

## COMMITTEE REPORT

**Committee:** West & City Centre Area    **Ward:** Rural West York  
**Date:** 21 June 2007    **Parish:** Askham Bryan Parish Council

**Reference:** 07/00753/FULM  
**Application at:** Askham Bryan College College Service Roads Askham Bryan  
York YO23 3PR  
**For:** Proposed erection of veterinary hospital with associated  
outbuildings, car parking and vehicular access  
**By:** Minster Veterinary Practise  
**Application Type:** Major Full Application (13 weeks)  
**Target Date:** 29 June 2007

### 1.0 PROPOSAL

1.1 This full application relates to the erection of a veterinary hospital with associated nurse training facilities within the grounds of Askham Bryan College. The application site has a frontage of approximately 150 metres to York Road, which forms the northern boundary of the college campus, and is presently used for educational planting and tractor training. A weather station in the form of a tall pole with guy rope attachments is located towards the eastern end of the site. The eastern boundary of the site is defined by a row of tall conifer trees, with a mature hawthorn hedge forming the northern boundary along the York Road frontage. A row of poplar trees defines the western boundary, whilst to the south of the site is the remainder of the college campus and its associated buildings.

1.2 The development would consist of a two storey building comprising six main components, namely equine services, farm animals and poultry, small animal veterinary services, joint services, administration, and teaching facilities for Askham Bryan College students. Approximately 50% of the new building would be taken up by the equine services function, which would be housed in a portal framed building, equivalent to two stories in height. A total of 25 stables would be provided, 21 of which would be housed within a separate block, together with ancillary structures including a hay barn, isolation stables and scanning/diagnostic facilities. Open areas at the rear of the site would be retained as paddocks and exercise areas for horses.

1.3 The first floor of the building would accommodate the office and administration function, along with a student lecture room and overhead viewing areas above the ground floor operating theatres. The building would also house three self contained flats and four bedsits, for use by residential students and overnight staff associated with the veterinary function. The site would be served by a new, independent access, located centrally along the York Road frontage. A total of 82 car parking spaces would be provided for staff and customers, together with parking for three horse boxes with an associated turning area.

1.4 The applicant, Minster Veterinary Practice, operates from five locations in and around York at Salisbury Terrace, Haxby, Earswick, Copmanthorpe and Poppleton,

and already provides training to veterinary surgeons and nurses under RCVS training schemes and through affiliations with Askham Bryan College. However, the practice is aware that it needs to adapt and update in order to continue to provide services through "cutting edge" technologies and pioneering developments, and that their existing accommodation cannot be adapted to service this need. The applicant contends that the provision of such a service can only be provided by the provision of a new facility, which in turn would generate other opportunities. Thus a new facility could provide:

- state of the art facilities to host first class veterinary training for surgeons and nurses;
- the establishment of an RCVS accredited veterinary hospital in the region. The nearest RCVS accredited hospitals are located in Nottingham and Edinburgh;
- capacity to accommodate complimentary animal therapies;
- create 11 new jobs in the practice.

It is intended to transfer 50 staff from the existing surgeries to the new site. However, it is intended that the existing surgeries will remain open (with the exception of equine services at Poppleton) and will continue to provide a local service for the day-to-day needs of existing clients. It is intended that the new veterinary hospital would provide a more specialised facility, including operating theatres and overnight accommodation.

## **2.0 POLICY CONTEXT**

### 2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

### 2.2 Policies:

CYGB1  
Development within the Green Belt

CYGB10  
Major development sites in GB

CYGB11  
Employment devt outside settlement limits

CYED5  
Further and Higher Education Institutions

CYGP1  
Design

CYGP4  
Environmental sustainability

CYGP9  
Landscaping

CYGP11  
Accessibility

### **3.0 CONSULTATIONS**

#### **3.1 INTERNAL**

HIGHWAYS - Further information has been requested in relation to the following:

- how many additional college students will this development involve? Full details of the travel/traffic implications of this are requested.
- are the existing surgeries to remain open or must all existing clients travel to the new hospital? Due to the isolated location the majority of the trips will be by private car, and the number of staff, 61 (being over 50) requires a Travel Plan to be submitted.
- is the residential accommodation for permanent staff or short term student accommodation?
- having regard to the large area of surface water run-off, drainage details should also be included.
- the educational elements of the proposal are generally considered to be acceptable, however, more information is sought in relation to the commercial aspects with regard to traffic generation of both staff and customers.

#### **ENVIRONMENT, DESIGN AND CONSERVATION**

Landscape Architect

No objections.

Public visibility of the site is limited due to the angles of approach and the presence of existing vegetation, both immediately around the site and along field and roadside boundaries.

The hedge and the proposed new planting to the front of the site will help sit the building in the landscape.

The site will be remodelled by terracing, such that the building will sit relatively low in the landscape and be more readily screened by the proposed planting along the road frontage.

The line of Poplars along the west boundary provide reasonable, seasonal screening, but their condition is poor; therefore to replace one section with a denser more varied belt of trees is acceptable.

The groups of young trees within the site are of relatively low visual impact due to their small size and are easily replaceable; they are therefore not of such high value as to limit acceptable, development proposals.

Please add a condition to secure the retention of the existing hedge (other than the removal of a section for access and site lines).

Also please add condition LAND 1 to secure a suitable, detailed, planting scheme.

It is suggested that the planting consists of a range of tree sizes from 1.5-1.8m feathered to heavy standards. Due to the space afforded by the car park, I would expect to see large trees species where the planting bed broadens out to the west of the main entrance, e.g. Oak, Ash, Hornbeam. The remainder should also be native species such as Birch, Rowan, Crab apple, Field Maple; some Pines and Holly would also be welcome.

Sustainability Officer

The sustainability statement addresses all of the issues raised by policy GP4a and it states that there is an intention to achieve an overall Building Research Establishment Environmental Assessment Method (BREEAM) (Bespoke) rating of at least 'very good'. In addition the proposal addresses some of the developments likely biggest resource use by the intention to fit a rainwater harvesting system to supply wash down areas and flush toilets, the consideration of under floor heating and the use of natural ventilation.

A condition is recommended requiring the developer to aim to achieve at least a BREEAM "very good" assessment standard for the development and to submit a statement demonstrating the progress of the BREEAM assessment prior to the commencement of the development. Should this not meet at least a 'very good' standard then the developer must demonstrate what changes will be made to the development to achieve at least 'very good'.

In addition, prior to the commencement of the development, the developer shall submit in writing for the approval of the Local Planning Authority details of the rainwater harvesting system to be installed, and details of the under floor heating and natural ventilation system.

Archaeology

The site lies in an area where there has been little recent archaeological work. The approximate find spot of a Neolithic polished stone axe was indicated at SE

55804705 by the finder Mr M Atkinson. The axe was found circa 1928 and was subsequently kept at Easingwold Grammar School.

Cropmarks recorded on aerial photographs have indicated that there are features relating to an extensive late prehistoric/Romano-British landscape preserved in this area.

Therefore I would like an archaeological watching brief on all groundworks for this development. Please place ARCH2 on any consent which is granted

CITY DEVELOPMENT - The proposal is considered to be a Class D1 use (non-residential institutions). The site is within a Major Developed Site in the Green Belt allocation shown on the City of York Draft Local Plan Proposals Map. The purpose of the residential accommodation (3 x flats, 4 x bedsits) needs to be clarified.

The proposed development does not comply with Policy GB10 (Major Developed Sites in the Green Belt) or Policy GB1 (Development in the Green Belt) as the proposal would result in a major increase in the developed portion of the site. These policies align themselves with advice in Planning Policy Guidance Note 2: "Green Belts".

The following key considerations must be taken into account, to determine whether there are very special circumstances to justify the development:

- the applicant must demonstrate an overall need for the facility. The proposed training facility must be of primary use to Askham Bryan College.
- the applicant must demonstrate the need to co-locate the veterinary hospital with the college and why it should be located within the Green Belt and open countryside and not within a defined settlement limit.
- the site is not recognised within the Historic Character Assessment for York, but is adjacent to Category 3 (Village Setting) land to the north.

The design of the facility must not have a greater impact on the purposes of including land in the Green Belt. The heights of the buildings must be no higher, or have a greater impact, than those existing on the site. The buildings must be of the highest quality design and be sympathetic to the other existing buildings and the Green Belt setting.

In conclusion, no policy objection is raised so long as it is considered that the above considerations have been satisfied.

ENVIRONMENTAL PROTECTION - No objections are raised to the proposal, however, there are concerns that lighting of car parking areas could affect local residents. A condition is recommended, therefore, requiring a lighting scheme to be submitted and approved by the local planning authority. The standard "Demolition and Construction" informative (including a condition relating to working hours), is also recommended.

STRUCTURES AND DRAINAGE - The site exceeds 1 hectare in area and therefore requires a Flood Risk Assessment (FRA).

N.B. An FRA has been submitted and further comments are awaited.

### 3.2 EXTERNAL

ASKHAM BRYAN PARISH COUNCIL - All the Councillors object in the strongest possible terms. This is a commercial business just asking to be treated as teaching. It is definitely commercial as they are closing five practices. Is a commercial operation against the planning conditions here?

Traffic will be very high and this is the green belt and should not be allowed to be built. There are already two entrances on the Askham Richard road plus one used only for open days - and this is a narrow road where traffic speeds along to and from the junction with Askham Fields Lane.

We feel the new Parish Councillors elected on May 3rd should see this application and comment.

It also seems strange to place the development at the opposite side of the campus to the equestrian and small animal facilities that already exist.

ENVIRONMENT AGENCY - Comments awaited

MARSTON MOOR INTERNAL DRAINAGE BOARD - The applicant states that surface water will be discharged to public sewer.

If the relevant Water Company or its Agents cannot confirm that there is adequate spare capacity in the existing system, the applicant should be requested to re-submit amended proposals showing how it is proposed to drain the site.

The applicant should provide information as to the point of discharge of the sewer in order that the Board may comment on the suitability of the receiving watercourse and the applicant should also provide details on the potential effect that the proposed discharge may have on the receiving watercourse.

In addition the Board wishes to highlight the premise within PPS 25 where developers, where possible, reduce flood risk overall (paragraph 22) and that, as far as is practicable, surface water arising from a developed site should be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development (paragraph F6). This should be considered whether the surface water discharge arrangements from the site are to connect to a public or private sewer before outfalling into a watercourse or to outfall directly into a watercourse.

LOCAL RESIDENTS - No replies received

## 4.0 APPRAISAL

### 4.1 Key Issues

- policy background
- educational links with Askham Bryan College
- consideration of very special circumstances
- design and landscape considerations
- traffic, highway and access issues
- sustainability
- drainage

### POLICY BACKGROUND

4.2 The application relates to the erection of a major veterinary hospital and veterinary nurse training facility within the curtilage of Askham Bryan College. It is intended that the development would be of regional significance. The site is within an area of Green Belt, but is identified as a "major developed site in the Green Belt" on the City of York Draft Local Plan Proposals Map. The North Yorkshire Structure Plan is the statutory development plan for the area. Policy E9 states that planning permission within Green Belt areas will normally be granted only for the erection of new buildings, or the change of use or redevelopment of existing buildings, which are necessary in connection with the following land uses: (i) agriculture and forestry, (ii) outdoor sport and recreation, (iii) cemeteries or institutions standing in extensive grounds, and (iv) other uses appropriate in a rural area.

4.3 Central Government advice in Planning Policy Guidance Note 2 "Green Belts" (PPG2) is relevant to the proposal. This states that there are five purposes of including land in Green Belts: to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. It also states that there is a general presumption against inappropriate development within the Green Belt. Such development should not be approved, except in very special circumstances. PPG2 states that inappropriate development is, by definition, harmful to the Green Belt. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for certain specific purposes, one of which relates to "limited infilling or redevelopment of major developed sites identified in adopted local plans", subject to the development meeting the criteria referred to in Annex C of PPG2.

4.4 The advice in PPG2 is reflected in Policy GB1 of the City of York Draft Local Plan, which states that within the Green Belt, planning permission for development

will only be granted where: a) the scale, location and design of such development would not detract from the open character of the Green Belt; and b) it would not conflict with the purposes of including land within the Green Belt; and c) it would not prejudice the setting and special character of the City of York; AND it is for one of a number of specific purposes, which includes "limited infilling or redevelopment of existing major developed sites". All other forms of development within the Green belt are considered inappropriate, and very special circumstances will be required to justify instances where this presumption against development should not apply.

4.5 Annex C of PPG2 sets out Central Government advice in relation to the future of major developed sites in the Green Belt. This states that these sites should remain subject to development control policies for Green Belts, and the Green Belt notation should be carried across them. If a major developed site is specifically identified in an adopted local plan, limited infilling or redevelopment (which meet the criteria in paragraph C3 or C4) is not inappropriate development. Such infilling should have no greater impact on the purposes of including land in the Green Belt than the existing development, should not exceed the height of the existing buildings, and should not lead to a major increase in the developed proportion of the site. These criteria are repeated in Policy GB10 of the Draft Local Plan, relating to major developed sites in the Green Belt. In addition, Policy GB10 states that redevelopment of major developed sites (or part of the sites) for the "preferred" use (in this case education) will be permitted subject to the above criteria being satisfied and where the redevelopment would not occupy a larger area of the site than the existing buildings, unless this would achieve a reduction in height, which would provide a net benefit to visual amenity.

4.6 In the case of Askham Bryan College, the "major developed site" boundary, within which the site is located, has been generously drawn around the campus, and includes approximately 4 hectares of open and undeveloped land to the north and west of the existing built-up area of the site. However, it is considered that the proposed development would not comply with Policy GB10, as it could not be regarded as limited infilling. In addition, with a site area of approximately 1.34 ha, it is considered that the proposal would result in a significant increase in the developed proportion of the whole site. It is accepted that the new buildings would not exceed the height of the existing buildings on the site. Nevertheless, the proposal is considered to constitute inappropriate development in the Green Belt, and very special circumstances would be required in order to justify the development.

4.7 Whilst the development would have clear educational links to the college, the proposal would also contain a commercial element in the form of the veterinary practice. Policy GB11 states that planning permission will only be granted for new industrial and business development outside defined settlement limits in the Green Belt and open countryside where it involves the re-use or adaptation of an existing building or it is for a small scale extension to an existing building, and it provides benefit to the rural economy and the local residential workforce. Policy ED5 states that existing further and higher educational institutions (including Askham Bryan College) will be retained within their current use. Their development will be encouraged in accordance with Local Plan policies and subject to adequate measures for providing the necessary levels of student housing. Where the



development is capable of a joint or dual use for community benefit this will be encouraged.

4.8 Other relevant Local Plan policies include GP1 (Design), which states that development proposals will be expected (inter alia) to respect or enhance the local environment, be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials, and avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment. Policy GP4a requires new development to have regard to the principles of sustainable development as set out in the policy.

4.9 Policy GP9 states that where appropriate, development proposals will be required to incorporate a suitable landscaping scheme, which must be planned as an integral part of the proposals, include an appropriate range of indigenous species, reflect the character of the locality and surrounding development, and form a long term edge to developments adjoining or in open countryside. Policy GP11 requires planning applications to demonstrate that suitable provision will be made for access and facilities for people with disabilities, including parking facilities and pedestrian routes to and from those parking facilities.

#### EDUCATIONAL LINKS WITH ASKHAM BRYAN COLLEGE

4.10 Askham Bryan College proposes to collaborate with the Minster Veterinary Practice in providing a veterinary nurse training facility for the sub-region and beyond. The proposal comprises the blending of training facilities within a "state of the art" commercial veterinary practice co-located on the college campus. Specific teaching facilities within the building would consist of glazed viewing points above the Theatres and Recovery Room in the equine section, glazed viewing screens to two operating theatres in the small animals section, together with a first floor lecture room. The College has had a longstanding association with Minster Veterinary Practice since the early 1950`s, and the proposed development would enable this to be extended through the provision of enhanced training opportunities in veterinary nursing, animal management, equine studies and farm animals, in particular in the poultry sector. Full details of the nature of the proposed collaboration between the College and the Minster Veterinary Practice are explained in the attached document (Appendix "A"), prepared by Professor Gareth Rees, Askham Bryan College Principal.

4.11 The document concludes that the proposal would result in major benefits to both parties. So far as the veterinary practice is concerned, the links with a major agricultural college would help to strengthen the agricultural base that has been developed by the practice over a considerable period of time. Similarly, the presence of a modern veterinary practice "on-site" will assist the college in establishing courses relevant to the veterinary profession both regionally and beyond. The attached document indicates that the proposal would facilitate direct training and demonstration activities for in excess of 150 learners on Animal Management courses and in excess of 60 learners on Equine programmes up to honours degree level. Extensive practical experience, demonstration and direct training opportunities would be available for in excess of 60 students on Veterinary Nursing programmes.

In addition, the development will allow new full time and part time courses to run that would otherwise not be possible, specifically equine veterinary nursing courses for up to 30 students each year. The potential for continuous professional development courses, attracting large numbers of delegates, is also significant.

#### CONSIDERATION OF "VERY SPECIAL CIRCUMSTANCES"

4.12 A number of benefits could arise from the granting of planning permission both to the veterinary practice in terms of its enhanced reputation and additional employment opportunities, and to the college in terms of the provision of additional learning opportunities. It is accepted that the provision of an on-site facility within the college campus would enable these benefits to be maximised. The proposal would enable a resource of regional importance to be established on the site with strong links to the college, enhancing the reputation of York as a provider of high class education facilities. Although only limited weight can be attached to the City of York Local Plan due to its draft status, the inclusion of the site within the boundary of a "major developed site within the Green Belt" implies a more relaxed approach to development than would otherwise be the case.

4.13 The proposed development would be contained within clearly defined boundaries formed by the rows of tall conifer and poplar trees along the eastern and western boundaries respectively, and the screening effect of the trees would limit views of the new buildings from these directions. The development would also be well related to existing built development on the campus, located to the south and east of the application site. The two storey nature of the proposed buildings, together with the gently rising nature of the site, would result in the development being seen predominantly against the backcloth of existing buildings to the south. The existing established hawthorn hedge along the frontage of the site would be retained, which along with proposals for additional tree planting along this boundary, would provide screening from the north. It is considered, therefore, that the overall visual impact of the proposal would be limited by the particular characteristics of the site and by the existing and proposed screening arrangements.

4.14 PPG2 states that inappropriate development is, by definition, harmful to the Green Belt. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. On balance, it is considered that the above considerations are capable of amounting to very special circumstances sufficient to outweigh the limited harm that would be caused to the Green Belt. The establishment of a facility of regional importance, with clear links to Askham Bryan College, and the additional educational opportunities this would provide (as set out in the attached document at Appendix "A") are considered to be of particular significance. Furthermore, the inclusion of the site within the boundary of the "major developed site in the green belt" in the Draft Local Plan, and the limited visual impact of the proposal (see para 4.13 above) also weigh in favour of the proposal.

#### DESIGN AND LANDSCAPE CONSIDERATIONS

4.15 The main hospital building would be two stories in height (5.6 m to eaves x 7.8 metres to the ridge at its highest point) and would be set back approximately 22/23 metres back from the frontage of the site. The building would be 78 metres wide, and would occupy just over half of the total width of the site. The area to the front and sides of the building would be occupied by staff/client car parking, together with a horse box parking and manoeuvring area. The building would be finished in through coloured rendered walls with powder coated metal sheeting to the roof. The equine section of the building would be contained within a portal framed structure to provide height and flexibility, and would incorporate an element of metal sheeting to the walls. The objective is to create a building with a rural, agricultural appearance appropriate to the landscape in which it would be located. The remaining buildings on the site would consist of a block of 21 stables (38 metres x 13.6 metres) of traditional design and appearance, constructed in a combination of blockwork and powder coated metal cladding, a hay barn (13.6 metres x 5.0 metres), a small block of "scintigraphy" stables (12.9 metres x 4.6 metres), isolation stables (8.8 metres x 4.6 metres) and a farriers shop (7.4 metres x 3.7 metres). Open areas at the rear of the site would be retained as paddocks and exercise areas for horses.

4.16 The existing row of tall conifers that delineates the eastern boundary of the site would be retained. The existing frontage hedge would also be retained and supplemented by additional tree planting in order to soften the visual appearance of the development from York Road. The line of poplars along the western boundary provide a reasonable degree of seasonal screening, but their condition is poor and the proposal to replace one section with a denser more varied belt of trees is considered to be acceptable (see comments of Landscape Architect above). The building would take advantage of the gently sloping nature of the ground towards the rear of the site, and would be set down within the site, further reducing its visual impact. Due to a combination of these factors, it is considered that the new development would have an acceptable appearance in the landscape and would not be unduly harmful to the rural appearance of the area.

#### TRAFFIC, HIGHWAY AND ACCESS ISSUES

4.17 The site would be served by a single point of access from York Road, located centrally along the frontage of the site. A total of 82 parking spaces would be provided for staff and visitors, including two disabled parking bays immediately adjacent to the main entrance. The Highways (Network Management) Team have requested further information in relation to the proposal, and have requested the submission of both a Transport Assessment and a Travel Plan. These are unavailable at the time of drafting this report but are likely to be submitted prior to the meeting, when a further update will be given. Should the information prove acceptable, it is likely that further conditions will be recommended.

4.18 In terms of the effect on the local road network, it is likely that the majority of traffic will join the A64 and will be readily absorbed into existing traffic flows without causing additional congestion. It is considered that adequate sight lines can be provided at the new access to the site without the need to disturb the existing hedgerow along the site frontage. In relation to some of the specific questions raised by Highways officers, the applicant has confirmed that the existing surgery sites will remain open (with the exception of the equine centre at Poppleton) and will continue

to provide a local service to clients. In addition, it has been confirmed that the on-site accommodation (three self contained flats and four bedsits) would be occupied by residential students and by overnight staff. The occupation of this accommodation in this way could be controlled by condition.

## SUSTAINABILITY

4.19 The Sustainability Officer has confirmed that the proposal addresses the criteria contained within Policy GP4a of the Draft Local Plan, and the application contains a commitment to achieve an overall BREEAM (bespoke) rating of at least "very good". In addition, the proposal addresses some of the most significant resource issues through the intention to fit a rainwater harvesting system to supply wash down areas and flush toilets, the consideration of under floor heating and the use of natural ventilation. It is considered that the further development of these measures can be addressed through the imposition of appropriate conditions, requiring the submission of further details when the proposals have been fully developed. By virtue of the nature of the proposal, it is unlikely that clients would use public transport to travel to the veterinary hospital by public transport and the majority of journeys are likely to be by private car. However, there are likely to be some benefits arising from co-locating the facility within the Askham Bryan College campus, in that students would be able to make use of training and observation facilities on-site rather than having to travel to other locations in order to gain practical experience.

## DRAINAGE

4.19 The site is within Flood Zone 1 (Low Risk) and as such is not at risk of river flooding. However, as the total area of the site exceeds 1 ha (1.38 ha), a Flood Risk Assessment (FRA) is required. The FRA focuses on the management of surface water run-off in order to ensure that the risk of flooding either on-site or elsewhere within the catchment is not increased, and proposes to use on-site storage of surface water to regulate surface water flows, along with a rainwater harvesting system to supply washdown areas and flush toilets (see also "Sustainability" section above). However, the FRA has only recently been received and the comments of the Environment Agency and City of York Council Engineers are awaited.

## 5.0 CONCLUSION

5.1 The application relates to the erection of a major veterinary hospital and veterinary nurse training facility. It is intended that the development would be of regional significance. The site is within the boundary of a "major developed site in the Green Belt" as defined by the City of York Draft Local Plan. However, due to the scale of the proposed development, it is not considered that the proposal meets the criteria set out in Policy GB10 relating to such areas. Thus the proposal is considered to constitute inappropriate development within the Green Belt. Central Government advice in Planning Policy Guidance Note 2 makes it clear that such development should not be approved, except in very special circumstances. On balance, it is considered that the establishment of a veterinary facility of regional importance, together with the additional educational opportunities that would result

from the collaboration with the college are positive factors that weigh in favour of the proposal. In addition, the limited visual impact of the proposal due to the existing and proposed screening arrangements and the particular site characteristics would minimise the harm to the Green Belt. As such, it is considered that there are very special circumstances that would justify the granting of planning permission in this case.

## **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION:            Approve**

- 1      TIME2 (Development to commence within 3 years)
- 2      VISQ8 (Sample of external materials to be approved)
- 3      LAND1 (New landscape details)
- 4      VISQ4 (Boundary details to be supplied)
- 5      The existing hedge along the northern boundary of the site shall not, except with the prior approval of the Local Planning Authority, be removed nor reduced in minimum height below 2 metres above ground level other than to construct the approved access to the site, and shall be adequately protected from harm throughout the construction phase of the development.  
  
Reason: In the interests of amenity and the maintenance of landscaping measures on the site.
- 6      ARCH2 (Watching Brief required)
- 7      The developer shall aim to achieve a Building Research Establishment Environmental Assessment Method (BREEAM) assessment standard of at least "very good" for the development. Unless otherwise agreed in writing prior to the commencement of the development, the developer shall submit in writing for the approval of the Local Planning Authority a BREEAM design assessment demonstrating the progress of the BREEAM assessment, the percentage score expected to be achieved and the standard to which this relates. Where this does not meet at least a 'very good' standard then the developer shall demonstrate the changes that will be made to the development in order to achieve this standard.  
  
Reason: In the interests of sustainable development.
- 8      Prior to the commencement of the development, full details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority, and the development shall fully incorporate and be carried out in complete accordance with the approved details.  
  
- the rainwater harvesting system to be installed

- the under floor heating and natural ventilation system to be installed

Reason: In the interests of sustainable development.

- 9 Prior to the development hereby approved coming into use details of the illumination of the car parking area on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, which once implemented shall be thus maintained.

Reason: To protect the amenity and living conditions of the nearby residential properties and to prevent light pollution.

**INFORMATIVE:**

The details required will be as follows:

- a contour map with illumination levels of the area to be lit and the spill beyond the lit area given in lux in the horizontal plane;
- the angle of the lights and details of the beam - whether asymmetric or otherwise;
- the height of the lighting stanchions; and
- the luminance level in lux in the vertical plane at the windows of the nearest residential properties.

- 10 All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays.	

Reason: To protect the amenity and living conditions of nearby residents

- 11 The living accommodation forming part of the development hereby approved shall be occupied solely on a temporary basis as overnight accommodation by employees of the veterinary hospital, or by students enrolled on educational courses at Askham Bryan College.

Reason: In order to prevent the permanent and unrestricted occupation of the accommodation in an area where it would normally be strictly controlled.

**7.0 INFORMATIVES:  
Notes to Applicant**

1. Demolition and Construction - Informative

If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a scheme remediation to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be noted and acted upon. Failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(i) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(ii) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(iii) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(iv) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(v) There shall be no bonfires on the site

## 2. 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:

- design and landscape considerations
- traffic, highway and access issues
- sustainability
- drainage

As such the proposal complies with Policies GB11, ED5, GP1, GP4a, GP9 and GP11 of the City of York Local Plan Deposit Draft.

In addition, the Local Planning Authority is satisfied that there are very special circumstances in this case sufficient to clearly outweigh the limited harm that would be caused to the Green Belt. In particular, it is considered that the establishment of a veterinary facility of regional importance, together with the additional educational opportunities that would result from the collaboration with the college are positive factors that weigh in favour of the proposal. Furthermore, the limited visual impact of the proposal due to the existing and proposed screening arrangements and the particular site characteristics would minimise the harm to the Green Belt.

**Contact details:**

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