

COMMITTEE REPORT

Committee: East Area
Date: 12 July 2007

Ward: Clifton
Parish: Clifton Planning Panel

Reference: 07/01264/GRG3
Application at: Yearsley Swimming Baths Haleys Terrace York YO31 8SB
For: Provision of disabled parking and improvements to cycle parking, installation of external air handling plant and creation of bin store
By: Mr Andrew Laslett
Application Type: General Regulations (Reg3)
Target Date: 24 July 2007

1.0 PROPOSAL

1.1 This application seeks planning consent to alter the existing parking area, to create a new bin store area, and to install 2 air handling units with external ducting and close timber boarded fencing up to the height of 2400mm. The site area is given as 0.3 ha.

1.2 There are currently no designated parking spaces within the site, although the site can accommodate up to 6 vehicles. By virtue of the development the parking spaces proposed would be marked and would be designated for 6 vehicles, 3 of these designated spaces would be allocated for disabled users. There are currently 47 cycle spaces within the application site, of which 8 of them are covered. It is proposed to provide 50 cycle spaces within the site; 8 of these spaces would be covered.

1.3 According to the information provided the applicant has negotiated a license with the adjoining owners Nestle to provide access over their car park area to the east of the front landscaped area. The objectives are to improve vehicular access to the front of the site and to allow segregation of pedestrian and cycle users.

1.4 This application is submitted by and is related to properties owned by the Local Authority under General Regulations no.3. it is therefor required to be determined by Members at the planning committee.

1.5 RELEVANT PLANNING HISTORY

1.6 07/00626/GRG3: Recladding of the walls and roof to the pool hall. Permission granted on 18.5.2007.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

Listed Buildings Grade 2; Whitestone Cross NGR SE 6073 5367 Haxby Rd 0284

2.2 Policies:

CYGP1
Design

CYGP4A
Sustainability

CYC1
Criteria for community facilities

CYT4
Cycle parking standards

CYT5
Traffic and pedestrian safety

CYGP15
Protection from flooding

3.0 CONSULTATIONS

INTERNAL:

3.1 Highway Network Management - Response received 12 June 2007 - No objections.

EXTERNAL:

3.2 Clifton Planning Panel - No objections.

3.3 Neighbours consulted and site notice posted, expired 7 July 2007. One letter of support received.

3.4 Environment Agency - Response received 28 June 2007. The Agency has no objections, although the Agency has made a number of recommendations regarding flood levels and surface water drainage.

4.0 APPRAISAL

4.1 The main issues to be considered are as follows:

i. Design

- ii. Sustainability and cycle parking standards
- iii. Highway safety
- iv. Other material considerations

Design:

4.2 Policy GP1 of the City of York Local Plan 2005 sets out a list of design criteria for assessing the merits of development proposals. In the case of this proposal, it is considered that the proposed siting of the bin store (from the existing location), the provision of marked car parking bays, together with the cycle parking shelter proposed and the provision of access gate to the front of the swimming baths would improve the visual quality of an area fronting the main entrance of the swimming baths.

4.3 The air handling units to the north of the site would be well screened by timber boarded fencing up to a height of 2.4m high. In addition, the handling units would also be partially screened by the existing plantings facing Haxby Road. The external ducting area would blend in with the cladding work that has been approved on 18.5.2007. However the colour of the ducting would need to be agreed by the local planning authority prior to the commencement of development.

4.4 The current cycle provision does not meet the Council's guidelines for spaces between stands. As the result of the development spaces between stands would be set further apart in line with the current standards. Furthermore, for the purpose of improving security 'Sheffield' stands would be used.

Sustainability and cycle parking standards:

4.5 The purpose of installing the air handling plant is to recover heat from the exhaust air. At the moment all exhaust air heat from the pool is lost. According to the information provided, it is estimated that more than 60% of the exhausted heat will be recovered once this has been installed.

4.6 This represents a large percentage of carbon dioxide reduction. Currently the pool is responsible for an estimated 530 tonnes of carbon dioxide emissions each year. This will be cut by over 40 per cent, reducing CO2 emissions by 230 tonnes.

4.7 In terms of the parking layout, the scheme proposed would provide more and higher quality cycle parking area. This would not just encourage the users of the site to travel by means other than cars, but would also be more secure than the existing butterfly style racks.

4.8 Having taken the above into account, together with the contribution it would have toward meeting the social needs of communities within the City of York, it is considered that the development proposed accords with policies GP4a and T4 of the City of York Draft Local Plan 2005.

Highway Safety:

4.9 A license has been negotiated with Nestle to provide vehicle access over their car park to the east of the landscape area. A bollard would be in place to the front

the existing vehicle access to prevent public vehicles (except emergency vehicles) from entering through this access. This would allow segregation of pedestrian and cycle users, which would in turn enhance the safety of the site.

Other material considerations:

4.10 The proposed work would not alter or affect Whitestone Cross, a grade II landmark to the south of the application site.

4.11 Flood Risk: The Environment Agency has no objection to the scheme proposed, although a number of recommendations regarding flood levels and surface water drainage were made. These recommendations will be conditioned if they meet the 6 criteria set out in paragraph 14 of Circular 11/95 "Use of Conditions in Planning Permission".

4.12 Having taken the above into account, it is considered that the proposed development accords with the policies set out in the City of York Local Plan. Hence, this application is recommended for approval.

5.0 CONCLUSION

For the above reasons this application is recommended for approval.

6.0 RECOMMENDATION: Approve

1 TIME2

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

RBS060456 Extg Frontage, RBS060456/8 Rev A, RBS060456/Blk/1 and RBS060456/ME4

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

3 Details of all means of enclosure including access gates shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: In the interests of the visual amenities of the area.

4 Notwithstanding the information obtained on the approved plans, details of the plastisol coated steel which covers the ducting including the colour of the plastisol coating shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: In the interests of the visual amenities of the area.

5 DRAIN1

- 6 The development hereby permitted shall not commence until drawings indicating the finished floor level of the air handling plant above Ordnance Datum have been submitted to and approved in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied that adequate protection against flooding is achieved.

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 design, sustainability, highway safety and flooding. As such the proposal complies with Policies GP1, GP4a, C1, T4, T5 and GP15a of the City of York Local Plan Deposit Draft.

2. The applicant is reminded that under the terms of the Water Resources Act 1991 and Land Drainage Byelaws, prior consent is required from the Agency for any works within 8 metres of a main river.

Contact details:

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