

COMMITTEE REPORT

Date: 17 February 2011 **Ward:** Heslington
Team: Major and Commercial **Parish:** Heslington Parish Council
Team

Reference: 10/02734/REMM
Application at: Proposed University Campus Lying Between Field Lane And Low Lane A64 Trunk Road And Hull Road York
For: Erection of student residences in 10 no. buildings with amenity/common room building and associated access, cycle parking and landscaping (Langwith College)
By: University Of York/ Evans Advisory Ltd
Application Type: Major Reserved Matters Application (13w)
Target Date: 7 March 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 Reserved matters application for the erection of new premises for Langwith College, which would be relocated from the existing campus at Heslington West. The proposals would provide living accommodation for 647 students and four members of staff. The proposal is part of the first phase of Cluster 2 of the Heslington East campus for the University of York. The campus was granted outline planning permission by the Secretary of State in June 2007 (04/01700/OUT).

1.2 The application would provide 18,680sqm of floorspace on a site of 2.04ha. The works mainly comprise six 3 to 5-storey blocks of flats (buildings A to F), four 3-storey residential terrace blocks (buildings G, H, J and K), a college centre building (the Langwith Centre), cycle stores and landscaping. Main materials would be red brickwork, timber board cladding and glazed curtain walling. Roofs would have a membrane finish.

1.3 This would be the second residential college at the campus. The first is Goodricke College, approved in 2008 and now occupied (08/00032/REMM).

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYGP4A

Sustainability

CYGP9
Landscaping

CGP15A
Development and Flood Risk

CYED9
University of York New Campus

CYED10
Student Housing

CYT4
Cycle parking standards

3.0 CONSULTATIONS

3.1 INTERNAL

Highway Network Management - No highway objections to the application subject to conditions about provision of car/cycle parking and arrangements for the parking of contractors vehicles.

Environment, Conservation and Sustainable Development (Landscape) - No objections. The revised landscape proposals are acceptable.

Environment, Conservation and Sustainable Development (Urban Design) - No objections. The revised plans address concerns previously raised. Add conditions

Structures and Drainage - No objections. Add standard drainage condition.

Environmental Protection Unit - No objections. Environmental issues are covered by various conditions of the outline consent.

3.2 EXTERNAL

Heslington Forum including Heslington Parish Council - The principle of the provision of a 600-bed college was discussed at the community forum meeting of 19 July 2010. The council's community planning officers notified forum members of the application on 13 December 2010 and invited comments on the proposals. No formal representations have been made by forum organisations.

Ouse & Derwent Internal Drainage Board - No objection as long as the proposals do not compromise the agreed drainage scheme for the campus.

Police Architectural Liaison - More than happy with the proposal.

York Natural Environment Panel - No objections. Welcomes the general approach. The proposals are not unattractive. Suggest minor changes to attract more wildlife.

Public Consultation - The consultation period expired on 25 January 2010. No representations have been received.

4.0 APPRAISAL

4.1 KEY ISSUES

Principle of the Use
Scale and Appearance
Landscape
Movement and Access
Sustainability
Drainage
Construction Impact
Cumulative Development

THE APPLICATION SITE

4.2 The site of the outline consent comprises 116ha of farmland between Field Lane/Hull Road and Low Lane. The site is being developed as a university campus. 65ha of the site is allocated for development. Most of the remainder of the site is being landscaped. The site slopes down gradually from north to south.

4.3 The site of the current proposal lies to the east of the central vista. To the north is the bus interchange and the site of the recently-approved energy centre. To the south is the site of the recently-approved social and catering building and future phases of Cluster 2. The area to the east is so far undeveloped but will be the site of future phases of the campus.

PRINCIPLE OF THE USE

4.4 The principle of the use of the site as part of a new campus was accepted when the Secretary of State granted outline consent in 2007. The college proposal accords with the land use plan C(i) approved as part of the outline consent and the approved masterplan for the campus.

SCALE AND APPEARANCE

4.5 Buildings A to F would form a broadly circular perimeter around the other elements of the college. Heights would be lower than the maximum heights specified in the outline consent and the buildings would not appear unduly large or out of keeping with the rest of the campus. The design and materials comply with the approved masterplan for the campus and the draft addendum for Cluster 2, which is currently under discussion with officers. Samples of all external materials should be submitted as a condition of approval.

LANDSCAPE

4.6 Most of the landscape to the college would be at the perimeter of the campus, ie outside the allocated area for the built development. This landscape setting would be supplemented by green wedges located at intervals through the campus (including the central vista adjacent to the college). Landscaping forming part of the college application mainly comprises: courtyards; areas between the college buildings; the pedestrian/cycle ribbon where it passes through the college; pedestrian routes; surface drainage swales and minor re-profiling of ground levels. The proposals, as recently revised, are acceptable. One mature sycamore tree would be lost but it would be replaced as part of the landscape proposals. At the request of officers the University has agreed to provide the cycle stores with green (ie planted) roofs. Revised plans showing the roofs are awaited.

MOVEMENT AND ACCESS

4.7 Vehicular access to the site would be restricted to servicing traffic, emergency vehicles and students with a disabled parking permit. A total of six disabled spaces would be provided on the eastern side of the central vista for users of all Cluster 2 buildings.

4.8 Secure cycle parking for a total of 400 cycles would be provided in accordance with standards previously agreed for the University. Additional pedestrian and cycle routes would be incorporated into the design layout which would link to other routes already constructed on the Heslington East Campus. Public transport is available nearby for staff and students at the transport interchange immediately to the north where the FTR now terminates and along the movement spine to the south where the no.44 Pullman Uni-service operates with a 15 minute frequency.

SUSTAINABILITY

4.9 As a minimum, developments of this scale are required to achieve at least a 'very good' BREEAM rating and for at least 10% of energy demand to come from renewable sources. The applicant has committed to achieving these requirements. Conditions should be attached to ensure compliance.

DRAINAGE

4.10 The surface water drainage routes and design follow the principles established for Cluster 1. Water from the college would drain via swales into the wider drainage network for Heslington East before discharging into the lake to the south of the site. Details should be submitted as a condition of approval.

CONSTRUCTION IMPACT

4.11 The proposal is unlikely to have a material impact on existing residential dwellings, which are over 250m from the site. Nevertheless, Condition 21 of the outline consent restricts the permitted levels of construction noise on adjacent

residents. Moreover, the university would be bound by the approved construction impact management plan for the campus.

CUMULATIVE DEVELOPMENT

4.12 Condition 4 of the outline consent restricts the developed footprint (including buildings car parks and access roads) to 23% of the allocated area. The cumulative total to date, including (a) approved applications (b) Langwith College (c) the Northern Service Road (d) the swimming pool building and car park (e) a provisional figure for the Cluster 2 car park, which will be submitted for approval shortly, is 9% of the allocated area.

5.0 CONCLUSION

5.1 The application is for the second residential college of the Heslington East campus. It would provide living accommodation for over 650 university students and staff. The proposal conforms with policies of the draft local plan particularly ED9 (New campus at Heslington East) and ED10 (provision of student housing). The proposal also conforms with the outline consent for the campus and the approved masterplan.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the approved plans numbered (00)002, (00)004, (00)005, (00)001 Rev G, (00)003 Rev A, (0)101 Rev E, (20)102 Rev B, (20)103 Rev B, (20)201 Rev E, (20)202 Rev B, (20)203 Rev B, (20)301 Rev E, (20)302 Rev B, (20)303 Rev B, (20)401 Rev E, (20)402 Rev B, (20)403 Rev B, (20)501 Rev D, (20)502 Rev A, (20)503 Rev A, (20)504 Rev A, (20)505 Rev A, (20)506 Rev A, (20)801 Rev D, (20)701 Rev D, (20)1001 Rev D, (20)901 Rev D, (20)601 Rev C, (20)602 Rev B, (20)1101 Rev A, 24086(00)010, (21)201, (21)202, (21)203, (20)501, (20)502, (21)601, (20)1102 Rev A, 10-373002 Rev D and 10-373-RL003.

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

2 Notwithstanding the approved plans details and samples of 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.

3 The detailed landscaping proposals hereby approved 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: To minimise the visual impact of the proposals on the surrounding area.

4 Prior to the commencement of any works, details shall be agreed in writing with the Local Planning Authority of arrangements for the parking of contractors vehicles in connection with building works and for monitoring compliance.

Reason : In the interests of highway safety

5 The building shall not be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles and cycles have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

6 DRAIN1 Drainage details to be agreed

7 Unless otherwise agreed in writing with the Local Planning Authority, prior to commencement of development the developer shall submit in writing and be approved by the Local Planning Authority a formal pre-design BREEAM assessment for the design and procurement stages of the development. The developer shall submit a further BREEAM assessment after construction, at a time to be agreed in writing by the Local Planning Authority. The developer shall submit a completion assessment when issued by the BRE. All assessments shall confirm the minimum 'Very Good' rating anticipated in the preliminary BREEAM assessment submitted with the application

Reason: To ensure the development complies with the principles of sustainable development

8 No building work shall take place until details have been submitted to and approved in writing by the Local Planning Authority, to demonstrate how the applicant will provide, from renewable sources, 10% of the building's total energy demand on land within the control of the applicant. The development shall not be occupied until these works have been carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority (as part of an energy strategy for the Heslington East campus). Not later than 12 months after the building has first been brought into use, the applicant shall submit an Energy Statement to the Local Planning Authority, which details the percentage of the buildings energy consumption that has been derived from renewable sources. Thereafter the Energy Statement shall be submitted on an annual basis unless otherwise agreed in writing with the Local Planning Authority.

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 provision of a campus at Heslington East, provision of student housing, sustainability, visual impact, flood risk, landscaping, and transport issues. The application therefore complies with policies GP1, GP4a, T4, ED9, ED10, GP9 and GP15a of the City of York Local Plan Deposit Draft.

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