



Environment, Conservation, Sustainable Development - No objections.

### 3.2 External

Clifton Without Parish Council - No objections.

Public Consultation - The consultation period expired on 18 July 2007. No response.

## 4.0 APPRAISAL

### 4.1 Key Issues

Change of use.

Visual appearance.

Highway issues.

### 4.2 The Application Site

Large, pitch-roofed, metal-clad commercial building with parking to the front and service yard to the rear. The site is in Clifton Moor Industrial Estate and is partially screened by a mature boundary hedge.

### 4.3 Change of Use

The change from print works (B2) to records store (B8) is in accordance with policy E4 of the local plan.

### 4.4 Visual Appearance

The external alterations are minor in relation to the size of the building and are in a secluded location, largely screened by the boundary hedge. The alterations are in keeping with the character of the building, subject to matching materials being used.

### 4.5 Highway Issues

The proposals are acceptable in terms of access and traffic generation. The site currently has 40 car parking spaces, which is slightly above current maximum standards. There is an existing covered cycle shelter near the front entrance but its capacity is not shown on the plans. Details of existing and proposed cycle storage should be submitted for approval. The scale of the new use requires a travel plan to be submitted in accordance with policy T13a.

## 5.0 CONCLUSION

5.1 The proposal accords with policies E4, GP1 and T13a of the City of York Local Plan Deposit Draft and is acceptable, subject to conditions.

**6.0 RECOMMENDATION:** Approve

1 TIME2

2 VISQ1

3 The development hereby permitted shall not be carried otherwise than in complete accordance with the approved plans and other submitted details or as may otherwise be agreed in writing by the Local Planning Authority.

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

- 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 use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

- 5 Within six months of occupation of the site, a full company green travel plan shall be submitted to and agreed in writing with the local planning authority in accordance with the current guidelines issued by the City of York Council and the Department of Transport. The application site shall thereafter be occupied in accordance with the aims of an approved Travel Plan unless otherwise agreed by the Local Planning Authority.

Reason: To promote sustainable modes of transport and reduce dependence on the private car, in accordance with PPG13 and policy T13a of the City of York Local Plan Deposit Draft.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

1. 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 employment development, visual appearance and highway issues. As such the proposal complies with policies E4, GP1, T4 and T13a of the City of York Local Plan Deposit Draft.

### **Contact details:**

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