

COMMITTEE UPDATE – 6.1.2011

Plans Item 5a – Axcent Ltd, 156B Haxby Road (10/02096/FULM)

1. Response from Council's Sustainability Projects Officer who requests conditions to require the development to meet Code for Sustainable Homes Level 3 as minimum and 10% energy demand from renewable technologies.
2. Update to section 3.3.4 of report - the number of submission should be 59.
3. Additional emails from 2 local residents querying the site address. They feel it is incorrect and has caused confusion that has lead to many people not realising the implications of the development on the local community.
Officer's response: The address on the Council's system is specific to the application site – being separate to the other employment premises to the north. The description did make reference to the development being of the former Co-operative dairy site. 58 submissions were received from local residents, including occupants on White Cross Road who were clear about the proposal.
4. The main differences between the previously refused scheme and the current proposal, are as follows:

	Previous scheme	Current scheme
Number of units	17 units in total.	13 units in total.
Mix of units	5 no. 3-bed semi-detached houses; 3 no. 2-bed semi-detached houses; 9 no. 2-bed flats.	6 no. 3-bed houses (one semi-pair, one part-semi and one terrace); 1 no. 2-bed part-semi house; 6 no. 2-bed flats.
Density	65 dwellings per ha	50 dwellings per ha
Heights	2 storey houses and 3 storey apartment block.	2 storey houses and 3 storey apartment block.
Affordability	100% rented and dfs.	100% rented.
Sustainability	Code Level 3 as minimum, though aiming for level 4.	Code level 3 as minimum, though aiming for level 4, and provision of PV panels on all buildings.
Access	From White Cross Road - 4.5m wide roadway with 600mm strips on either side. Gated pedestrian/cycle access to cycle path.	From White Cross Road – 4.5m wide roadway adjacent to eastern boundary with 1.2m wide footway on western boundary. Gated pedestrian/cycle access to cycle path.
Parking	1 space per unit and 4 visitor spaces split into two locations.	1 space per unit and 4 visitor spaces in one area.
Layout	Buildings around access road, turning head and parking.	Buildings facing access road, turning head, parking and area of communal amenity space.

Relationship to cycle track	Gable end of dwelling and 11.6m long primary elevation of apartment block facing path with two parking spaces separating the buildings.	Blank gable ends of dwelling and apartment block face path with 2 parking spaces and amenity space in between the two elevations.
Distance to Listed school boundary wall	1.143m at nearest point.	3.01m at nearest point.
Distance to NHS building	19.085m at nearest point.	20.198m at nearest point.

5. Changes to recommended conditions:

No.	Amendment/addition
2	Insert to read – Drawing numbers: E001 rev.A 'Location Plan', L002 rev.A 'Site Plan as Proposed', L004 'House types A,B&C, L003 'House types A&B', L005 'House types E&F', L006 'Apartment Building', L008 rev.A 'Proposed Hard & Soft Landscaping'.
9	Insert to read - 8.755m for house types A, B and C; 7.535m for house types E and F; and 10.858m for the apartment block. Add following sentences after – Before any works commence on the site, details of existing and proposed ground levels on the site and finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. There shall be no raising of site levels without prior agreement of the Local Planning Authority.
13	Remove wording – 'in consultation with the Internal Drainage Board'.
15	Insert to read – within the site, including the hard and soft landscaping and layout of the communal amenity space.
28	New condition regarding elevation detail of apartment block to read – Notwithstanding the details shown on the approved drawings, revised details of the rear south-facing elevation of the apartment building shall be submitted to and approved in writing by the Local Planning Authority. This shall show further articulation and relief in the design of the elevation either through the use of different materials or stepping of the wall itself. Reason: In the interests of visual amenity.
29	New condition regarding means of enclosure, to read – Details of all means of enclosure to the site boundaries shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be provided before the development is occupied. Reason: In the interests of the visual amenities of the area and to reduce the opportunities for crime.
30	New condition regarding public open space provision to read – No development shall commence unless and until details of provision for public open space facilities or alternative arrangements have been submitted to and approved in writing by the Local Planning Authority. The Open space shall thereafter be provided in accordance with the approved scheme or the alternatives arrangements agreed in writing by the Local Planning Authority and thereafter implemented, prior to first occupation of the development. Reason: In order to comply with the provisions of Policy

	<p>L1c of the Development Control Local Plan which requires that all new housing sites make provision for the open space needs of future occupiers.</p> <p>INFORMATIVE:</p> <p>The alternative arrangements of the above condition could be satisfied by the completion of a planning obligation made under Section 106 of the Town and Country Planning Act 1990 by those having a legal interest in the application site, requiring a financial contribution towards off site provision of open space. The obligation should provide for a financial contribution calculated at £21, 618.</p> <p>No development can take place on this site until the public open space has been provided or the Planning Obligation has been completed and you are reminded of the local planning authority's enforcement powers in this regard.</p>
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HB/6.1.11