

COMMITTEE REPORT

Date: 22 July 2010 **Ward:** Skelton, Rawcliffe, Clifton Without

Team: Planning Committee **Parish:** Rawcliffe Parish Council

Reference: 10/01091/FULM

Application at: York Health Services NHS Trust Blue Beck Drive York YO30 5RA

For: Erection of single and two storey building to provide clinical and administrative accommodation, car and cycle parking, service road, fencing, landscaping works, CCTV cameras, external lighting, balcony and external staircase

By: NHS North Yorkshire And York

Application Type: Major Full Application (13 weeks)

Target Date: 23 August 2010

Recommendation: Approve after referral to Sec. of State

1.0 PROPOSAL

1.1 Clifton Park Hospital comprises a collection of two storey brick built Victorian buildings together with a two storey brick built treatment centre dating from the 1990s set within large well landscaped grounds. The site forms part of the wider former Clifton Hospital complex which has also in part been developed for housing and a hotel/restaurant. The facilities provided by Clifton House for male psychiatric patients requiring a low level of security form a continuing element of the earlier activity associated with Clifton Hospital. The site lies astride the boundary between Flood Zones 2 and 3 and lies within the York Green Belt. Full planning permission is sought for the erection of a 1 and 2 storey extension to Clifton House to provide clinical accommodation for 26 female psychiatric patients who require a low level of security together with associated office accommodation. The application site is largely comprised in the built footprint of the former Rosedale Ward which provided psychiatric services until it was demolished in the late 1990s, the site having previously been earmarked for housing. The scheme has been amended to take account of earlier concerns in respect of the scheme's design.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Contaminated Land GMS Constraints:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

Flood zone 2 GMS Constraints: Flood zone 2

Flood zone 3 GMS Constraints: Flood zone 3

2.2 Policies:

CYNE1

Trees, woodlands, hedgerows

CGP15A

Development and Flood Risk

CYGP1

Design

CYGP3

Planning against crime

CYGP9

Landscaping

CYGB10

Major development sites in GB

CYC1

Criteria for community facilities

CYGB1

Development within the Green Belt

CYGP4A

Sustainability

CYH9

Loss of dwellings or housing land

3.0 CONSULTATIONS

INTERNAL:-

3.1 Highway Network Management raise no objection to the proposal subject to the imposition of a number of standard conditions on any permission relating to access arrangements.

3.2 Structures and Drainage Consultancy raise no objection in principle to the proposal but wish to see any permission conditioned to require submission of a detailed foul and surface water drainage scheme for further approval.

3.3 Lifelong Learning and Leisure raise no objection to the proposal.

3.4 City Development raise no objection to the proposal weighing the loss of the housing land previously allocated on the site of the Rosedale Ward against the "very special circumstances" in terms of clinical need and available environment advanced by the applicant.

3.5 Design, Conservation and Sustainable Development raise no objection to the proposal subject to any permission being conditioned to require the submission of a detailed BREEAM assessment upon completion of the development the preparation and submission of a scheme of mitigation for bats and that 10% of the energy requirements of the development be provided by renewable means.

3.6 Environmental Protection Unit raise no objection to the proposal subject to any permission being conditioned to cover noise and hours of work.

EXTERNAL:-

3.7 North Yorkshire Police Architectural Liaison Officer identifies a lack of concern with the operation of the existing facility at the site for male patients requiring low security and raises no objection to the proposal.

3.8 Rawcliffe Parish Council object to the proposal on the grounds that the size, massing and scale of the development in addition to its close proximity to adjacent properties would have a detrimental impact on the amenity of local residents.

3.9 Clifton Without Parish Council object to the proposal on the grounds that the scale of the proposal in close proximity to neighbouring residential properties lead to a serious loss of privacy and residential amenity for neighbouring residents from upper storey activities.

3.10 The Environment Agency raise no objection to the proposal.

3.11 Yorkshire Water Services Limited raise no objection to the proposal.

3.12 41 Letters of objection have been received in respect of the proposal. The following is a summary of their contents:

- * Concern at the impact of the proposal upon the level of traffic generation in surrounding streets;
- * Concern at the impact of the proposal upon the level of on-street parking in surrounding streets;
- * Concern at the impact of the proposal on the openness of the Green Belt;
- * Concern at possible increases in noise and light pollution arising from the proposal;
- * Concern that the design of the proposal would not be appropriate to the area;
- * Concern that appropriate alternative sites have not been considered;
- * Concern at the impact of the proposal on wildlife in the locality;
- * Concern at the impact of the proposal on the operation of the local property market;
- * Concern at perceived danger to local residents from service users of the proposed facility;

- * Concern that the proposal would lead to an increase in litter and anti-social behaviour in the locality;
- * Concern that the proposal would result in an adverse impact upon the residential amenity of neighbouring properties;
- * Concern that the proposal would have an adverse impact upon the area of land set aside for flood storage;
- * Concern that the proposal would seriously erode the pleasant wooded atmosphere of the application site;
- * Concern at the impact of the proposed security apparatus upon the privacy of neighbouring residents.

4.0 APPRAISAL

POLICY FRAMEWORK:-

4.1 PPG 2 "Green Belts" is of particular relevance in determination of this application as the site of the proposed development forms a "major developed site" where limited redevelopment of the built footprint would be viewed as acceptable.

4.2 PPS 25 "Planning and Flood Risk" is of particular relevance in determination of this application as the application site lies in close proximity to the boundary between flood zones 2 and 3 and in close proximity to the flood storage area for North West York.

4.3 Policy GP1 of the York Development Control Local Plan is of particular relevance in determining this application as it sets a firm policy requirement for new development proposals to respect and enhance the local environment, be of a density, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials and ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or are dominated by over-bearing structures.

4.4 Policy GP3 of the York Development Control Local Plan is particularly relevant in considering this application as it sets clear requirements where ever appropriate for new development to incorporate natural surveillance of public spaces from the proposed development, secure locations for associated car and cycle parking, satisfactory lighting and CCTV where ever appropriate.

4.5 Policy GP9 of the York Development Control Local Plan is particularly relevant in considering this application as it seeks that where appropriate new development should incorporate a landscape scheme as an integral element of the proposals, including an appropriate range of indigenous species, reflecting the character of the area and surrounding development and forming a long term edge to development.

4.6 Policy GP15a) of the York Development Control Local Plan is particularly relevant in considering this application as it seeks that developers must satisfy the

Local Planning Authority that flood risk may be successfully managed with the minimum environmental effect and ensure that the site can be developed, serviced and occupied safely.

4.7 Policy GB1 of the York Development Control Local Plan is of particular relevance in considering this application as it sets a firm policy presumption in favour of development in Green Belt areas only in the circumstances where the scale, location and design of such development would not detract from the open character of the Green Belt and would not conflict with the purposes of including land within the Green Belt and would be for the purpose of the limited redevelopment of an existing major developed site.

4.8 Policy GB10 of the York Development Control Local Plan is of a particular relevance in considering this application as it identifies the site of the former Rosedale ward at Clifton Hospital as a "major developed site" within the Green Belt where limited redevelopment for the preferred use which was identified as housing would be acceptable providing that it has no greater impact on the purposes of including land in the Green Belt than the existing development, 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.

4.9 Policy H1.33 of the York Development Control Local Plan is of particular relevance in considering this proposal as the application site has been identified as a draft housing allocation for a possible maximum of 8 units.

4.10 Policy H9 of the York Development Control Local Plan is of particular relevance in considering this proposal as it sets a firm policy presumption against a net loss of allocated housing development land.

4.11 Policy NE1 of the York Development Control Local Plan is of particular relevance in considering this proposal as it sets a firm policy presumption in favour of the retention of trees of townscape importance and the adequate protection of trees whilst built development takes place.

4.12 Policy C1 of the York Development Control Local Plan is of particular relevance in considering this proposal as it sets a firm policy presumption in favour of new proposals for health facilities provided that the scale and design of the development is appropriate to the character of the locality and it would meet a recognised need.

KEY CONSIDERATIONS:-

4.14 KEY CONSIDERATIONS INCLUDE:-

- * Impact upon the Openness and Purposes of Designation of the Green Belt;
- * Loss of Allocated Housing Land;
- * Impact upon Flood Risk in the Wider Locality;
- * Appropriateness of the Proposed Design in the Context of the Wider Street Scene;
- * Impact of the proposal on traffic flow and the occurrence of on-street parking in the wider vicinity;
- * Impact of the proposal on the residential amenity of neighbouring properties;

- * Fear of crime and increased anti-social behaviour in the locality arising from the proposal;
- * Impact of the proposal upon the sylvan atmosphere of the site;
- * Impact of the proposal upon the operation of the local property market.

GREEN BELT IMPACT:-

4.15 Central Government Planning Guidance in respect of Green Belt areas outlined in PPG 2 "Green Belts" and interpreted by Policies GB1 and GB10 of the York Development Control Local Plan sets a firm policy presumption against "inappropriate development" within Green Belt areas other than in the limited circumstance of limited re-development of defined "major developed sites". The application site is defined as one such site and is allocated for housing with a maximum of 8 units. In order to justify departing from this allocation and developing what would otherwise be an inappropriate development in the Green Belt the applicant has come forward with a case based upon "very special circumstances" together with the consideration of other possibly suitable sites. The case for "very special circumstances" identifies a range of issues outlined below:-

- Clinical need for the provision of low secure accommodation for female patients with a range of psychiatric problems at a sub-regional level. Currently patients in need of this type of care are being treated in locations physically remote from their home locality with consequent difficulties in their long term recovery, in facilities that are inappropriate in terms of the range of facilities provided such as medium secure facilities in the wider region or simply not treated at all by being placed in the prison system;
- The proposal would link with a long-standing low secure facility for the treatment of male patients with the opportunity for co-use of specialist staff with the appropriate range of expertise;
- The secluded woodland setting of the site provides a suitable clinical environment to aid the recovery of the patient;
- Alternative non-Green Belt sites have been found to be unsuitable. Bootham Park Hospital was considered in detail but it is a Grade 1 Listed building and the creation of a quiet and contemplative environment to aid patient was judged to be too difficult.
- The application site is an existing major developed site within the terms of Green Belt policy and a form of built development on the site has previously been accepted as appropriate.

4.16 Taking these issues together it is felt that these matters amount to the requisite "very special circumstances" to allow for the construction of the development within the Green Belt which would more than outweigh any material harm to the openness or purposes for including the land within the Green Belt.

LOSS OF ALLOCATED HOUSING LAND:-

4.17 As a defined "major developed site" within the Green Belt the site was allocated to provide additional residential development in addition to the area already developed to the south and south east. This would comprise an additional 8 units out of a total allocated housing land supply of 8775 units. It is felt that the clear clinical

need for the facility in the locality, together with the associated new jobs it would create more than outweighs the impact of the loss of the allocated 8 housing units which are not of significance in terms of delivering the City's Housing Land requirements.

IMPACT UPON FLOOD RISK:-

4.18 The proposed development is defined as being "more vulnerable" in terms of flood risk in Central Government advice outlined in PPS25. The developer has however submitted a detailed Flood Risk Assessment which identifies a series of measures which if implemented together would manage flood risk in an acceptable way. These comprise a minimum 30% reduction in surface water discharges from the site allowing for the impact of climate change, provision of a "safe" flood proofed area from which vulnerable service users can be evacuated from, a range of standard flood proofing measures including raising power points etc significantly above floor level, the raising of finished floor levels above the highest recorded flood event and the preparation of a flood warning and evacuation plan. These measures would ensure that the scheme is acceptable in flood risk terms and the requirements of Central Government Guidance outlined in PPS 25 can be complied with.

APPROPRIATENESS OF THE DESIGN:-

4.19 The existing low secure psychiatric unit for male patients comprises a two storey red brick and Welsh slate, late Victorian building having formerly been part of the wider Clifton Hospital complex. The proposed unit for female patients would be constructed in white render and brick with regularly spaced aluminium "feature" windows and a low pitch single ply membrane roof. Important considerations in arriving at the design have been the creating of a subtle, yet secure environment to assist in the healing of patients. The result has been to create a structure whose massing and external appearance would be substantially different from the existing building. The areas of clinical accommodation have also been designed to be single storey as far as possible to take advantage of the sylvan atmosphere to the rear of the site as an aid to the healing process. The design has been modified to bring the fenestration flush with the wall face of the building and to secure the inclusion of a 25 cm zinc (or similar) roof detail to give a degree of punctuation to the elevational treatment. Whilst the proposed design is significantly different from the existing building or the adjacent housing the visual contrast is felt to be acceptable based upon the subtlety of the palette of materials and balance of fenestration.

TRAFFIC IMPACTS:-

4.20 The proposal envisages a 22 bed extension to the existing low secure care facility provided by Clifton House. The applicant has submitted a detailed Transport Statement which indicates that the 30 additional spaces to be provided are adequate to deal with the needs both of the new and of the existing facility. Concern has been expressed in relation to the occurrence of on-street parking in the locality and potential increases in traffic movements to and from the site. The existing issue of on-street parking does not however relate to the activities taking place at Clifton House and any increase in vehicles movements to and from the site arising from the proposal would not be sufficient to have a material impact upon the amenity of neighbouring properties.

RESIDENTIAL AMENITY:-

4.21 At its closest point the proposal lies some 16 metres away from adjoining residential properties. The existing boundary of the site comprises a 3 metre high brick boundary wall that would be consolidated as part and parcel of the proposed development with the existing gaps closed. The nature of the boundary treatment would significantly mitigate any impact arising from the new proposal upon the residential amenity of nearby properties. The pattern of fenestration of the proposed extension has furthermore been deliberately aligned so as to avoid direct overlooking of the residential properties nearby, with most views being window to wall or window to gable. With the distance and alignment of the proposed extension there would be no issue of loss of light or overshadowing to neighbouring properties and the proposed height of the extension broadly respects that of the adjacent properties so its impact would not be overbearing. In terms of noise, smells and potential air pollution there would not be a material increase over and above the existing impacts arising from the facility at Clifton House. Any impact arising from the proposal upon the residential amenity of neighbouring properties would thus be within reasonable limits.

FEAR OF CRIME AND ANTI-SOCIAL BEHAVIOUR:-

4.22 The fear of crime and anti-social behaviour has previously been held to be a material consideration in determining planning applications by the courts. The proposal seeks to provide low secure accommodation for vulnerable female psychiatric patients. Selection of the most appropriate mode and facility for treatment is based upon strictly derived criteria with those posing a significant risk to either themselves or others being afforded a higher degree of security. The current proposal seeks to provide accommodation for those requiring a low secure environment and who therefore pose a low risk. This would parallel the existing accommodation provided for male patients at Clifton House. In terms of anti-social behaviour particular concern has been raised in relation to staff and service users smoking outside of the premises specifically in the areas where the existing boundary wall has been breached. The applicant has indicated that the two existing gaps in the boundary wall would be made good and designated smoking areas away from adjoining properties would in any case be provided. The North Yorkshire Police Architectural Liaison Officer highlights a lack of difficulty with the operation of the existing low secure facility for male patients at the site.

IMPACT UPON WOODLAND ASPECT OF THE SITE:-

4.22 The application site is categorised by a number of mature trees and areas of mature landscaping. The proposal envisages the removal of four semi-mature trees of amenity importance as part of a wider group of 27 in order to construct the two storey element of the scheme. A further 22 trees would be planted in compensation for those that have been lost to the south and south west of the site and also within the partially enclosed courtyards within the centre of the site. An important element of the design and layout of the overall scheme is the maintenance and enhancement of the woodland setting of the site for therapeutic reasons. This the submitted scheme would broadly achieve and subject to any permission being conditioned to require the submission of a detailed landscape scheme for prior approval the scheme is acceptable.

IMPACT OF THE PROPOSAL UPON THE OPERATION OF THE LOCAL PROPERTY MARKET:-

4.23 The impact of the proposal on the operation of the local property market is not a material planning consideration in the determination of this application.

5.0 CONCLUSION

5.1 A number of significant material considerations are felt to be relevant to the determination of this proposal. These include:-

- Impact upon the designated Green Belt;
- Loss of Allocated Housing Land;
- Impact upon flood risk in the locality;
- Appropriateness of the design;
- Impact upon traffic flow and parking availability in the locality;
- Impact upon residential amenity;
- Fear of crime and anti-social behaviour ; and
- Impact of the development upon the pleasant woodland environment of the site.

Taking each of these factors into consideration it is felt that the proposal is suitable in planning terms for the site and that very special circumstances clearly exist which justify the location of the development on a Green Belt site. Approval is therefore recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve after referral to Sec. of State

1 TIME2 Development start within three years

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

Drawing Refs:L01(90)GAP001 Rev 02; SSEL50/OGL/007 Rev 4; A(00)GAP113 Rev 3; A(00)GAP112 Rev 1; A(00)GAP103 Rev 01; A(00)GAE001 Rev 4 ; A(00) GAE002 Rev 4; A(00)GAE003 Rev 3 ; A(00)GAP106 Rev 5 ; A(00)GAP107 Rev 5 ; A(00)GAP108 Rev 2. Date Stamped 21st May 2010, 28th June 2010 and 30th June 2010.

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

3 VISQ1 Matching materials

4 VISQ4 Boundary details to be supplied

5 No development shall take place until there has been submitted and approved

in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees , shrubs and other planting. 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 alternatives are agreed in writing by the Local Planning Authority.

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

- 6 LAND3 Protection of existing planting
- 7 HWAY18 Cycle parking details to be agreed
- 8 HWAY19 Car and cycle parking laid out
- 9 HWAY35 Servicing within the site

10 Within 6 months of occupation of the site a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall be developed and implemented in line with local, national guidelines and the travel plan framework submitted with application 10/01091/FUL.

Reason: To ensure the development complies with advice contained in PPG 13-Transport and in Policy T20 of the York Development Control Local Plan, and to ensure adequate provision is made for the movement of vehicles, pedestrians, cycles and other modes of transport to and from the site, together with provision of parking on site for these users.

- 11 DRAIN1 Drainage details to be agreed

12 The development hereby authorised shall be undertaken in strict accordance with the submitted Flood Risk Assessment dated April 2010 and the measures included therein unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is safely and satisfactorily drained and to secure compliance with Policy GP15a) of the York Development Control Local Plan.

13 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 metres either side of the centre line of the sewer which crosses the site.

Reason: In order to allow sufficient access for maintenance and repair work at all times.

14 Unless otherwise agreed in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to the completion of the approved foul drainage works.

Reason:- To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

15 ENVA1 Surface water drainage through oil inter

16 The emergency electric generator shall only be used for routine servicing or testing requirements during the hours of 08:00 to 18:00 (Monday to Friday), unless required for emergency purposes.

Reason: To protect the amenities of adjacent residents.

17 Details of all machinery, plant and equipment to be installed in or located on the premises hereby permitted, which is audible at any business, residential or hotel accommodation, shall be submitted to the Local Planning Authority for written approval. These details shall include maximum (LA max(f)) and average sound levels (LA eq), octave band noise levels and any proposed noise mitigation measures. All such approved machinery, plant and equipment shall not be used on the site except in accordance with the prior written approval of the Local Planning Authority. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before the proposed use first opens and shall be appropriately maintained thereafter.

Reason:- To secure the residential amenity of neighbouring properties and to secure compliance with Policy GP1 of the York Development Control Local Plan

18 All construction and demolition works and ancillary operations including deliveries to and despatch from the site shall be confined to the following hours:-

Monday to Friday 08:00 to 18:00
Saturday 09:00 to 13:00
Not at all on Sundays and Bank Holidays.

Reason:- To safeguard the amenity of neighbouring residents and to secure compliance with Policy GP1 of the York Development Control Local Plan.

19 Prior to the commencement of development, a Construction Environmental Management PLAN (CEMP) for minimising the creation of noise, vibration and dust during the demolition, site preparation and construction phases of the development shall be submitted to and approved in writing by the Local Planning Authority. All works on site shall be undertaken in accordance with the approved scheme unless, otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring residents and to secure compliance with Policy GP1 of the York Development Control Local Plan.

20 In the event that contamination is found at any time when carrying out the approved development, the findings must be reported in writing immediately to the Local Planning Authority. In such cases an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the written approval of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the written approval of the Local Planning Authority.

Reason: To ensure that the site is developed in a safe and efficient manner.

21 Prior to occupation of the building hereby approved the developer shall submit in writing a formal BREEAM assessment or equivalent, for the design and procurement stages of the building hereby approved. All assessments shall be followed by a BREEAM Post Construction review to be submitted after construction at a time to be agreed in writing by the Local Planning Authority. All assessments shall confirm the minimum "Very Good" rating or equivalent, anticipated in the preliminary BREEAM assessment submitted with the application, and to be agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable development, in accordance with the requirements of Policy GP4a) of the Draft Local Plan and the Council's planning guidance Interim Planning Statement (IPS) on Sustainable Design and Construction.

22 Prior to the commencement of development, full details of a renewable energy strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the i) the building's proposed renewable energy generation, which shall be at least 10% of total energy generation, ii) measures to reduce energy demand, iii) measures to reduce CO2 emissions to a level lower than required under Building Regulations Part L. The development shall then be carried out in accordance with the approved assessment.

Reason: To ensure that the proposal complies with the principles of sustainable development and the Council's adopted Interim Planning Statement on Sustainable Design and Construction.

23 The development hereby authorised shall not commence until full details of the measures proposed for bat mitigation and conservation have been submitted to and approved in writing by the Local Planning Authority and the development shall thenceforth be undertaken in strict accordance with the details thereby approved. Such details shall include:

- i) A wildlife protection plan of how development work is to be carried out to take account of bats and to minimise any potential impacts;
- ii) The inspection of any buildings to be demolished or disturbed prior to work taking place;
- iii) Details of provision within the new building and landscaping to replace habitat lost to development;
- iv) Details of lighting for the site together with impact upon bats and other wildlife;
- v) Timing of operations.

Reason: To secure the protection of a nationally important protected species and to secure compliance with Central Government advice in respect of Planning and the Natural Environment outlined in PPS 9 "Planning and Nature Conservation".

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 impact upon openness and purposes of designation of the Green Belt, loss of allocated housing land, impact upon flood risk in the wider locality, appropriateness of the proposed design in the context of the wider street scene, impact of the proposal on traffic flow and the occurrence of on-street parking in the wider vicinity, impact upon the residential amenity of neighbouring properties, fear of increased crime and anti-social behaviour arising from the proposal, impact of the proposal upon the sylvan atmosphere of the site and impact of the proposal upon the operation of the local property market. Very special circumstances also exist based upon the clinical need for the development, the opportunities for co-usage of existing specialist services and the pleasant of woodland setting of the site which clearly over-ride the normal presumption against “inappropriate development” in the Green Belt. As such the proposal complies with Policy YH9 and Y1C of The Yorkshire and Humber Plan, policies NE1 (GP15a), GP1, GP3, GP9, GB10, C1, GB1, GP4a) and H9 of the City of York Development Control Local Plan and Government policy contained within Planning Policy Guidance note 2 'Green Belts'.

2. WATER RESOURCES ACT 1991:-

The applicant is advised that under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures either affecting or within 8 metres of any flood defence maintained by the Agency.

3. WILDLIFE AND COUNTRYSIDE ACT 1981:-

The applicant is advised that under the terms of the Wildlife and Countryside Act 1981 a licence from Natural England will be required to undertake building or other work affecting a bat roost.

Contact details:

Author: Erik Matthews Development Management Officer

Tel No: 01904 551416