

COMMITTEE REPORT

Committee: East Area **Ward:** Skelton, Rawcliffe, Clifton
Without
Date: 26 July 2007 **Parish:** Clifton Without Parish Council

Reference: 07/01336/FULM
Application at: Unit 4 Centurion Office Park Tribune Way York YO30 4RY
For: Two storey extension to existing office to provide office,
laboratory and warehouse premises (1,773 Sqm)
By: Keyland Gregory Ltd
Application Type: Major Full Application (13 weeks)
Target Date: 3 September 2007

1.0 PROPOSAL

1.1 This application seeks planning permission to extend Unit 4 at Centurion Office Park. Unit 4 is an office development which is currently vacant. The proposed extension would create a two storey office, research and light manufacturing facility as well as a packing and distribution warehouse. The premises would be used for optical telecom systems development and production.

1.2 If approved the unit would provide custom built accommodation for ADVA Optical Networking who are currently located at Kettlestring Lane in the Clifton Moor area. The relocation of ADVA to the proposed premises at Unit 4 would secure existing employment with the aim of expanding which would result in a increase in the number of staff employed.

1.3 A similar proposal was considered as part of planning application 07/00248/OUTM. This application also contained a new Unit 5 and outline permission for 12 dwellings with access off Hornbeam Close which is part of an existing housing development to the south of Centurion Office Park. Application 07/00248/OUTM was refused at East Area Planning Committee in April 2007 on four grounds, none of these reasons for refusal were linked to the proposed extension of Unit 4.

1.4 The application site has a standard employment allocation within the Local Plan which stipulates that the land is suitable to be developed for B1, B2, or B8 use.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYGP1

Design

CYE3A

Standard Employment Allocations

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - The car parking provided for Unit 4 is in excess of CYC standards as laid out in Annex E of the Local Plan, which states that a mixed use of 1250 sq m of B1 and 897 sq m of B8 should have a maximum of 35 spaces. Disabled car parking spaces should have additional 1.2m on both sides of the bay. The submitted plans show 44 spaces, this is above CYC standards.

Economic Development - Welcome the development and the increase in employment opportunities it would create.

Environmental Protection Unit - No objections.

City Development - No comments received at the time of writing the report.

3.2 External

Clifton Without Parish Council - No comments received at the time of writing the report.

Public Consultation (site notice expires 25/07/07) - No comments received at the time of writing the report.

4.0 APPRAISAL

4.1 Key Issues:

- Development on employment land
- Design
- Highways / Car and Cycle Parking

4.2 Application Site - Unit 4 of Centurion Park is located towards the south east corner of this site with open Green Belt to the south and east with a former Roman camp close to its boundary, Unit 3 to the west and an unused section of Centurion Park to the north. Units 1, 2, 3 and 4 were developed as office accommodation approximately three years ago. Unit 3 is currently used as office accommodation but the other 3 units sit unoccupied.

4.3 A separate application has been submitted to erect a new building, Unit 5, to the north of the application site. Permission is sought for a mixed use B1/B8 facility at Unit 5. A further application has been submitted in outline for a care home to the south of Centurion Park. These applications will be heard at a future East Area Planning Committee. This application is being considered first due to the urgency

stipulated by the applicants so that, if approved, building work can start on Unit 4 and ADVA can relocate to the new premises as soon as possible.

4.4 Development on employment land - Local Plan Chapter 8: Employment, identifies Centurion Park as a Standard Employment Site. These sites are suitable for B1, B2, and B8 use and as the site is 2.6 ha in size Policy E3a states that at least 30% of the site should be reserved for B2/B8 uses. Currently the unit to the west of Centurion Park is B8 (vehicle warehouse) which accounts for approximately 23% of Centurion Park. The proposed development incorporates a significant element of warehouse facility which brings the level of B8 usage of Centurion Park to over 30%. It is therefore considered that the proposal satisfies Policy E3a.

4.5 In terms of employment levels it is anticipated that the site would employ 65 existing staff who would relocate from the existing ADVA site. 30 additional staff would be employed almost immediately with a further 20 staff expected to be employed within the following 12 months.

4.6 Design - Policy GP1 of the Local Plan states that development 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. The area surrounding the application site is dominated by office/light industrial units and car dealerships which are of typical design for these types of developments within an area with a retail/industrial emphasis. Unit 4 already exists on site, this application seeks permission to expand this. The proposed extension of Unit 4 follows the design principles contained within the existing unit and surrounding area, such as being of a similar height, incorporating rounded roofs and constructing the extension using similar materials to existing Unit 4 and the surrounding area. It is considered that the proposed development would appear visually in keeping with the character of the area. There is some space between the proposed development and the site boundary which gives scope for green landscaping which could soften the visual impact of this extension to Unit 4.

4.7 Highways / Car and Cycle Parking - Local car parking standards in line with PPG13: Transport are set out in Appendix E of the Local Plan. The data provides maximum car parking standards which should not be exceeded, this is to encourage more sustainable forms of travel. Unit 4 has 44 proposed car parking spaces, the Local Plan stipulates that this should be a maximum of 35. It is stated within the application that these car parking spaces have been provided in line with the requirements of the proposed user of the Unit. Whilst providing a greater number of car parking spaces is not to be encouraged this has to be balanced against a proposal which would create a significant number of jobs whilst making use of an employment site which has been vacant for a number of years. Bicycle parking is proposed for the site and this can be secured through a condition to ensure that a suitable number and quality of parking bays are provided.

4.8 Access to the unit would be via Tribune Way off Clifton Moorgate. Tribune Way serves Centurion Park and existing car dealerships and distribution centres. It is considered that the local highway network could accommodate the additional traffic that Unit 4 would generate.

5.0 CONCLUSION

Complies with Local Plan Policies.

6.0 RECOMMENDATION: Approve

1 TIME2

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

Drawing Numbers

4234A_AL (00) 010

4234A_AL (00) 011

4234A_AL (00) 013

4234A_AD (00) 014

received by The CoYC on 04/06/2007

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 HWAY10

4 Prior to the development commencing details of the cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote the use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

5 Prior to the development commencing full details of car parking layout and turning areas shall be submitted to and approved in writing by the LPA and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

6 HWAY21

7 HWAY31

- 8 Prior to the development hereby approved commencing details of the footpath linking Tribune Way to Unit 4 shall be submitted to and approved in writing by the LPA, such footpath shall be constructed and available for use prior to the development coming into use.

Reason: To promote sustainable travel.

9 ARCH2

10 NOISE7

11 VISQ8

- 12 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs. This scheme 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: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

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 utilise an existing employment site and not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the character and appearance of the area. As such the proposal complies with Policies GP1 and E3a of the City of York Draft Local Plan.

Contact details:

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