

1.5 A revised conclusion and recommendation to the previous report is below, with an additional draft condition to cover the requirement for bus stop improvement works otherwise there have been no material changes in circumstances since 6 November and as such no further consultations or notifications have been undertaken.

REVISED CONCLUSION AND RECOMMENDATION TO REPORT AT ANNEX 1

5.0 CONCLUSION

5.1 Haxby Memorial Hall comprises a two storey brick built Victorian structure occupying a prominent location within street frontage of The Village within the Haxby Conservation Area. Planning permission is sought for a range of extensions and external alterations to incorporate the Haxby Branch Library within the building and to provide enhanced Hall accommodation and seminar rooms to increase the level of public usage. As part of the proposal it is intended to provide a block of three two storey two bed room dwellinghouses accessible from North Lane and five small craft units within the existing rear yard area to the north west. The proposed extensions would be sympathetic to the existing in terms of their pattern of scale and massing and would secure the character and appearance of the Conservation Area. At the same time the proposed dwellings accessible from North Lane and the craft units would be to a subtle traditional design It is felt that the proposed work would have a minimal impact upon the residential amenity of adjoining properties and surface water drainage can be improved from the current situation. The proposal is therefore felt to be acceptable in planning terms and approval is recommended.

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:-

Drawing Refs:- PA05 Rev A; PA06 Rev A; PA12 Rev A; PA10 Rev B; PA11 Rev B; PA 07 Rev B and PA 08 Rev B. Date Stamped 16th January 2014 and PA 09 Rev F.

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

3 VISQ8 Samples of exterior materials to be app -

4 VISQ4 Boundary details to be supplied -

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 , shrubs and other planting. 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 Trees shown as being retained on the approved plans / drawing PA09 Rev F shall be protected in accordance with BS: 5837 Trees in relation to construction.

Before the commencement of development, including demolition, building operations, or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be retained on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing; phasing of works; site access for demolition/construction and methodology; type of construction machinery/vehicles to be used (including delivery and collection lorries and arrangements for loading/off-loading); parking arrangements for site vehicles; locations for storage of materials; locations of utilities. Details of existing and proposed levels and surfaces shall also be included.

The protective fencing line shall be adhered to at all times during development to create exclusion zones. None of the following activities shall take place within the exclusion zones: excavation, raising of levels, storage of any materials or top soil, lighting of fires, mechanical cultivation or deep-digging, parking or manoeuvring of vehicles; there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new trenches, or pipe runs for services or drains. The fencing shall remain secured in position throughout the construction process including the implementation of landscape works. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing.

Reason: To ensure protection of existing trees before, during and after development which are covered by a Tree Preservation Order and/or make a significant contribution to the amenity of the area.

7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A, B, E and F of Schedule 2 Part 1 of that Order shall not be erected or constructed.

Reason: In the interests of the amenities of safeguarding the character of the Haxby Conservation Area the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 1995.

8 No development approved by this permission shall be commenced until the Local Planning Authority has approved in writing a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered:

- * Any proposal to discharge surface water to a watercourse from the redevelopment of the site should first establish the extent of any existing discharge to that watercourse.
- * Peak run-off from the site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
- * Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
- * A 20% allowance for climate change should be included in all calculations.
- * A range of durations should be used to establish the worst-case scenario.

Reason:

To ensure the development is provided with satisfactory means of surface water drainage, to reduce the risk of flooding and to secure compliance with Policy GP15a) of the York Development Control Local Plan.

- 9 EPU1 Electricity socket for vehicles -
- 10 LC1 Land contamination - Site investigation -
- 11 LC2 Land contamination - remediation scheme -
- 12 LC3 Land contamination - remedial works -
- 13 LC4 Land contamination - unexpected contamination -

- 14 HWAY31 No mud on highway during construction -
- 15 HWAY18 Cycle parking details to be agreed -
- 16 HWAY19 Car and cycle parking laid out -
- 17 NOISE7 Restricted hours of construction
- 18 The craft units hereby authorised shall be used for Use Class B1(offices and light industry; and for no other purpose, including any other purpose in Class B1 in the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order.

Reason: To safeguard the residential amenity of neighbouring properties.

19. No manufacturing, processing, sales or storage activity associated with the units hereby authorised shall be undertaken in the external space within the site.

Reason: - To secure the residential amenity of adjoining properties

20. Prior to completion of the development the existing access from No 14 The Village, to the adjacent highway shall be stopped up to the satisfaction of the Local Planning Authority and the verge reinstated.

Reason: In the interests of highway safety.

- 21 .The new library shall not be brought into use until works required (lining, signs and consultation) for the double yellow lines relating to the adjacent bus stop and approach to be made into a clearway have been implemented.

Reason: In the interests of the safe and free passage of highway users.

7.0 INFORMATIVES:

Notes to Applicant

1. 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 to the application:

Requested Submission of a Revised Car Parking Layout to the yard area to the rear.

2. CONTROL OF POLLUTION

The developer's attention is 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 adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) All demolition and construction works and ancillary operations, including deliveries to and despatch 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.

(b) 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".

(c) 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.

(d) 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.

(e) 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.

(f) There shall be no bonfires on the site

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