

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - No objections.

3.2 External

Heworth Planning Panel - Objection. Planning issues include: concern about maintenance. The proposal does little to enhance public amenity or enhance understanding of the area's heritage. The sculpture should have a clear relationship with the surrounding buildings. It should be sited closer to the entrance/exit to the cycle path rather than as proposed, which is in the middle of a pedestrian desire line between Hallfield Road and the James Street link.

Public Consultation - The consultation period expired on 14 September 2007. No response.

4.0 APPRAISAL

4.1 Key Issues

Visual appearance.

Public amenity.

Highway issues.

4.2 The Application Site

The sculpture would be located on the east side of Hallfield Road/James Street Link Road close to the Hallfield Road/Faber Street junction. The sculpture would occupy part of a narrow landscaped area between the link road and the new footpath/cycle path parallel to Faber Street. It would be entirely within the public highway boundary.

4.3 Visual Appearance

The quality of an individual piece of artwork is a matter of personal taste. Therefore, whilst the sculpture would be in a very prominent position, the details of its appearance are less of a material planning consideration than for other buildings or structures. Nevertheless, the scale and proportions of the sculpture are in keeping with the character of the surrounding area.

The sculpture would be located in a narrow landscaped strip between two existing public paths. Whilst no landscaping would have to be removed the relationship between the sculpture, landscaping and public paths is crucial to the success of the overall composition. Details of the overall arrangement should be required as a condition of approval.

The materials - brick and cast iron - are very durable and should require little maintenance. Nevertheless the metal may need to be re-coated annually. Preparatory products should be able to remove graffiti and the sculpture could be power-washed if necessary. Whilst the surface of the sculpture would appear rusty, this 'patina' is intended to be part of its appeal

4.4 Public Amenity

No doubt the work will attract a range of opinions and responses. However, it is intended to be of public benefit and to help create a visually stimulating local environment. It would be easily seen by cyclists, pedestrians and passing motorists

as well as nearby residents. But the sculpture would be at least 30m from the nearest dwellings and is unlikely to appear overbearing.

4.5 Highway Matters

The sculpture would be located close to the shared footpath/cycle path as it descends from Hallfield Road. The location would make use of a gap in the existing landscaping where a tree has died or been removed. Using this space should encourage pedestrians to use the footpath provided yet still leave enough space around the sculpture for pedestrians to approach it if desired. The council's highways officers have no objection to the proposal.

5.0 CONCLUSION

5.1 Whilst the detailed design is a matter of personal taste the scale and character are in keeping with the character of the surrounding area. There are no highway objections to the proposal, which accords with policy GP1 of the City of York Local Plan Deposit Draft.

As the OS Maps have not been updated to reflect the recently built James Street link road a supplementary plan is attached to this application for information. Details of the exact location for the siting of the sculpture will be detailed by Officers at the meeting.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 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.

3 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a landscaping scheme, including hard and soft landscaping, in the vicinity of the proposed sculpture. 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: In the interests of visual amenity.

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 visual appearance, public amenity and highway safety. As such the proposal complies with policy GP1 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Kevin O'Connell Development Control Officer
Tel No: 01904 552830