

## COMMITTEE REPORT

**Date:** 10 February 2011      **Ward:** Heworth  
**Team:** Major and Commercial      **Parish:** Heworth Planning Panel  
Team

**Reference:** 10/02336/REMM  
**Application at:** Yeomans Yard Ebor Industrial Estate Little Hallfield Road York YO31 7XQ  
**For:** Reserved matters application for approval of landscaping details following approval of outline application for 10 dwellings(07/01959/OUTM)  
**By:** Mr R Yeomans  
**Application Type:** Major Reserved Matters Application (13w)  
**Target Date:** 18 February 2011  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 Members may recall that in November 2007 outline planning permission was granted for the erection of ten residential units on land known as Yeomans Yard on Little Hallfield Road. The application was for four no. four-bedroom houses, two no. three-bedroom houses, two no. two-bedroom flats, and two no. one-bedroom flats. The layout, scale, appearance and access details were all approved and form part of the planning permission, with only landscaping being reserved for future determination.

1.2 This reserved matters application seeks consent for the landscaping part of the proposed development. All other issues have been deemed acceptable subject to the attached conditions.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYGP1  
Design

CYGP9  
Landscaping

### **3.0 CONSULTATIONS**

#### INTERNAL

3.1 Landscape Architect - The proposed planting is acceptable ornamentally, but notwithstanding the proposed fastigate Junipers, the proposed planting needs more verticality and seasonal change that would contribute to the overall street scene and quality of the development setting. Therefore the central three beds should have one small to medium deciduous tree planted in the centre of the beds in between the heathers. Looking at the elevations, these would not be located directly in front of the upper windows, nor are the suggested species likely to grow to such a size as to cause concerns to residents. The *Juniperus chinensis* (A) could be retained within the scheme or replaced with an alternative lower-growing, more shrubby variety.

The ground conditions are likely to be pretty dire for plant life, so a condition needs adding to any approval to ensure that suitable ground preparation takes place prior to planting.

#### EXTERNAL

3.2 Heworth Planning Panel - No objections.

3.3 Third Parties - No correspondence received.

### **4.0 APPRAISAL**

#### 4.1 Key Issues

- visual amenity

4.2 Development Control Local Plan Policy GP9 'Landscaping' states that a suitable landscaping scheme must be an integral part of the proposals, include an appropriate range of indigenous species, and reflect the character of the area. Policy GP1 'Design' states that landscaping proposals should have a positive influence on the quality and amenity value of the development.

4.3 Planning guidance defines landscaping for the purpose of reserved matters planning applications as the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls. A plan was submitted with the approved application 07/01959/OUTM which included areas identified for hard landscaping and planting. The hard landscaping areas consist of the car parking bays and the front forecourt. This area would be visually softened with planting beds at the edge of the development and in front of the dwellings. The proposed landscaping areas are consistent with the approved layout plan within the outline planning permission.

4.3 The hard landscaping within the forecourt and parking areas would take the form of permeable concrete paving blocks. This approach is consistent with many recent

residential developments in the city, including at 'The Archway' which is a flatted development on the opposite side of Little Hallfield Road. It is considered that the proposed permeable paving blocks would be appropriate within this development. Whilst there was no condition attached to the outline consent regarding surface water drainage, the applicants state that the permeable paving would act as a sustainable urban drainage system so that surface water run-off is lower than the current rate to prevent any adverse impacts on existing drainage systems.

4.4 The application site is adjacent to a number of industrial buildings and land uses whose curtilages contain very little green landscaping. The Archway development is tight to the highway of Little Hallfield Road and therefore little green landscaping is visually prominent along this road. Fifth Avenue to the eastern end of Little Hallfield Road contains grass verges and some mature trees which add to the visual amenity of the area.

4.5 The proposal contains scope for some soft landscaping which would enhance the visual amenity of Little Hallfield Road. The set back of the houses from the highway and the allocated planting areas are an opportunity to visually soften the proposed development. The planting beds consist of two triangular forecourt beds at either side of the application site, two planting strips alongside the side access track, and three planting areas at the site frontage between car parking bays. The majority of the proposed planting is low level ornamental planting which would have a positive impact on the visual amenity of the proposed development.

4.6 Whilst it is acknowledged that the proposed planting would have a positive impact on the visual amenity of the development, it is considered that the landscaping scheme as submitted misses an opportunity for improving the street scene through tree planting. The Council's Landscape Architect considers that it would be feasible for the three planting areas closest to the road side to accommodate small to medium sized trees. The trees would be located over 5m from the front of the house and would not be located directly in front of primary windows. The applicants have been contacted regarding the inclusion of three trees within the proposed landscaping scheme and it is hoped that a positive response will be received before Committee in order for an update to be given.

## **5.0 CONCLUSION**

5.1 It is considered that the proposed hard landscaping details are acceptable for this proposal.

5.2 The application is recommended for approval subject to agreement being received from the applicants that three suitable trees are to be included within the landscaping scheme. Subject to these details being received it is considered that the proposal complies with Development Control Local Plan Policy GP9 'Landscaping' and GP1 'Design'.

**6.0 RECOMMENDATION:** Approve

1 The approved landscaping scheme shall be fully implemented no later than the next available planting season following first occupation of any dwelling comprising the development.

Reason: To provide a satisfactory appearance to the development, in the interests of the visual amenity of the area.

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

Revised plans . . . . . Update to be given at Committee.

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

3 Prior to any planting taking place, the following soil preparation works shall be carried out:

- the removal of any building rubble, litter, large stones, or other debris and contaminations from the planting beds
- the sub soil shall be dug over and decompacted so that the planting beds are free draining with the final planting beds consisting of an even coverage of at least 450mm deep top soil, plus 100mm compost with the tree pits being at least 600mm deep top soil.

Reason: To ensure the planting scheme that is integral to the development survives and thrives.

4 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: In the interests of the visual amenity of the 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 visual amenity and landscape value. As such the proposal complies with Policies GP1 and GP9 of the City of York Development Control Local Plan.

#### **Contact details:**

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