

COMMITTEE REPORT

Date: 18 November 2010 **Ward:** Westfield
Team: West/Centre Area **Parish:** No Parish

Reference: 10/01187/FUL
Application at: Acomb Branch Library Front Street York YO24 3BZ
For: Siting of portakabin for use as an ambulance stand by point
(Extension of temporary permission 08/00574/FUL for a further
2 year period)
By: Yorkshire Ambulance Service
Application Type: Full Application
Target Date: 22 July 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 The application is for the siting of a temporary portakabin for use as an Ambulance stand-by point to the rear of the library building. The application is for the extension of a temporary planning permission (08/00574/FUL) for a further two years. The original application was granted temporary planning permission at committee on 15 May 2008.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: Acomb Area 0007

Air safeguarding GMS Constraints: Air Field safeguarding 0175

Conservation Area GMS Constraints: Acomb CONF

2.2 Policies:

CYGP1
Design

CYGP23
Temporary planning permission

CYHE2
Development in historic locations

3.0 CONSULTATIONS

INTERNAL CONSULTATIONS

3.1 HIGHWAY NETWORK MANAGEMENT - No objections.

3.2 DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT - No comment.

EXTERNAL CONSULTATIONS/REPRESENTATIONS

3.3 No representations have been received.

4.0 APPRAISAL

RELEVANT SITE HISTORY

08/00574/FUL - Siting of Portakabin to rear for a temporary period to be used as a standby point for Yorkshire Ambulance Service (resubmission) - Approved

08/00221/FUL - Site Portakabin for temporary period to be used as standby point for Yorkshire Ambulance Service. Also form 1no. parking space for an ambulance - Withdrawn

KEY ISSUES

1. Principle
2. Impact on neighbouring property

ASSESSMENT

PLANNING POLICY

4.1 Policy GP23 'Temporary Planning Permission' in the City of York Council Development Control Local Plan (2005) states that planning permission will be granted for the temporary use of land or the erection of temporary buildings for a limited period provided: there would be no loss of amenity to the occupants of adjacent property as a result of the proposal; or the applicant can demonstrate that there is no viable permanent alternative immediately available; and where appropriate, plans are to be brought forward for permanent development; and that the period for which consent is sought is the minimum required to allow the permanent development proposal to be implemented; or a trial period is necessary for the development, to allow an assessment of its character or effects.

PRINCIPLE

4.2 The Ambulance stand-by point is sited to the rear of Acomb Library, just outside the Acomb Conservation Area.

4.3 Information submitted with the previous temporary consent for the stand-by point stated that it was required for a 2 year period only, as re-organisation was being undertaken and the options for a new ambulance station were being considered.

4.4 The agent has submitting supporting information stating that there are no alternative sites temporary or permanent at present. They have submitted evidence that the ambulance response times from this location are above the government targets. Planning permission was granted for an ambulance station on Huntington Road (08/01361/FUL) which is now operational. A permanent stand-by point has been granted permission at Windmill Lane off Hull Road (08/00331/FUL). The Ambulance Service would like a further period of time to monitor the response times before considering if a permanent development is required in this area.

IMPACT ON NEIGHBOURING PROPERTY

4.5 In the previous application there was some concern about the proximity of the stand-by point to the neighbouring dwellings and the potential noise and light disturbance that may be caused. Officers are not aware of any complaints regarding the stand-by point. As temporary planning permission is being sought it is not considered that the siting of the Ambulance stand-by point is considered to unduly impact on the residential amenity if the occupants in the nearby dwellings.

4.6 The building is of a temporary nature and the applicant/agent has not submitted details of a future permanent alternative. A temporary building of this appearance in close proximity to the conservation area and dwellings would not be acceptable as a permanent development and therefore an additional temporary planning permission is considered appropriate.

5.0 CONCLUSION

5.1 The siting of a Portakabin on this site to be used as an Ambulance Stand-by point for a further two years is considered to comply with Policy GP23 and allow the Ambulance Service adequate time to find a permanent alternative.

6.0 RECOMMENDATION: Approve

1 The building shall be removed by 30 November 2012 unless prior to that date a renewal of the permission shall have been granted in writing by the Local Planning Authority.

Reason: The temporary nature of the building is such that it is considered inappropriate on a permanent basis.

2 Notwithstanding the submitted details, between the hours of 21:00 and 08:00 on the following day the sirens of the ambulance vehicles shall not be used until the vehicles have exited the Acomb Branch Library site.

Reason: To protect the amenity of the occupants of the neighbouring dwellings.

3 Details of a sign placed along the front boundary of the site to alert the public to an ambulance entering the highway should be submitted to and agreed in writing

by the Local Planning Authority.

Reason: To alert the public to emergency vehicles entering the highway.

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 the residential amenity of the neighbours, the visual amenity of the building and the adjacent conservation area. As such, the proposal complies with Policy GP23 of the City of York Development Control Local Plan (2005).

Contact details:

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