

1.3 The previous Outline Permission reserved only the landscaping of the site for further approval and that is the subject of the current application. No other matters are for consideration at this time.

1.4 The current application seeks approval of landscaping for the site in the form of a grassed frontage to Hull Road, ornamental tree and shrub planting along the entrance drive incorporating elongated rectangular water features some 800 to 1000mm high incorporating integral lighting and aquatic planting. Hard landscaping to the entrance would consist of a central shred surface with concrete block paving with disabled parking having a contrasting colour for visual distinction. The main courtyard areas would be planted with shrub borders to the boundary areas, self binding gravel footways, a central water feature with integrated lighting and larger centrally located tree and shrub planting beds. Timber benches would be strategically located through the centre of each courtyard. Landscaping to the rear courtyard areas would consist of a mix of shrub and herbaceous borders defining a series of grassed areas with climbing plants defining the boundary walls with neighbouring properties to the side and rear. A series of lighting solutions are suggested including low level recessed units, ground mounted spot lighting and low level bollard lights. Street furniture would have a lightweight chromium finish.

CYGP1
Design

3.0 CONSULTATIONS

INTERNAL:-

3.1 Environmental Protection Unit raise no objection to the proposal but stress the need to ensure that "clean" topsoil is used for soft landscaped areas.

3.2 Highway Network Management raise no objection to the proposal but stress the importance of ensuring that footway widths and pedestrian visibility splays within the site are adequate.

3.3 Design, Conservation and Sustainable Development raise no objection in principle to the proposal but express concern with regard to the availability of seating in the rear courtyard area, the design and location of the water features within the access corridor and the location and coherence of the proposed areas of tree planting.

EXTERNAL:-

3.4 Fishergate Planning Panel were consulted in respect of the proposal on 26th June 2011. Any representations will be reported orally at the meeting.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- * Impact upon the visual amenity of the street scene,
- * Impact upon the residential amenity of neighbouring properties,
- * Impact upon the living conditions of future occupants.

PLANNING POLICY CONTEXT:-

4.2 Central Government Planning Guidance outlined in PPS1 (Delivering Sustainable Development), PPS3 (Housing) and PPS 5(Planning for the Historic Environment) has been considered in relation to assessing the current proposal.

4.3 Policy GP1 (Design) of the York Development Control Local Plan is of particular relevance in considering this application. This is a general policy where proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area. They should also avoid the loss of open spaces, respect / enhance existing urban spaces and public views, provide individual or communal amenity space, provide appropriate waste recycling and litter collection arrangements and ensure that residents are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

IMPACT UPON THE VISUAL AMENITY OF THE STREET SCENE:-

4.4 The development site lies in a prominent location adjacent to Hull Road one of the principle approaches to the City Centre. The general density of development in the surrounding area is high with a mix of flats and terraced and semi-detached houses. A similar development of flats lies on the north side of Hull Road close by set in well landscaped grounds. The present scheme envisages a lightly landscaped frontage to Hull Road with a contemporary style iron railing with a native hedge

boundary and an area of lawn behind. The main entrance drive would have a series of landscaped areas with shrub planting, followed by an area of grass with a centrally sited water feature and tree planting to either side with a small area of grass with tree and shrub planting framing the visual approach to the proposed post-graduate housing in the blocks to the rear of the site. The disabled parking and visitor cycle parking spaces would also lie within this area. Overall the proposed treatment of this area would add significantly to the interest of the site. Moving towards the rear of the site it is envisaged that the southern gables of both street facing blocks would be treated with climbing plants to soften their impact relative to the adjacent residential property and the lower rise element of the scheme to the rear. In respect of the rear lower rise section of the site it is envisaged that dense shrub planting would be planted along the eastern boundary of the site with a mix of shrub and herbaceous planting together with climbing plants to soften the impact upon the Nicholas Gardens development to the west. The internal courtyards associated with the higher blocks facing on to Hull Road would incorporate two central communal seating areas focussed on water features. A further array of seating areas together with tree and shrub planting areas would be created to focus on both water features. Taken together the proposed areas of landscape planting would enable the wider scheme to contribute significantly to the visual amenity of the wider street scene.

IMPACT UPON THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES:-

4.5 The area surrounding the development site comprises mainly low rise residential development at a variety of densities with residential development coming close to the boundary of the site at its western and south eastern edges. The proposed green wall planting along the southern gables of both blocks facing on to Hull Road is intended to improve the physically close relationship with the adjacent areas of residential development whilst at the same time softening the impact of the change of level across the site outlined earlier. Similarly the location of the landscaped courtyards associated with both blocks would enhance the relationship with the adjoining properties. The proposed landscape planting would thus significantly reduce any impact upon the residential amenity of adjoining properties arising from the scheme.

IMPACT UPON THE LIVING CONDITIONS OF FUTURE OCCUPANTS:-

4.6 The proposed courtyard areas serving each of the five blocks within the site provide a significant area of external amenity space for residents.

Associated with each landscaped area are the cycle shelters and bin and recycling stores for each block. These are the subject of a separate approval arising from a condition attached to the Outline Permission and are not for consideration at this stage. Informal seating areas associated with central water features would be provided for the principal courtyards. Designated seating is at present absent from the rear courtyards associated with the lower rise accommodation designed for use by post graduate and mature students. Seating areas for each garden would add significantly to the value for prospective residents, otherwise the submitted landscape scheme adequately secures the living conditions of the future occupants of each block. Further seating areas may in any case be secured by condition appended to any permission.

5.0 CONCLUSION

5.1 The former COOP Dairy Hull Road comprises a substantial former industrial site adjacent to one of the principal approaches to the City Centre given Outline Planning Permission for redevelopment as a 329 bed student housing complex in April 2011. Approval is presently sought in respect of landscape planting associated with the development. The proposals envisage creating a series of shrub and herbaceous bounded informal amenity spaces associated with each accommodation block. Those towards the Hull Road section of the site would be focussed around purpose built water features; those towards the rear of the site would have a more informal layout. It is recommended that any permission be conditioned to require the provision of seating areas as part of the landscaped areas towards the rear of the site. The blank south facing gable walls of the higher blocks adjacent to Hull Road would be treated to allow for climbing plants to grow up them to give a sense of interest. The site boundary walls to the south of the site would be similarly treated in order to lessen any impact upon the surrounding area. It is felt that the scheme as a whole would enhance the visual amenity of the wider street scene at the same time as safeguarding the residential amenity of neighbouring properties as well as securing an acceptable area of amenity space for prospective residents of the site. Approval of the scheme is therefore recommended.

6.0 RECOMMENDATION: Approve

- 1 The landscape planting hereby approved shall be completed prior to the occupation of the first unit.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

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

Drawing Refs:- L-90-001; L-90-200; L-90-201; L-90-202; L-90-203; L-90-204; L-90-205; L-90-206; L-90-207. Date Stamped 7th June 2011.

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

3 Notwithstanding the application details hereby approved full details of external seating for the garden areas serving blocks C,D and E including numbers, design, location and materials shall be submitted to and approved in writing by the Local Planning Authority before work on site commences. The external seating hereby approved shall be provided prior to the blocks being first occupied.

Reason: To safeguard the amenities of future occupants of the flats and to secure compliance with Policy GP1 of the York Development Control Local Plan.

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 visual amenity of the street scene, impact upon the residential amenity of neighbouring properties and impact upon the living conditions of future occupants. As such the proposal complies with Policy GP1 of the City of York Development Control Local Plan.

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