

## COMMITTEE REPORT

**Date:** 6 December 2012      **Ward:** Huntington/New Earswick  
**Team:** Major and Commercial Team      **Parish:** Huntington Parish Council

**Reference:** 12/03081/FUL  
**Application at:** Health Centre 1 North Lane Huntington York YO32 9RU  
**For:** Alterations and extensions of existing GP surgery to provide additional consulting, treatment and administration rooms and a dispensing pharmacy following demolition of existing dwelling (3 North Lane) and erection of cycle storage, new car park and improved vehicular access  
**By:** Mr J McEvoy  
**Application Type:** Full Application  
**Target Date:** 26 November 2012  
**Recommendation:** Approve subject to Section 106 Agreement

### 1.0 PROPOSAL

1.1 The application proposal relates to the GP Surgery on the corner North Moor Road and North Lane in Huntington. The application site consists of the existing surgery site and 3 North Lane. The application seeks planning permission to extend the existing GP surgery to create nine GP consultation rooms, two nurse treatment rooms, a dispensing pharmacy, and associated reception and waiting areas on the ground floor. On the first floor would be admin rooms, staff facilities, a boardroom and an alternative treatment room. The site would contain eight customer car parking spaces (two to disability standards) and three staff car parking spaces. Cycle parking hoops are proposed to be provided for customers with covered cycle parking proposed to the rear for use by staff.

1.2 At present the GP Surgery contains five GP consultation rooms, a treatment room, a nurse treatment room, and associated waiting rooms, offices, and reception area. At present there is a shared staff and patient car parking area which can accommodate eight cars.

1.3 In order to accommodate the proposed extension it is proposed to demolish the bungalow at 3 North Lane. This dwelling has been purchased by the GP Surgery and is now empty. The site of the existing bungalow would contain the eight patient car parking spaces and a single storey extension which would contain GP consultation rooms. The existing two storey surgery building would be retained, with a part single, part two storey extension being wrapped around the existing building. The proposed extension brings the building significantly closer to North Moor Road.

A small triangular piece of land adjacent to North Moor Road would be retained for the three staff car parking spaces. The proposed extension is contemporary in design and would primarily be finished in a combination of render, timber cladding, and brick.

1.4 Access to the staff car parking spaces would be via an existing dropped crossing along North Moor Road. Access to the patient parking area would be via a widened crossing point across the grass verge from North Lane.

1.5 The application site is within the built up settlement limit of York. The application site is unallocated in the Development Control Local Plan and is outside of Huntington Conservation Area.

1.6 The applicant has indicated that the dispensing pharmacy would be open 100 hours per week. This would be between 07:00 and 23:00 hours Monday to Friday, between 08:00 and 19:00 hours on Saturdays, and between 09:00 and 17:00 hours on Sundays and bank holidays. It is understood that the GP Surgery hours may extend slightly beyond existing but would generally be confined to typical GP Surgery hours i.e. between 08:00 and 18:00.

1.7 This application has been brought before East Area Planning Committee at the request of Councillor Orrell. The reason for calling the application in was due to public interest and concerns over car parking raised by the Parish Council and others in the area. A site visit is recommended to understand the visual impact of the proposed extension, to understand the site constraints and proposed car parking arrangement, and to assess the impact of the proposed building and its use on neighbouring residential amenity.

## **2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGP1  
Design

CYT4  
Cycle parking standards

CYH9

loss of dwellings or housing land

CYC1

Criteria for community facilities

### **3.0 CONSULTATIONS**

#### INTERNAL

3.1 Environmental Protection Unit - No objections subject to the inclusion of a condition which requires approval of any new plant or machinery to be installed to ensure that there is no harm to the amenity of local residents through noise.

3.2 Transport Planning - Cycle racks should be 1m apart to allow bikes to be locked either side of the stands. Staff parking should be covered and secure. Drainage in the area may need to be approved as there are known drainage issues along the rear of the grass verge. The proposed increase in surgery size increases the likely number of trips to the site; measures need to be put in place to prevent cars parking on the grass verge.

3.3 Highway Network Management - Awaiting comments following receipt of latest information regarding staff and visitor/customer numbers. Update to be provided at Committee.

3.4 Drainage - No objections subject to a condition which requires drainage details to be agreed prior to the commencement of development. Such details to control surface water run-off to a maximum of 2.4 litres/second taking account of a 1 in 100 year storm event.

#### EXTERNAL

3.5 Huntington Parish Council - Whilst there is full support of the development of the proposed GP surgery to meet the need of the area, there are grave concerns.

These are:

- As to the traffic management issues such a development (increase in services) would create, considering the existing road traffic issues at said location.
- The totally inadequate parking facilities provided for such a size of development; considering the site and the fact that alternative local parking is very limited and the existing parking issues at this location.

As such, it is considered that unless the aforementioned concerns are addressed the development is not viable at this location in Huntington.

3.6 Other Third Parties - Six letters of objection received from local residents and on behalf of the local Lloyds Pharmacy. The letters from residents were received from 18 and 39 Strensall Road, 61 North Moor Road and 5 North Lane (x2). The following comments were raised:

- The inclusion of a dispensing pharmacy creates competition for the chemists across the road, many local residents rely on the chemist for purchases apart from having prescriptions dispensed, it would be a great loss to the local area if the chemist were to close;
- The proposed pharmacy would be able to open longer than the local chemist, therefore giving it an unfair competitive advantage, there is not the need for a dispensing facility for longer hours than the chemist as outside these hours people can use Boots or the supermarkets at Monks Cross;
- The proposed pharmacy has longer operating hours than the doctors surgery and therefore cannot be considered ancillary;
- The pharmacy would sell products and would not just dispense prescriptions, therefore it should be considered an A1 retail use and therefore a sequential test should have been submitted demonstrating that there are no sequentially preferable sites available in the City Centre or edge of centre;
- Extending the health centre is not suitable in this location given its lack of safe pedestrian access;
- There is not enough car parking for the increase in either staff or visitors/customers;
- The late opening times will bring noise and disturbance in the area through car headlights, noise and pollution;
- The residents of 5 North Lane (next door to the bungalow to be demolished and proposed car park) requested an 8 foot high wall on the boundary for the purposes of security and to reduce noise and light pollution;
- The description of development on the application form does not accurately describe the development proposed;
- The proposed development would result in the loss of a house which is contrary to Policy H9 of the Local Plan;
- There is no need for the pharmacy as there are others in the area;
- The three staff car parking spaces do not allow a vehicle to enter the site in a forward gear, turnaround and leave the site in a forward gear; therefore it creates highway safety concerns;

## **4.0 APPRAISAL**

4.1 The key issues are:

- Principle of Development
- Design and Visual Impact
- Car and Cycle Parking
- Neighbouring Amenity

## PRINCIPLE OF DEVELOPMENT

4.2 There are two issues to consider in terms of assessing the principle of the proposed development. The first is the loss of a dwelling through the demolition of the bungalow at 3 North Lane. The second is the principle of extending the GP Surgery including the creation of a pharmacy.

4.3 Development Control Local Plan Policy H9 states that the loss of individual residential properties needs to be considered in light of individual site circumstances and the character of and desired uses in the surrounding area. The reason for this policy is due to a shortage of housing in York and to retain existing housing and allocated housing sites. One of the stated justifications for granting planning permission resulting in the loss of a dwelling or dwellings is to improve the distribution of community facilities in the city. Given that the proposal only results in the loss of one bungalow and that this would be replaced with improved and larger community health facilities, it is considered that there is no justification for resisting the proposed development due to Policy H9.

4.4 As stated within the introductory paragraphs of this report, the application site is unallocated in the Development Control Local Plan. Chapter 13 of the Local Plan states that the objective is to protect and enhance existing community facilities. Policy C1 'Community Facilities' states that planning applications for health facilities will be granted where the proposed development in terms of scale and design is appropriate to the character and appearance of the area and where the facility would meet a recognised need. The applicants have submitted a statement explaining the reasoning for their desire to expand and improve the surgery practice. The surgery received a low score in a recent NHS survey due to its access arrangements, DDA requirements, lack of confidentiality, and in some areas infection control. Facilities need to be improved and upgraded to meet modern standards. The population of the city is growing year on year and is expected to continue to do so. In addition the average patient now makes more visits to a GP than previously. The proposed development would enable the surgery to provide a higher quality service with a multi-disciplinary range of services which are expected in such centres. The extension would allow the surgery to meet the needs of a local population which is expanding in size. It is considered that there is a clear need for the proposed extension to these community facilities.

4.5 Comments have been received on behalf of the local chemist operator asserting that the proposed pharmacy constitutes a new A1 retail use and therefore should be assessed as such. The implication of this would mean that a sequential test is needed to justify a new retail facility is to be located in this out of town location rather than in or close to the city or district centres. The claim that the pharmacy is an A1 use centres around the products it may sell and that the pharmacy could clearly operate independently from the GP surgery and would therefore provide a service direct to visiting members of the public.

The objector states that the fact that the pharmacy will be open for a number of hours when the GP surgery is not, further adds to the argument that the pharmacy is a separate planning unit.

4.6 However, the applicant believes that what is proposed is an ancillary element to the proposed D1 health centre use. It is stated that the pharmacy is a small extension of the general health care services which are offered by the practice. It is stated that the proposed pharmacy is an ancillary operation within which 98% of pharmacy income would be generated through description dispensing with only 2% associated with over the counter sales for items such as pain relief, first aid, cough and cold treatments and children's medication. There will be no non-healthcare related / beauty products on sale. In addition the pharmacy would operate health care related activities such as medicine use reviews, blood pressure and diabetic screening, and the collection of prescriptions out of surgery hours. The applicants regard the pharmacy as very much an extension of the existing health service on offer at the site.

4.7 The matter has been investigated with regard to previous appeal decisions and the ultimate conclusion is that for a pharmacy to be considered an A1 retail unit there has to be a primary purpose related to the retail sale of goods to the visiting public. It goes on to state that medical or health services where goods sold are primarily to those who have undergone specialist consultation, are unlikely to be an A1 use and almost certainly are a D1 use. In this case the fact that the pharmacy utilises the same entrance door as would be used to access the GP and nurse consultation services and that the pharmacy would not sell non-medical products, it is considered that the proposed pharmacy is part of the D1 medical and health service offered at this site. The additional opening hours above and beyond those of the GP consultation hours, provides flexibility for customers to use the health care services. It does not, in the opinion of officers, create a separate A1 planning unit as stated by the objector. In order to ensure that the pharmacy remains as a D1 medical and health service, it is proposed that a condition be added to any approval which restricts the premises from selling non-medical products. Additionally a condition is proposing restricting the size of the pharmacy to that shown on the floor plans to ensure it remains a proportionally small part of the health centre. Overall the principle of this development is considered acceptable.

## DESIGN AND VISUAL IMPACT

4.8 The existing bungalow which is proposed to be demolished is not of any particular architectural merit and its demolition would not harm the character and appearance of the area. The proposed extension wraps around three sides of the existing GP surgery, only its existing rear elevation which faces the side and rear garden of 60 North Moor Road and a small section of the first storey of the west and east side elevations would remain visible if the extension is built.

The existing surgery building is post-war and is constructed with a brown brick with a shallow pitched roof which is tiled. There are a number of flat roof and shallow pitch single storey extensions to the building and an external staircase enclosure to the rear elevation. The building has no architectural merit and does not have a clear visual identity as a GP surgery. The existing two storey part of the building has a ridge height of 6m and eaves height of 5m.

4.9 The proposed extension would mitigate the appearance of a building with numerous unsympathetic extensions by wrapping an extension around the building. The two most significant parts of the extension are a part single and part two storey front extension towards North Moor Road and towards this roads junction with North Lane and secondly a single storey side extension onto the part of the site currently occupied by the bungalow at 3 North Lane.

4.10 The front extension proposed is contemporary in design. The proposal creates a clear and substantial glazed entrance facing south towards the corner of North Moor Road and North Lane. Around this sits a curved flat roof single storey design which returns to meet a flat roof two storey building which would be extended out from the existing front elevation. Sitting centrally and on top of a section of the curved ground floor extension would be a glazed projecting flat roof extension. The ground floor curved part of the extension would be finished in horizontal timber cladding with large expanses of glazing serving the pharmacy on the west side and the main GP waiting room to the east. Above this, the central projecting extension would be glazed on all three external sides with an overhanging aluminium profile fascia. The two storey extension to the front and west side of the existing building would have a painted render finish with large feature window openings. In total the proposed front extension projects 12.8m forwards of the existing front elevation towards the junction of North Moor Road and North Lane. To the west the extension projects approximately 3.8m towards North Moor Lane leaving a gap of just 0.8m between the building and the footpath along North Moor Lane at its closest point. The proposed two storey part of this extension is 6.3m in height. The single storey curved part of the extension would be 3.4m in height.

4.11 The second major element of extension consists of single storey extension to the east side of the existing building, over land currently occupied by the bungalow and its garden areas at 3 North Lane. This extension would appear flat roofed from North Lane. Behind the frontage would sit a raised mono-pitch roof with raised windows to allow natural light into the GP consultation rooms whilst maintaining privacy. The maximum height of the side extension is 4.2m. This part of the extension would substantially be constructed of brick. The extension projects 16.7m east from the side of the existing building, siting between 1.1m and 2.2m from the boundary with the bungalow at 5 North Lane. The extension has a depth of 6.6m and would sit between 11m and 13.4m back from the front boundary. Within this space between the building and front boundary would be patient car and cycle parking.

4.12 The proposed extensions are undeniably bold and contemporary. The palette of materials consisting primarily of painted render, brick, glazing, and timber cladding has been used to create a proposal with distinct elements. The character of the area is relatively traditional with brick buildings with tiled pitched roofs being the predominant style. However, there are examples in the area of flat roof buildings and the use of white render. Paragraph 60 of the NPPF states that 'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.'

4.13 The proposed development would create a distinctive building with an appearance which reflects its function i.e. a modern community health care facility. The site is heavily constrained. These constraints include residential dwellings to the rear and east, North Moor Road to the west, and an existing building on site which needs to be retained to continue to provide health care services whilst the extension is constructed. The proposed design has been guided by these constraints, which limit the amount of areas on site which could be developed. It is considered that there would have been benefit in pulling the extension further back from North Moor Road to give a greater separation, however this has been resisted by the applicants agent as the design proposed is based on the needs of the GP surgery and the sites constraints. This would make any significant alterations to this part of the proposal difficult.

4.14 The applicant's agent has revised the plans to reduce the size of the pharmacy window in order to reduce its visual prominence within the street scene, as there were concerns that the size of this opening would make the pharmacy unduly prominent during hours of darkness given its close relationship to the street. Given the position of the NPPF in terms of encouraging innovative design solutions, it is considered that the proposed design is acceptable. Materials could be controlled by condition to ensure that the colour of render, colour and quality of bricks, and the timber cladding finish is carried out to a high quality and where suitable matches existing materials in the area. The side extension is modest in scale and appears as a suitable transition between the bungalow at 5 North Lane and the larger more bold extensions to the front of the surgery.

4.15 There is currently no substantial landscaping on the application site. The front boundary of 3 North Lane is marked by a hedge, ND the applicants are proposing to re-plant a hedge in this location once development is complete. This would help to give a softer edge to the development and partially screen the car park. The applicants have also shown two trees to be planted towards the front of the site, between the proposed front extension and the footpath and grass verge of North Lane. These could help to give the proposed development a softer edge.



A condition could be added to any approval requiring a landscaping scheme to be approved and implemented to ensure the landscaping is carried out and the species planted are suitable. Whilst not part of the application site, the applicants have also agreed to fund the planting of some trees within the substantial grass verge to the front which would further soften the appearance of the development and provide a more attractive setting to the entrance to North Lane. This would be secured through a Section 106.

4.16 The proposed vehicle crossing utilises an existing crossing point as far as possible. This cuts across the grass verge. It is necessary to increase the width of the existing crossing and this will have some impact on the green character of the grass verge. However, the extent of hard standing has been reduced through a design which minimises the width of the vehicle crossing. As discussed above, the applicant has agreed to a planting scheme on the grass verge which would provide compensation for the loss of a small part of the grass verge.

4.17 It is considered that the proposed development accords with the design principles set out in Development Control Local Plan Policy GP1 through being designed in a way which is compatible with the character of the area and incorporating appropriate landscaping where suitable.

## CAR AND CYCLE PARKING

4.18 The consultation exercise resulted in concerns being expressed about the level of car parking proposed at the site given the scale of the proposed expansion of the GP surgery. The proposal increases the number of GP consultation rooms by four, nurse treatment rooms by one, as well as adding an alternative treatment room and a dispensing pharmacy. The proposal clearly has the potential to create a significant increase in the number of staff and patients on site at any one time. The number of on-site car parking spaces is proposed to increase by three, from eight to eleven.

4.19 The Development Control Local Plan sets maximum rather than minimum car parking standards. However, a pragmatic approach clearly needs to be taken and developments should not be approved which would cause highway safety issues or significantly harm neighbouring amenity through indiscriminate parking. In addressing concerns raised regarding the number of car parking spaces proposed, the applicants have submitted information including a patient travel survey, a green travel plan which has been produced to encourage sustainable travel choice, and further details about how the surgery would operate and alternative staff parking facilities in the area.

4.20 The applicants have stated that the number of staff employed on site and the number of patients visiting would not grow proportionately to the size of the proposed extension.

It is stated that the additional GP consultation rooms would allow each GP to have their own room rather than sharing, however all will not be working at the same time. Additionally it is stated that it is proposed to spread out the number of patients received over a full day, and the number of GP's receiving patients at any one time is not proposed to significantly increase. Therefore, the applicants do not believe that the number of patients on site at any one time would significantly increase. The proposal would result in an increase in staff through an increase in patient services offered and the opening of the pharmacy.

4.21 Clearly whilst the applicant states that the proposal would not result in a significant increase in the number of patients on site at any one time, approving a substantial extension does create the potential for this to change if demand grows and a greater number of treatment rooms are utilised at any one time. In terms of physical space on site there is the potential for the number of staff and patients to double. Therefore it is reasonable to consider the application in relation to the potential impact over a longer period taking account of potential increases in patient numbers which could take place in the future.

4.22 In order to try and address concerns regarding car parking demand the applicants have carried out a patient travel survey to show what the existing travel patterns are of patients. The patient travel survey was recently carried out over a four week period. Over this time 1958 visiting patients were surveyed. Of these patients 1265 arrived by private car, 571 walked, with the remainder arriving by bus, taxi, walking, cycling or community ambulance. Clearly a strong proportion of patients arrive by car, however the central location of the site within the residential area of Huntington accounts for the large number of people who walk. Even with this large proportion of patients arriving by car at present and only eight car parking spaces being available, there are no known existing highway safety problems associated with indiscriminate car parking in the area.

4.23 The proposal includes an increase in the number of car parking spaces by three but also includes a Travel Plan with the aim of achieving a modal shift towards more sustainable transport choice and away from private car journeys. The applicants have worked with the Council's Travel Planning Coordinator to devise a simple leaflet which can be given to all patients encouraging them to arrive by walking, cycling, or by bus and providing relevant information to enable people to be confident in using a sustainable transport choice. The applicants are committed to continuing to work with the Council's Travel Planning Coordinator to create a substantial modal shift over five years. There are clear health benefits associated with this objective. This would include annual monitoring and the creation of new appropriate measures to continue to encourage a greater proportion of patients to arrive by sustainable transport choice on a year by year basis. Discussions are continuing with the applicant to try and firm up travel planning arrangements and provide more assurance and commitment to a modal shift. An update on these measures will be given at the Committee meeting.

If such measures are not successful the Council's Highway's Department have the power to implement waiting restrictions on adjacent roads if parking on the highway causes problems. The applicant's have agreed to provide £2000 towards any Traffic Regulation Order which is needed in the future to retain highway safety. This would be secured through a S106 if Members are minded to approve the application.

4.24 The applicants state that there is an informal arrangement in place for staff to use the car park of the chip shop and public house across the road from the site. It is stated that this allows up to 25 staff members to park off site and is an existing arrangement which has been on-going for seven years. However, given that this represents an informal arrangement, there is only a limited amount of weight that can be attached to this. Again further discussions are on-going with the applicants in this regard to see if alternative parking arrangements can be formalised and an update will be provided at the meeting.

4.25 To further encourage sustainable transport choice it is proposed to install separate cycle parking for staff and patients. Seven cycle hoops are proposed for patients to enable fourteen bicycles to be parked at any one time. The cycle hoops are close to the building entrance to encourage their use. Staff parking is to the rear of the building. Eleven bicycles could be stored in this area, with a canopy to provide shelter. The staff cycle parking area is located behind a lockable gate to ensure they are secure. It is considered that both the type and amount of cycle parking proposed is suitable and would help encourage sustainable transport choice, therefore reducing the demand for car parking spaces.

## NEIGHBOURING AMENITY

4.26 Policy GP1 'Design' seeks to protect the amenity of nearby residents from noise, disturbance, overlooking, overshadowing or from being dominated by overbearing structures. The two storey part of the proposed extension would be positioned away from residential dwellings in the area. The side extension is single storey only; this would be 3.2m in height at its rear where it sits adjacent to the curtilage of 4 Grampian Close. The extension would sit between 1.5m and 2.5m from the boundary. There is a 2.2m high fence separating the application site from 4 Grampian Close. Given the separation distance between the boundary and the proposed single storey extension and its modest height above the existing fence, it is not considered that there would be any significant impact on light to, or outlook from, 4 Grampian Close.

4.27 The proposed single storey side extension would sit between 1.2m and 2.3m from the shared curtilage boundary with 5 North Lane. The proposed extension would be 2.9m in height at this point. It is not considered that this would appear dominant or overbearing given the separation distance from the boundary. There is only one window within this side elevation facing towards 5 North Lane.

This window is raised and would be obscure glazed and would not result in a loss of privacy. A letter was received from the residents of 5 North Lane requesting that a 2m high wall be erected on the boundary. It is considered that a 2m high wall would look oppressive and completely out of character with the surrounding area where dwarf walls and hedges are the common boundary treatments. The applicant has agreed to erect a brick wall along this boundary which is predominantly 1.8m in height. This would mean that patients visiting surgery would be prevented from seeing into the back garden of 5 North Lane. It would also help to mitigate against the noise of vehicles entering and leaving the car park, and prevent car headlights from shining into windows on the side elevation of this bungalow. The proposed boundary wall would step down to 1.5m in height and then 1.2m in height as it reaches the front boundary of the site. Number 5 North Lane has a dwarf wall along their front boundary and it was considered important that the proposed wall respects this and steps down. On the application side of the proposed boundary wall it is proposed to plant a hedge, this would aid in softening the appearance of the brick wall and provide a greener setting to the car park.

4.28 The proposed surgery extension has the potential to increase the number of comings and goings from patients. Given the location of the site adjacent to a busy road and in an area where there is activity associated with local shops, a chip shop, and public house, it is not considered that during the day this activity would have a significant impact on neighbouring amenity. The proposed pharmacy is proposed to be open from 07:00 to 23:00 hours on Monday to Friday, 08:00 to 19:00 hours on Saturday's and between 09:00 and 17:00 hours on Sunday's and Bank Holiday's. Activity first thing in the morning and later in the evening would introduce comings and goings to the site at times when there are none at present. However, given the location of the pharmacy adjacent to a busy road and opposite a public house, it is considered that there is no strong justification for objecting to this activity. There would be no noise associated with the use at the most noise sensitive hours of the day.

## **5.0 CONCLUSION**

5.1 The proposed development would enhance and expand an existing health care community facility. This would be likely to result in significant benefits to both existing customers whilst meeting the needs of an expanding York population. The demolition of a bungalow to enable this to occur is considered acceptable.

5.2 The proposed development incorporates a modern design to create a health centre facility which is appropriate for a modern surgery and will meet the needs of patients. The design respects neighbouring properties and would not harm their amenity. Sustainable transport choice is to be promoted through the provision of cycle parking and the implementation of a Travel Plan which is currently being developed; it is anticipated that this will be finalised before the Committee meeting.

5.3 It is considered that the proposed development is acceptable subject to conditions and a Section 106 agreement. The S106 would need to cover the planting of trees on the grass verge (or funds to enable such planting to take place) and £2000 towards a Traffic Regulation Order to allow waiting restrictions to be created on roads around the GP surgery practice if car parking becomes an issue in the area. The applicant has agreed to fund these measures.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve subject to Section 106 Agreement

1 TIME2 Development start within three years -

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

- A LIST OF APPROVED PLANS WILL BE PROVIDED ON THE DAY OF COMMITTEE.

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

3 Notwithstanding the information contained on the approved plans, the height of the new build houses shall not exceed 6.5 metres in height, as measured from existing ground level. Before any works commence on the site, a means of identifying the existing ground level on the site shall be agreed in writing, and any works required on site to mark that ground level accurately during the construction works shall be implemented prior to any disturbance of the existing ground level. Any such physical works or marker shall be retained at all times during the construction period.

Reason: To establish existing ground level and therefore to avoid confusion in measuring the height of the approved development, and to ensure that the approved development does not have an adverse impact on the character of the surrounding area.

4 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of all external materials to be used, including a sample panel of brickwork and painted render, timber cladding, roof coverings, and hard ground surface materials, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually acceptable appearance.

5 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 to be planted. 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.

6 The extension hereby approved shall not come into use until the areas shown on the approved plans for car parking and cycle parking (including the installation of a security gate) have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

Informative - The patient cycle parking hoops shall be spaced 1m apart to allow both sides of the hoop to be used for securing bicycles.

7 The pharmacy service hereby approved shall not offer for sale any products which are not medical in nature that is, not related to the treatment or prevention of illness and injuries.

Reason: To ensure the pharmacy operates ancillary to the approved extended health centre.

9 The floor area of the pharmacy hereby approved shall not extend beyond the floor layout plan shown on the approved plans (drawing number SK06 - rev B).

Reason: To ensure the pharmacy operates as an ancillary facility to the approved extended health centre.

10 Prior to the commencement of development, details of foul and surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

Details to include:

- (i) Peak surface water run-off from the proposed development must be restricted to a maximum 2.4 lit/sec.
- (ii) Site specific details of the flow control device manhole limiting the surface water to the 2.4 lit/sec.
- (iii) Storage volume calculations, using computer modelling must be provided, and must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 20% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required. The full range of modelling should be provided.
- (iv) Site specific details of the storage facility to accommodate the 1:30 year storm and details of how and where the volume above the 1:30 year storm and up to the 1:100 year storm will be stored.
- (v) Proposed ground and finished floor levels to Ordnance Datum shall be shown on plans. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.
- (vi) Details should be provided of the future management / maintenance of the proposed drainage scheme.

The development shall be carried out in complete accordance with the approved details.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site and that provision has been made to maintain it.

11 All site preparation and construction works and ancillary operations which are audible at the site boundary, including deliveries to and dispatch 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 of local residents

12 The use hereby permitted shall only operate between the hours of:

- 07:00 and 23:00 hours Monday to Friday
- 09:00 and 19:00 hours on Saturdays
- 09:00 and 17:00 hours on Sundays and Bank Holidays

All plant and machinery shall have been switched off and all customers/patients shall have vacated the premises by this time.

Reason: To protect the amenity of local residents.

13 Details of all new machinery, plant and equipment to be installed in or located on the use hereby permitted, which is audible outside of the site boundary when in use, shall be submitted to the Local Planning Authority for written approval. These details shall include maximum (L<sub>Amax</sub> (f)) and average sound levels (L<sub>Aeq</sub>), octave band noise levels and any proposed noise mitigation measures. All such approved machinery, plant and equipment shall not be used on the site except in accordance with the prior written approval of the local planning authority. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before the proposed use first opens and shall be appropriately maintained thereafter.

Reason: To Protect the amenity of local residents from noise.

## **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:

- Principle of Development
- Design and Visual Impact
- Car and Cycle Parking
- Neighbouring Amenity

As such the proposal complies with Policies GP1, H9, C1 and T4 of the City of York Development Control Local Plan.

#### 2. 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 remediation scheme 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 should also be 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 attached to any planning approval, 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.

**Contact details:**

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