

COMMITTEE REPORT

Date: 20 June 2013 **Ward:** Skelton, Rawcliffe, Clifton Without

Team: Major and Commercial Team **Parish:** Clifton Without Parish Council

Reference: 13/00362/FUL

Application at: Clifton Moor Centre Stirling Road York

For: Erection of free-standing structures for the display of advertisements and minor alterations to shop front elevations to units 3 to 6.

By: Clifton Moor Ltd

Application Type: Full Application

Target Date: 20 May 2013

Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks planning permission for alterations to the front elevations of units 3 to 6 of Clifton Moor Retail Park and for the erection of free standing entrance features to the front of these units. Units 3 to 6 sit between Tesco and the proposed developments at Unit 1 and 2 considered within application 13/00361/FULM. Unit 3 is currently occupied by Wilkinson, 4 by Pets at Home, 5 is split between Costa and Co-op Travel, with Unit 6 currently being occupied by Boots.

1.2 The alterations to the existing building frontage primarily consist of increasing the height of the glazed shop fronts. The area used for signage above the existing glazed shop fronts would be included within the glazed shop front area. Other alterations include amendments to door positions and types in order to create a more consistent and coherent appearance to the units.

1.3 The proposed free standing entrance structures to support signage would also be consistent with those considered within application 13/00361/FULM. This application has been brought before Planning Committee so that the overall design change for this section of Clifton Moor Retail Park can be considered as a whole and allow for a consistent approach and decision to be taken on these changes. A site visit is recommended to understand the alterations proposed and to assess the potential visual impact of these changes.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Contaminated Land GMS Constraints:

City Boundary GMS Constraints: York City Boundary 0001

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

2.2 Policies:

CYGP1 - Design

CYGP16 - Shopfronts

3.0 CONSULTATIONS

EXTERNAL

3.1 Clifton Without Parish Council - Object to the application on the grounds that the proposed signs would appear incongruous and would impede safe pedestrian access.

3.2 Site Notice (posted 28/03/2013) - No correspondence received.

4.0 APPRAISAL

4.1 The key issue is considered to be the visual impact on the character and appearance of the area.

4.2 Units 3 to 6 at Clifton Moor Retail Park are set back approximately 150m from the outer ring road. This is the most significant public view of the shop fronts. There is some low key planting on the edge of the northern boundary of the site which helps to soften the appearance of the development a little. The retail park is constructed of red brick with terracotta roof tiles. Signage is generally low key as it is partially screened by a covered walkway which runs around the frontage of the buildings. The applicant wishes to make some changes to the shop fronts and signage of Units 3 to 6 in order to increase the visibility and legibility of the retail units to bring them into line with more modern retail parks in the city, such as at Monks Cross and Foss Islands.

4.3 Development Control Local Plan (2005) Policy GP16 'Shopfronts' states that alterations to existing shop fronts are acceptable where they respect the scale,

proportion, materials, and architectural style of the building to which they are attached and the area in which they are located.

4.4 The proposed alterations to the shop fronts will make little visual impact from views outside of the site. Existing signage areas would be replaced by an enlarged glazed walling system to the shop front. This will improve views into and out of the retail units as well as providing more natural light in the internal spaces. Given the size and height of the retail units it is considered that the proposed taller shop fronts will appear appropriate and proportionate to the area. The units would appear a little more contemporary and more consistent with the proposed development of Unit 1 and alterations to Unit 2 considered within application 13/00361/FULM. Other alterations include such things as alterations to entrance door sizes. It is not considered that the proposed alterations to the shop fronts will have any significant impact on the character and appearance of the area.

4.5 The proposed free standing entrance features are the same design and scale as those considered acceptable within application 13/00361/FULM. The features consist of two vertical sections approximately 6.5m apart and 9.8m in height such that they sit a little lower than the building ridge height. Above the height of the shop front would sit aluminium louvres. Above this would be some signage. Exact details of the signage would need to be agreed as part of a separate advertisement application, however the proposed plans show an indicative sign size. The indicative sign size shown on the revised plans under consideration represent a significant reduction in size compared to that originally submitted. Comments have been received from Clifton Without Parish Council who have raised concerns about the visual impact of the structures and the impact they would have on pedestrian movement. In Officer opinion the proposed entrance features are typical of an out of town retail park and are not excessive in terms of scale or number. The free standing features would sit in front of the covered walkway and it is therefore not considered that they would have a significant impact on pedestrian movement.

5.0 CONCLUSION

5.1 It is not considered that the proposed alterations to the shop front and the new free standing entrance features would have a significantly adverse impact on the character and appearance of the area. Therefore, the application is recommended for approval.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

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

Proposed Elevations - 12456-125 Rev C

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 any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used 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.

Note: Because of limited storage space at our offices it would be appreciated if sample materials could be made available for inspection at the site. Please make it clear in your approval of details application when the materials will be available for inspection and where they are located.

Reason: So as to achieve a visually cohesive appearance.

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 visual impact on the character and appearance of the area.. As such the proposal complies with Policies GP1 and GP16 of the City of York Development Control Local Plan.

2. STATEMENT OF THE COUNCIL`S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Alterations to the free standing structures such that the indicative signage is more proportionate to the scale of the building and retail unit.

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