profiles and details at a scale 1:10 of:-

- (i) The new enclosing panels and column casings on the racecourse side elevation, including materials and finishes;
- (ii) The conservatory

and 1:20 and 1:5 sections/details showing:

- (iii) The balcony edge and soffit details at agreed positions
- (iv) The external lift housing

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 in accordance with the approved details.

Reason: In order to protect the visual historic character of the Racecourse and the Racecourse/Terry's Conservation Area and so that the Local Planning Authority may be satisfied with these details.

6 Details of the new balustrade shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. Works shall be carried out in accordance with the approved details and thereafter retained.

Reason: In order to protect the visual historic character of the Racecourse and the Racecourse/Terry's Conservation Area.

## **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 function and amenity of the Green Belt, visual amenity, and the effect on the character and appearance on Conservation Area No.10. As such the proposal complies with policies GP1, GB1, GB10, HE3 and SP2 of the City of York Draft Local Plan- Incorporating the Proposed 4th Set of Changes; and national planning guidance contained in Planning Policy Guidance Note No. 2 " Green Belts ".

### **2. DEMOLITION AND CONSTRUCTION**

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 attached to any planning approval:

- (a) All construction and demolition or refurbishment works and ancillary operations, including deliveries to the site and despatch from the site shall only be carried out between the hours of 08.00 and 18.00 Mondays to Fridays and 09.00 to 13.00 on Saturdays and not at all on Sundays and Bank Holidays.
- (b) 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".
- (c) 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.
- (d) 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.
- (e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.
- (f) There shall be no bonfires on the site.

### **3. CONDITION 4 OF THIS PERMISSION**

With reference to condition 4, please be advised that the panels should be set-back from the edges of the stand as shown on the approved plans. Also the concourse elevations must match existing materials and details on adjacent buildings.

#### **Contact details:**

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