

## COMMITTEE REPORT

**Committee:** West & City Centre Area    **Ward:** Acomb  
**Date:** 18 January 2007                    **Parish:** Acomb Planning Panel

**Reference:** 06/01688/REMM  
**Application at:** Plot 15 Great North Way Nether Poppleton York  
**For:** Erection of 2 no. light industrial/storage and distribution units (B2 and B8 Uses)  
**By:** White Rose Development Enterprises Ltd  
**Application Type:** Approval of Reserved Matters  
**Target Date:** 22 January 2007

### 1.0 PROPOSAL

1.1 The applicant seeks reserved matters approval to erect 2 no. light industrial/storage and distribution units (B2 and B8 Uses). The applicant seeks approval for siting/design, external appearance, means of access and landscaping.

1.2 Application 99/01777/OUT "Proposed Mixed Use Development comprising cycle and car park to proposed rail halt, business (B1), general industrial (B2) and storage or distribution (B8) uses. - Approved 01/04/2003 established the principal of developing Plot 15 (along with 2C, 8B, 8C, 9, 6A and 8A) for the aforementioned Use Classes.

1.3 The proposal compliments existing, approved and other proposed uses within the site.

#### Relevant History

a) 99/01777/OUT - Proposed Mixed Use Development comprising cycle and car park to proposed rail halt, business (B1), general industrial (B2) and storage or distribution (B8) uses. - Approved 1st April 2003

\* The developer entered a S106 with the City of York Council following approval of the above. The Developer covenants that

- o The RPAL (railhalt parking and access land) shall be made available to the Council in accordance with the provisions of Schedule 1.
- o It shall encourage and use its reasonable endeavours to ensure that the prospective occupiers of the Development comply with the terms of the GTP (green travel plan)

b) 06/00518/FUL - Variation of condition (i) of planning permission 99/01777/OUT (for proposed office/light industry/research and developments (B1), general industrial (B2), and storage or distribution (B8) uses) extend the time to the period for the submission of reserved matters application until 01.04.2013 - Approved 20th October 2006

## **2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYT4  
Cycle parking standards

CYGP4A  
Sustainability

CYGP1  
Design

## **3.0 CONSULTATIONS**

INTERNAL

Highway Network Management - No Objections (Conditions Included).

Environmental Protection Unit - No Objections.

York Consultancy (Drainage) - No Objections.

Urban Design and Conservation (Landscape Architect) - No Objections (Conditions Included).

EXTERNAL

Acomb Planning Panel - No Objections.

## **4.0 APPRAISAL**

KEY ISSUES

- \* Policy Context
- \* Design/Layout
- \* Highway Issues
- \* Landscaping
- \* Sustainability
- \* Drainage

4.1 Policy T4 - Cycle Parking Standards states in all new developments, cycle parking provision will be required in accordance with the standards set out in Appendix E.

For B1 (business), A1 (shops), A2 (Financial and professional services) and A3 (food and drink) proposals in York City Centre, commuted payments will be required to make up for any shortfall in the provision of on-site cycle parking spaces.

4.2 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.

4.3 GP4a - Sustainability: requires that proposals for development should have regard to the principles of sustainable development including accessibility of the development site by means other than the private car, contributing to the social needs of the community (including housing), high quality design, enhancing local character and making adequate provision for storage and collection of refuse.

## DESIGN/LAYOUT

4.4 The proposed buildings are both single storey in design and are accessed using two (per unit) goods doors. Both units have gently sloping pitched roofs. The units vary in height; 8.6 metres (Unit K) and 8 metres (Unit L), however these heights are significantly less than the hotel, leisure club and offices facing the ring road. Floor spaces vary considerably between the units 1859 sq m (Unit K), 930 sq m (Unit L).

4.5 There has been established at York Business Park a pallet of subdued colours, the aforementioned pallet has been retained as part of the application. To avoid a uniformity in elevations conditions will be included; requesting the written approval of all external materials.

4.6 The site adjoins and will be accessed from Plot 13. Plot 13 is accessed from the southern exit of the roundabout already existing on Great North Way. The application site will be accessed using a non adoptable road which links the two units. A large turning area has been created to the east of each unit.

4.7 The service and access facilities are variable in terms of layout and provision. Frontage vehicular parking dominates across the site, however the applicants' have included some additional parking to the side of individual units. Lorry parking has been provided within the eastern corner of the site. 30 parking spaces have been provided along with two banks of cycle hoops (the design of which has yet to be agreed).

## HIGHWAY ISSUES

4.8 Issues relating to traffic generation have already been considered at the outline stage and therefore can not be considered as part of this application.

4.9 The internal layout in conjunction with the inclusion of relevant conditions meets the requirements of Highway Network Management.

## LANDSCAPING

4.10 The application site is dominated by rough grassland and some immature self seeded shrub and tree species, none of which can be considered as significant landscape features, worthy of retention.

4.11 Non specified shrub and tree planting has been indicated internally and along the southern, western and eastern boundaries of the site. Landscape details and species specifications have been requested by the Local Planning Authority's Landscape Officer; conditions will ensure their submission prior to work starting on site.

## SUSTAINABILITY

4.15 An overarching aim of the City of York Development Control Local Plan (2005), is to achieve sustainable design and construction. Policy GP4a requires all developments to regard the principles of sustainable development. The environmental performance of both new and existing buildings is assessed using the Building Research Establishment's Environmental Assessment Method (BREEAM).

4.16 In this instance, requiring the applicant to submit a BREEAM assessment would not be lawful as no relevant conditions were attached as part of the outline approval. The outline application for Plot 15 was submitted in 1999 and granted approval in 2003, pre dating any policy requirements for the submission of BREEAM related documents.

4.17 GP4 "Sustainability" is however still relevant. Paragraphs D, E, G and I are all relevant in this instance and should be considered by the applicant, as part of the application.

d) be of high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City;

e) minimise the use of non renewable resources, re-use materials already on the 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;

g) conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth;

l) make adequate provisions for the storage and collection of refuse and recycling.

4.18 To date the applicant has not submitted a sustainability statement, however a willingness to address some of the aforementioned issues is evident from an assessment of the plans. The lack of a sustainability statement has been brought to the applicants' attention.

## DRAINAGE

4.19 York Consultancy were consulted and stated that "the development is in low risk Flood Zone 1 and will not suffer from river flooding". All surface/foul sewage water will be disposed of to the main drains.

## 5.0 CONCLUSION

5.1 Cumulatively, the overall layout and design of this reserved matters application contributes to the workability and purposes of the York Business Park. Providing the applicant can demonstrate, a consideration for and a willingness to adopt sustainable practices as part of the development then the application is considered to meet Policies T4, GP1, GP4A and Appendix E "Car and Cycle Parking Standards" of the City of York Development Control Draft Local Plan.

## 6.0 RECOMMENDATION: Approve

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

0975\_22-201-A - Unit K Plan.  
0975\_22-202-A - Unit L Plan.  
0975\_22-203 - Unit K Elevations.  
0975\_22-204 - Unit L Elevations.  
0975\_22-200-A - Site Layout.  
0975-22- 205 - Site Location.

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

- 2 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme showing the following:

A 3 metre (minimum) width of planting (excluding maintenance margins around buildings and grass verges) along the spine road, outside of the highway reserved area. Planting shall be in front of any security fencing i.e. facing the road.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

- 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 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 HT1 – 8.6 metres (Unit K) and 8 metres (Unit L)
- 5 All demolition and construction works and ancillary operations, including deliveries to and dispatch from the site shall be confined to 08:00 to 18:00 Monday to Fridays, 09:00 to 13:00 Saturdays and no works at all shall be carried out on Sundays and Bank Holidays.

Reason: To protect the amenity of local residents during the construction of the development from noise.

- 6 HWAY18 Cycle parking details to be agreed
- 7 HWAY19 Car and cycle parking laid out
- 8 HWAY21 Internal turning areas to be provided
- 9 HWAY26 Internal road details to be agreed
- 10 HWAY31 No mud on highway during construction
- 11 The design of all the unit shall be in accordance with the contents of the design statement dated .....submitted by the applicants' agent under ..... which will satisfy the requirements of Policy GP4a.

Reason: In the interests of sustainable development

## **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 visual amenity and highway issues. As such the proposal complies with Policies GP1, T4, GP4a of the City of York Development Control Draft Local Plan

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