COMMITTEE UPDATE

Date:	5 January 2017	**Ward:**	Dringhouses And Woodthorpe
Team:	Major and Commercial Team	**Parish:**	Dringhouses/Woodthorpe Planning Panel

Reference: 16/00725/FUL
Application at: 5 Mayfield Grove York YO24 1HJ
For: Erection of 3no. dwellings with associated access following demolition of existing bungalow (revised scheme)
By: Mr D Evans
Target Date: 10 January 2017
Recommendation: Refuse

1.0 Section 1.1 – the proposed semi-detached pair of properties would have 4 bedrooms and not 3 as stated in the report.

2.0 Revision to drawing no. 130 to correct height of neighbouring property on southern elevation.

3.0 Email from applicant concerned that, after amending original proposals to overcome concerns, the application is recommended for refusal on grounds of bat survey information when the bat scope survey confirmed no bat activity in the bungalow and questioning the process for consideration of bats. He requests that the decision be deferred until general bat activity re-commences.

The Council's Ecologist has responded confirming that:
- the building was assessed as having moderate potential to support roosting bats;
- the professional judgement of the appointed ecologist that undertook the preliminary roost assessment was that further surveys are required.

4.0 Email correspondence from residents of two properties on St Helen's Road querying why they have not been consulted. The resident at no. 12 has written further, concerned that the proposal would be:
- the first application to develop in the area lying either side of the Old Orchard;
- out of character and overdevelopment of the land;
- could be seen as justification for further intensive development which would alter the character of the area.

5.0 Response from Highway Network Management confirming no objections subject to conditions: parking meets maximum standards, some on street parking would be facilitated, restrictions are in place to protect nearby junctions, the site is in a sustainable and accessible location, cycle parking is proposed.