

COMMITTEE REPORT

Committee: East Area
Date: 9 August 2007
Reference: 07/01195/FULM
Application at: J A Magson Ltd Audax Road York YO30 4GS
For: New cladding to external elevations and installation of plant including new enclosure
By: Network Rail Corporate Offices
Application Type: Major Full Application (13 weeks)
Target Date: 21 August 2007

Ward: Skelton, Rawcliffe, Clifton Without
Parish: Clifton Without Parish Council

1.0 PROPOSAL

1.1 The application site is located to the south of Clifton Moor Retail Park, and is accessed off Audax Road. The site area measures 1.42 hectares. The application site itself is shown under the Local Plan Proposals Map to be unallocated 'whiteland' within settlement limits. It is not Green Belt.

1.2 The site contains a vacant warehouse building, formerly occupied by a distribution company known as J A Magson Ltd, with associated servicing, car parking and internal access facing Audax Road. The existing car park area provides 65 car parking spaces for the site. Adjoining the site comprises a mixture of bulky goods retail units, offices, light/general industrial units, and storage buildings.

1.3 This application seeks planning consent to carry out cladding work to the external elevations including the roof of the building, to install new plant and to erect boundary enclosure around the plant and cycle storage areas. Profiled metal cladding is proposed above the existing brickwork. In addition, the existing window openings in the east elevation of the building would be replaced by colour coated aluminium windows. The proposed 3.2m x 2.2m louvres in the north and south elevations would be coloured coated to match the proposed cladding. A number of existing openings and entrances would either be removed, repositioned or altered.

1.4 The proposed mechanical plant would be sited in the south western corner of the site and would be screened by a 2.4m high coloured coated aluminium enclosure. The proposed generators and cycle storage area would be approximately 46.0m from Audax Road and would be screened both by the existing security fencing and by the screen planting proposed.

1.5 The proposed development would also include the installation of a mezzanine floor above the existing ground floor. This is outside the consideration of this application as planning permission is not required for additional internal mezzanine floors which are not for retail purposes. There is no change of use involved as the previous use of the site was also for Class B8 "Storage and Distribution" purposes.

1.6 The total number of car parking bays within the site (65 in total) would remain the same. There would be in total 12 covered cycle spaces and 9 covered motor-cycle

spaces serving 70 employees. The existing accesses into the car park area and into the service yard area would be retained

1.7 The existing trees facing Stirling Road and Audax Road would be retained. A new 1.8m high colour coated steel mesh fence is proposed to the rear of the existing trees and shrubs along the site boundary. The proposed fence would be over 5.0m away from the public highway.

1.8 RELEVANT PLANNING HISTORY

1.9 3/27/223/FA: Erection of warehouse building with parking and vehicle circulation areas for Booker Belmont Wholesale Ltd as a wholesale cash and carry trade warehouse for the sale of food and non food goods wines beers and spirits. Permission granted on 6.6.1988.

1.10 03/03208/FUL: Erection of two storey relocatable office building. Permission granted on 10.12.2003.

1.11 03/02805/FUL: Erection of re-locatable first floor and ground floor offices (ground floor retrospective). Permission granted on 10.12.2003.

1.12 06/02083/FUL: Alterations to warehouse including new office entrance and loading bays, and hardstanding on east side to Audax Road. Permission granted on 14.12.2006.

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:

CYT20
Planning agreements

CYGP1
Design

CYGP4A
Sustainability

CYGP9
Landscaping

CYGP11
Accessibility

CYT4
Cycle parking standards

3.0 CONSULTATIONS

INTERNAL:

3.1 Highway network management: Response received 18 June 2007. No highway objections subject to Green Travel Plan condition.

3.2 Environmental Protection Unit: Response received 18 July 2007. No objections. Informative recommended.

EXTERNAL:

3.3 Clifton Without Planning Panel: No response received to date.

3.4 Rawcliffe Parish Council: Response received 10 July 2007. No objections. The Council supports the proposed increase in parking spaces from 81 to 84.

3.5 Clifton Moor Business Association: Response received 18 July 2007. The Association would positively support this application.

3.6 Neighbours consulted: No response received to date.

4.0 APPRAISAL

4.1 The main issues to be considered are as follows:

- i. Design
- ii. Landscaping
- iii. Sustainability and cycle parking standards
- iv. Highway safety
- v. Accessibility

Design:

4.2 The existing building is a metal claddings and brick structure. Due to the fact that the building has been vacant for a number of years it currently lacks the necessary maintenance. In terms of its design the main elevation of the building (the east elevation) comprises of a number of small windows. These windows appear out of proportion in relation to the overall scale of the building. It is also considered that the existing use of material especially their choice of colour contribute very little to the visual amenity of the area compared to the more recently built structures adjoining the site.

4.3 By virtue of the above it is considered that the proposed re-cladding work and the proposed external alterations would improve the visual quality of the building as well

as enhancing the visual amenity of the area. It would also create an opportunity to reconsider better quality cladding material and more attractive choice of colour.

4.4 The proposed mechanical plant would be enclosed by colour coated aluminium louvre screen, and the proposed generators and switchrooms facing the internal access would be enclosed by the existing security fence and the proposed screen planting. Overall the proposed siting of plant and generators in an area currently designated as concrete paving would not have an adverse impact on the visual appearance of the area.

Landscaping:

4.5 The site boundaries facing Stirling Road and Audax Road are currently planted with trees and shrubs, which help to screen parts of the building from public view. Due to the new fence proposed, shrubs which are in close proximity to the building will be removed. Full details of the landscaping scheme including details showing the retention of trees and shrubs are secured by condition.

Sustainability and Cycle parking standards:

4.6 The purpose of the proposed scheme is to allow the site to be used for the purpose of a national record storage facility for drawings and other technical data. It is not the intention that the record information will be open to the public, although occasional visits by staff from regional centres will occur. The site and the parking facilities within will therefore be used primarily for the 70 staff proposed on site.

4.7 The work proposed would bring this vacant building to a more viable use. It is considered that by reusing materials already on the development site such as, in this case, reusing an existing building would be more sustainable than replacing the existing building or erecting a new building for the same purpose but elsewhere. Furthermore, by reusing the existing building in this location would help to increase the frequency of bus services, which would in turn support public transport facilities at Clifton Moor.

4.8 The scheme proposed would increase the number of cycle spaces within the site from 0 to 12 serving a total of 70 staff. In accordance with the Cycle parking standards set out in the City of York Draft Local Plan more cycle spaces should be provided and these can be secured by condition. The plans submitted shows all cycle spaces will be covered.

Highway Safety:

4.9 By virtue of the fact that HGVs would be absent from the daily operations, the impact of the proposal on the highway network is likely to be reduced from the period of previous occupation. A condition is required to include the submission and agreement of a Green Travel Plan following occupation of the site.

Accessibility:

4.10 In accordance with the standards set out in policy GP11 of the City of York Draft Local Plan 2005 access parking bays will be provided for people with mobility problems. These will be sited in close proximity to the main entrance. Within the building a lift will be installed between the ground and first floors and a full access WC is to be provided.

4.11 Having taken the above into account, it is considered that the proposed development accords with Planning Policy Statement No.1 "Delivering Sustainable Development" and policies set out in the City of York Local Plan.

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:-

1636/PL/06, 1666/OS/01, 1636/PL/01, 1636/Survey/01, 1636/Survey/04, 1636/PL/04, 1636/Survey/02, 1636/PL/02, 1636/Survey/03, 1636/PL/03 and 1636/PL/05

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 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.

4 None of the existing trees within the application site shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased

shall be replaced with trees of such size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority considers it important to safeguard these trees in a positive manner so as to secure their continued well being.

- 5 Details of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before the development commences and shall be provided before the development is occupied.

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

6 VISQ8

- 7 Prior to the development commencing details of external lighting including details of the level of illumination shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development hereby permitted shall be carried out in full accordance with the details submitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise any adverse affects for neighbouring properties and the appearance of the locality.

- 8 Notwithstanding the information obtained on the approved plans, 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 use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

- 9 Within six months of occupation of the site, a full Company Green Travel Plan, developed and implemented with national guidance and guidance issued by the City of York Council, shall have been submitted and agreed in writing by the LPA.

Reason: to ensure that the development complies with the advice contained in PPG 13 and in policy T20 of the Deposit Draft Local Plan, and to ensure that adequate provision is made for the movement of vehicles, pedestrians, cyclists and other modes of transport to and from the site, together with provision of parking on the site for these users.

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, landscaping, sustainability, cycle parking standards, highway safety and accessibility. As such the proposal complies with Policies GP1, GP4a, GP9, GP11, T4 and T20 of the City of York Local Plan Deposit Draft.

2. 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".

3. 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.

4. There shall be no bonfires on the site.

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