

Annex A: List of LDF Database Consultees

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Specific Consultation Bodies

Acaster Malbis Parish Council

Acaster Selby & Appleton Roebuck Parish Council

Askham Bryan Parish Council

Askham Richard Parish Council

Bilborough Parish Council

Bishopthorpe Parish Council

BT Group plc

Catton Parish Council

Claxton & Sandhutton Parish Council

Clifton Without Parish Council

Colton Parish Council

Copmanthorpe Parish Council

DE Operations North (Catterick Office)

DEFRA

Deighton Parish Council

Department for Constitutional Affairs

Department for Media, Culture & Sport

Department for Work & Pensions

Department of Trade & Industry

Dunnington Parish Council

Earswick Parish Council

East Cottigwith Parish Council

East Riding of Yorkshire Council

Elvington Parish Council

English Heritage Yorkshire and the Humber Region

Environment Agency

Escrick Parish Council

Flaxton Parish Council

Fulford Parish Council

Gate Helmsley & Upper Helmsley Parish Council

Hambleton District Council

Harrogate Borough Council

Harton Parish Council

Haxby Town Council

Heslington Parish Council

Hessay Parish Council

Heworth Without Parish Council

Highways Agency

Holtby Parish Council

Home Office

Huby Parish Council

Huntington Parish Council

Kexby Parish Council

Kyle & Upper Ouse Internal Drainage Board

Lillings Ambo Parish Council

Local Government Yorkshire and Humber

Long Marston Parish Council

Moor Monkton Parish Council

Murton Parish Council

Naburn Parish Council

National Grid

Natural England

Nether Poppleton Parish Council

Network Rail

New Earswick Parish Council

Newton on Derwent Parish Council

North Yorkshire & York PCT

North Yorkshire County Council

Northern Gas Networks

Office of Government Commerce

Osbalwick Parish Council

Overton Parish Council

Powergen Retail Ltd

Rawcliffe Parish Council

Rufforth with Knapton Parish Council

Ryedale District Council

Selby District Council
Sheriff Hutton Parish Council
Shipton Parish Council
Skelton Parish Council
Stamford Bridge Parish Council
Stillingfleet Parish Council
Stockton on the Forest Parish Council
Strensall & Towthorpe Parish Council
Sutton upon Derwent Parish Council
Sutton-on-the-Forest Parish Council
The Coal Authority Planning & Local Authority Liaison

Department
Thorganby Parish Council
Upper Poppleton Parish Council
Warhill Parish Council
Wheldrake Parish Council
Wiggington Parish Council
York Consortium of Drainage Boards
York Health Services NHS Acute Trust
Yorkshire Ambulance Service NHS Trust
Yorkshire Forward
Yorkshire Water - Land Property & Planning

General Consultation Bodies

British Geological Survey

Business Link York & North Yorkshire

CABE

CBI

Churches Together in York

Commission for Racial Equality

Community Rangers

Disability Rights Commission

Disabled Persons Advisory Group

Equality and Human Rights Commission

Forestry Commission

Help the Aged

Housing Corporation

Institute of Directors Yorkshire

National Farmers Union

National Museum of Science & Industry

North Yorkshire & York Primary Care Trust

Patients Forum

Royal Institute of Chartered Surveyors

Safer York Partnership

Science City York

The War Memorial Trust

Visit York (formerly York Tourism Partnership)

York & North Yorkshire Chamber of Commerce

York City Centre Partnership Ltd

York Council for Voluntary Service

York Diocesan Office

York England

York Guild of Building

York Hospitals NHS Trust

York Minster

York Mosque

York Racial Equality Network

York Science Park

York-Heworth Congregation of Jehovah's Witnesses

Yorkshire Business Pride (City Centre Partnership)

Other Groups/Organisations

20th Century Society
3Ps People Promoting Participation
5 LLP
A J M Regeneration Ltd
Acomb Green Residents Association
Acomb Planning Panel
Acomb Residents
Action Access A1079
Active York
Adams Hydraulics Ltd
Age Concern
All Saints RC School
Alliance Planning
Ancient Monuments Society
Andrew Martin Associates
Arriva Yorkshire
ASDA Stores Ltd
Ashtenne Asset Management Ltd
Ashtenne Industrial Fund LLP
Askham Bryan College
Askham Grange
Associated British Foods plc
Atisreal UK (Consultants)
BAGNARA
Bang Hair
Barratt Developments PLC
Barratt Homes (York) Ltd
Barry Crux and Company
BBC Radio York
Beck Developments
Bell Farm Residents Association
Belvoir Farm Partners
Bettys Café Tea Rooms
Bio-Rad Laboratories Limited
Bishop of Selby (Diocese of York)
Bishophill Action Group
Blackett, Hart & Pratt LLP
Boots plc
Bovis Homes Ltd
Bramhall Blenkharn Architects Ltd
Bright Street Sub Post Office
British Waterways (Yorkshire Office)
Browns of York
BTCV (York)
Buccleuch Property
Cadbury Trebor Bassett Ltd
Cambridge Street Residents Association
Camerons Megastores
Campaign for Better Transport (Formerly Transport 2000)
Campaign for Real Ale
Carers Together
Carl Bro
Carr Junior Council
Cass Associates
CB Richard Ellis
CE Electric UK
CEMEX
Centros
CgMs
Chapelfields Residents Association
Chris Thomas Ltd Outdoor Advertising Consultants
Christmas Angels
Church Commissioners for England
Civil Aviation Authority
Clementhorpe Community Association
Clifton Moor Business Association
Clifton Planning Panel
Clifton Residents Association

Colliers CRE	Dringhouses and Woodthorpe Planning Panel
Commercial Development Projects Limited	Dringhouses West Community Association
Commercial Estates Group	DTZ
Company of Merchant Adventurers of the City of York	Dunnington Residents Association
Composite Energy Ltd	DWA Architects
Confederation of Passenger Transport (Yorkshire)	Economic Development Board
Connexions	Elvington Park Ltd
Conservation Area Advisory Panel	Energy Efficiency Advice Centre
Constructive Individuals	England & Lyle
Copmanthorpe Residents Association	Entec UK Ltd
Cornlands Residents Association	Environment Forum
Costco Wholesale UK Ltd	Erinaceous
Council for British Archaeology	Euro Car Parks Ltd
Countryside Properties (Northern) Ltd	Evans of Leeds Ltd
CPP Group Plc	EWS
CPRE (York and Selby District)	F & B Simpson D Kay and J Exton
Craftsmen in Wood	Faber Maunsell
Crease Strickland Parkins	Family Housing Association (York) Ltd
CRED Ltd (Carbon Reduction)	Family Mediation
Crockey Hill Properties Limited	Farming & Wildlife Advisory Group
Crosby Homes	Federation of Residents and Community Associations
CSSC Properties Ltd	Federation of Small Businesses
CTC North Yorkshire	Fenwick Ltd
Cunnane Town Planning LLP	First York
CYC Mansion House	First/Keolis Transpennine Ltd
Cyclists Touring Club (York Section)	FLP
Dacre Son & Hartley	Foxwood Residents Association
Dales Planning Services	FRD Ltd
David Chapman Associates2488	Freight Transport Association
Diocese of Ripon and Leeds	Friends Families & Travellers
Disabled Peoples Forum	Friends of St Nicholas Fields
Dobbies Garden Centres PLC	Friends of the Earth (York and Ryedale)
Dodsworth Area Residents Association	Fulford Residents Association
DPDS Consulting Group	Fusion Online

Future Prospects	Hull Road Planning Panel
Garden History Society	I D Planning
George Wimpey North Yorkshire Ltd	Include Us In - York Council for Voluntary Service
George Wimpey Strategic Land	Inclusive City
George Wimpey West Yorkshire Ltd	Indigo Planning Ltd
Geraldeve	Institute of Citizenship
GHT Developments Ltd	Jan Molyneux Planning
Gillygate Surgery	Jarvis Plc
Gordons LLP	Jennifer Hubbard Planning Consultant
Grantside Ltd	Job Centre Plus
Green Land & Property Holding Ltd	Joseph Rowntree Foundation
Greenwood Residents Association	Joseph Rowntree Housing Trust
Grosvenor Residents Association	Kentmere House Gallery
Groves Neighbourhood Association	KeyLand Developments Ltd
Guildhall Planning Panel	Kindom
GVA Grimley LLP	King Sturge LLP
Halcrow Group Ltd	Kingsway West Residents Association
Halifax Estates	Knapton Lane Residents Association
Hallam Land Management Ltd	Knight Frank
Hartley Planning Consultants	La Salle UK Ventures
Haxby & Wiggington Youth & Community Association	Lambert Smith Hampton
Health & Safety Executive	Land Securities Plc
Healthy City Board	Land Securities Properties Ltd
Her Majesty's Courts Service	Landmatch Ltd
Heslington East Community Forum	Lands Improvement
Heslington Sports Field Management Committee	Langleys
Heslington Village Trust	Lawrence Hannah & Skelton
Heworth Planning Panel	LEAF
Higher York Joint Student Union	Leda Properties Ltd
Hogg Builders (York) Ltd	Leeds City Council
Holgate Ward Labour Party	Leeman Road Community Association
Home Builders Federation	Leeman Road Millennium Green Trust
Home Housing Association	Leeman Stores
Howarth Timber Group	LHL Architects

Lidgett Grove Scout Group
Lifelong Learning Partnership
Lindsey Residents Association
Lions Club
Lister Haigh Ltd
Lives Unlimited
Local Dialogue LLP
Loxley Homes
LXB Properties Ltd
Marks & Spencer plc
Marsden Homes Ltd
McArthur Glen Designer Outlet
McCarthy & Stone Ltd
Meadlands Residents Association
Melrose PLC
Mental Health Forum
Metro
Micklegate Planning Panel
Miller Homes Ltd
Minsters Rail Campaign
Monks Cross Shopping Centre
Mouchel
Mulberry Hall
Muncaster Residents Association
Nathaniel Lichfield
National Car Parks Ltd
National Centre of Early Music
National Express Group Plc
National Federation of Bus Users
National Grid Property Ltd
National Offender Management Service
National Playing Fields Associations
National Rail Supplies Ltd
National Railway Museum
National Trust
Natural England
Navigation Residents Association
Nestle UK Ltd
Network Rail
Newsquest (York) Ltd
NMSI Planning & Development Unit
North Yorkshire Fire & Rescue Service
North Yorkshire Forum for Voluntary Organisations
North Yorkshire Learning & Skills Council
North Yorkshire Police Authority
NorthCountry Homes Group Ltd
Northern Affordable Homes Ltd
Northern Planning
Northern Rail
Northminster Properties Ltd
Norwich Union Life
Novus Investments Ltd
Npower Renewables
Nunnery Residents Association
NVEC
Oakgates (York) Ltd
Older Citizens Advocacy York
Older People's Assembly
O'Neil, Beechey, O'Neil Architects
O'Neill Associates
Opus Land Ltd
Osballdwick Parish Council
P & O Estates
Park Grove Residents Association
Parochial Church Council Church of the Holy Redeemer
Passenger Transport Network
Paul & Company
Persimmon Homes Yorkshire Ltd

Piccadilly Autos	RSPB (York)
Pilcher Developments Ltd	RTPI Yorkshire
PLACE/Yorkshire Wildlife Trust	Rushbond Group
Places for People	Safer York Partnership
Planning Prospects Ltd	Sainsbury's Supermarket Ltd
Playing Fields Association (York & North Yorkshire)	Sanderson Weatherall
Plot of Gold Ltd	Sandringham Residents Association
Poppleton Road Memorial Hall	Savills
Poppleton Road Primary School	Scarcroft Residents Association
Poppleton Ward Residents Association	Science City York
Portford Homes Ltd	Scott Wilson
Positive Planet	Scottish Power
Potts Parry & Ives Chartered Architects	Selby & York Primary Care Trust
Pre-School Learning Alliance	Shelter
Purey Cust Nuffield Hospital	Shepherd Construction
Quintain Estates & Development plc	Shepherd Design Group
R S Cockerill (York) Ltd	Shepherd Homes Ltd
Railway Heritage Trust	Shirethorn Ltd
Ramblers Association (York Area)	Siemens Transportation Systems
Rapleys	Signet Planning
Raymond Barnes Town Planning Consultant	Skelton Consultancy
Redrow Homes (Yorkshire) Ltd	Skelton Village Trust
REIT	Smiths Gore
Residents of Runswick Avenue, Beckfield Lane & Wetherby Road	Society for the Preservation of Ancient Buildings
RIBA Yorkshire	South Parade Society
River Foss Society	Spawforth Associates
Road Haulage Association	Speedy Wine
Robinson Design Group	Sport England
Rollinson Planning Consultancy	Spurriergate Centre
Royal Mail Group Plc	St Georges Place Residents Association
Royal Mail Group Property	St Paul's Church
RPS Planning & Development	St Paul's Square Residents Association
RSPB	St Sampson's Centre
	Starbucks Coffee Company

Stephenson & Son
Stewart Ross Associates
Stockholme Environment Institute
Stone Soup
Storeys:ssp Ltd
Strutt and Parker
Supersave Ltd
Sustrans
T H Hobson Ltd
Talkabout Panel
Tang Hall and Heworth Residents
Tangerine
Taylor Wimpey UK Ltd
Terence O'Rourke
Tesco Stores Limited
The Barton Willmore Planning Partnership Anglia
The British Wind Energy Association
The Castle Area Campaign Group
The College of Law
The Co-operative Group
The Crown Estate Office
The Dataquest Partnership
The Development Planning Partnership
The Dragon Fireplace Company
The General Store
The Georgian Group
The Grimston Bar Development Group
The Gypsy Council
The Helmsley Group Ltd
The Inland Waterways Association Ouse-Ure Corridor Section
The JTS Partnership
The Land and Development Practice
The Landowners Consortium
The Moor Lane Consortium
The North Yorkshire County Branch of the Royal British Legion
The Retreat Ltd
The Showmen's Guild of Great Britain
The Theatres Trust
The Wilberforce Trust
The Woodland Trust
Theatre Royal
Tiger Developments
Tilstons Newsagents
Tom Adams Design Consultancy
Top Line Travel of York Ltd
Tower Estates (York) Ltd
Tribal MJP
Trustees for Monks Cross Shopping Park
Trustees of Mrs G M Ward Trust
Tuke Housing Association
Tullivers
Turley Associates
UK Coal Mining Ltd
United Co-operatives Ltd
University of York
Vangarde
Veolia Transport UK Ltd
Victorian Society
Visit York
Voluntary Sector Forum for Learning Difficulties
W A Fairhurst & Partners
W M Birch & Sons Ltd
Walmgate Community Association
Walton & Co
Ware and Kay LLP
Water Lane Ltd

Welcome to Yorkshire	York Civic Trust
Westgate Apartments	York Coalition of Disabled People
Wheatlands Community Woodland	York College
White Young Green Planning	York Conservation Trust
Whizzgo	York Cycle Campaign
Wilton Developments Ltd	York District Sports Federation
Wimpey Homes	York Environment Forum
Without Walls Board	York Georgian Society
WM Morrison Supermarkets PLC	York Green Party
Woodlands Residents Association	York Homeless Forum
World Heritage Working Group	York Hospitality Association
WR Dunn & Co. Ltd.	York Hospitals NHS Foundation Trust
WSP Development and Transportation	York Housing Association Ltd
Wyevale Garden Centres	York in Transition
York & District Citizens Advice Bureau	York Leisure Partnership
York & District Trade Council	York Minstermen
York & North Yorkshire Business Environmental Forum	York Museums Trust
York Access Group	York Natural Environment Panel
York Ainsty Rotary Club	York Natural Environment Trust
York Air Museum	York Older People's Assembly
York and District Trades Union Council	York Open Planning Forum
York and North Yorkshire Partnership Unit	York Ornithological Club
York Arc Light	York People First 2000
York Archaeological and Yorkshire Architectural Society	York Practice Based Commissioning Group
York Archaeological Forum	York Professional Initiative
York Archaeological Trust	York Property Forum
York Autoport Garage	York Racecourse Committee
York Blind & Partially Sighted Society	York Railway Institute
York Business Park Developments Ltd	York Railway Institute Angling Section
York Carers Together	York Residential Landlords Association
York Central Landowners Group	York Residents Against Incineration
York City Centre Churches	York St John University
York City Centre Ministry Team/York Workplace Chaplaincy/One Voice	York Student Union
	York Tomorrow

York Traveller's Trust

York TV

York Women's Aid

York@Large

Yorkshire & The Humber Strategic Health Authority

Yorkshire Architectural and York Archaeological Society

Yorkshire Coastliner

Yorkshire Footpath Trust

Yorkshire Housing

Yorkshire Inland Branch of British Holiday & Home Parks Association

Yorkshire Local Councils Association

Yorkshire MESMAC

Yorkshire Naturalists Union

Yorkshire Philosophical Society

Yorkshire Planning Aid

Yorkshire Rural Community Council

Yorkshire Wildlife Trust

Yorwaste Ltd

Youth Forum

Youth Service - V & I Coordinator

In addition approximately 950 individuals from the LDF database were consulted, this includes those who had responded on previous consultations and those who had registered an interest in the LDF. Local MPs and MEPs were also formally consulted, as well as other City of York Council departments.

Annex B: Copy of Letter to Consultees

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City Strategy

9. St. Leonard's Place
York
YO1 7ET

20 January 2012

Dear Sir/Madam

**Local Development Framework Supplementary Planning Documents
Consultation**

We are writing to inform you about the opportunity to comment on the following Supplementary Planning Documents (SPD):

- Controlling the Concentration of Houses in Multiple Occupation SPD;
- Subdivision of Dwellings SPD; and
- House Extensions and Alterations SPD.

The purpose of an SPD is to expand upon policy or provide further detail to policies in Development Plan Documents such as the Local Plan or Core Strategy. SPDs do not have development plan status, but once adopted they are afforded significant weight as a material planning consideration in the determination of planning applications.

The consultation period for the SPDs starts on **Monday 23 January 2012** and ends at **5pm on Monday 5 March 2012**. All responses must be received in this period. Representations can be made online or in writing. A comments form is available however representations by letter or email will also be accepted.

The consultation documents are available on the Council's website at www.york.gov.uk/LDF/SPD/ or by contacting Integrated Strategy by email at intergratedstrategy@york.gov.uk or by calling 01904 551482. Hard copies of the consultation documents are also available to view in all City of York libraries and the Council receptions at 9 St Leonard's Place, the Guildhall and Library Square.

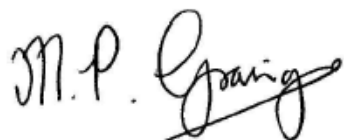
Director: Bill Woolley

www.york.gov.uk

Following consideration of the representations received during the consultation period the SPDs will be finalised and presented to Members before being formally adopted.

If you require any further information on the consultation please do not hesitate to contact Frances Sadler in relation to the Controlling the Concentration of Houses in Multiple Occupation SPD at frances.sadler@york.gov.uk or 01904 551388. For information in relation to the Subdivision of Dwellings SPD and House Extensions and Alterations SPD please contact John Roberts at john.roberts@york.gov.uk or 01904 551464.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. P. Grainger'.

Martin Grainger
Head of Integrated Strategy

Annex C: City of York Council Press Release

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PR2472

23 January 2012

For immediate release

Residents' views sought on new planning policy guidance

City of York Council is asking for residents' views on how future decisions on key planning applications are determined.

A consultation starts today (Monday 23 January) and asks for views on draft supplementary planning policy guidance set out in the following documents:

- Controlling the Concentration of Houses in Multiple Occupation SPD
- Subdivision of Dwellings SPD
- Houses Extensions and Alterations SPD

The purpose of a Supplementary Planning Documents (SPD) is to develop policies in more detail than in the council's main development plan documents such as the Local Plan or Core Strategy.

PRESS RELEASE

www.york.gov.uk/news

SPDs do not have development plan status, but once adopted they are afforded significant weight as a material planning consideration in the determination of planning applications.

Members of City of York Council's Cabinet recently agreed proposals for consultation, for deciding on future House in Multiple Occupation (HMOs) planning applications at a meeting on 10 January.

Houses in Multiple Occupation (HMOs) represent a significant and growing proportion of the mix of housing in York. They make an important contribution to York's housing offer, providing flexible and affordable accommodation for students, young professionals, and low-income groups. Whilst HMOs are regarded as a valuable asset to the city's housing offer there has been debate about the wider impacts increasing concentrations of HMOs have, such as the loss of family and starter housing, impacts on school rolls and viability of local shops in some neighbourhoods,

It has already been agreed that the concentration of HMOs will be controlled through an Article 4 Direction which will come into force on 20 April 2012, removing permitted development rights, so that planning permission will be required in future to change a property into an HMO.

PRESS RELEASE

www.york.gov.uk/news

Under the proposed Supplementary Planning policy, the proportion of houses in an area or street would be assessed. If the proportion of HMOs were above an agreed threshold, planning permission for future HMOs would be recommended for refusal, to ensure that communities do not become imbalanced.

The other SPDs set detailed policy frameworks on sub-division of properties and an updated approach to property extensions.

The consultation period for the SPDs starts on **Monday 23 January and ends at 5pm on Monday 5 March 2012. All responses must be received in this period.**

Representations can be made online or in writing (letter or email will also be accepted).

The consultation documents are available on the council's website at <http://www.york.gov.uk/ldf/spd/> or by contacting Integrated Strategy at: intergratedstrategy@york.gov.uk or by calling 01904 551482.

Hard copies of the consultation documents will also be available to view in all libraries and the following council receptions at 9 St Leonard's Place, the Guildhall and Library Square.

PRESS RELEASE

www.york.gov.uk/news

Following consideration of the representations received during the consultation period the SPDs will be finalised and presented to Members before being formally adopted.

Councillor Dave Merrett, Cabinet Member for City Strategy, said “These are an important set of proposals which will affect our future approach to Houses in Multiple Occupation, how we maintain balanced communities, good living arrangements and the character of the streets where we live. Please take the time to look at them and send us your views and comments.”

ENDS

The York 800 programme marks the 800 years since the city was granted a Royal Charter by King John in 1212, allowing York to take charge of its own affairs by electing a council, creating the post of mayor, and giving its people a voice. A huge array of events throughout the year will give residents the chance to get involved in the celebrations especially, Charter Weekend (7-9 July) which will include the climax of a choral celebration, Ebor Vox, and a flotilla of hundreds of boats on the River Ouse. Many more details of the year-long programme are available on www.york800.com

The council’s five key priorities for 2011-2015 are:

- **Create jobs and grow the economy**
- **Get York moving**
- **Build strong communities**
- **Protect vulnerable people**
- **Protect the environment**

PRESS RELEASE

www.york.gov.uk/news

CITY STRATEGY:

All media enquiries should be directed to the council's press office on 01904 551068 or 552005.

- The council's cabinet member for City Strategy is Councillor Dave Merrett on 07765558514
- The Conservative group spokesperson is Councillor Paul Healey 07769930234
- The leader of the Green group is Councillor Andrew D'Agorne on 01904 633526.
- The leader of the Liberal Democrat group is Councillor Carol Runciman on 01904 764356
- The Independent Councillor is Cllr Mark Warters on 01904 413370

For further information please contact:

Debbie Manson

Communications & Media

City of York Council

Tel: 01904 552005

Fax: 01904 551064

Mob/out of hours: 07767318082

Email: debbie.manson@york.gov.uk

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PRESS RELEASE

www.york.gov.uk/news

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Annex D: Feature on City of York Council Website Homepage

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800

YORK800

800 YEARS OF THE CITY OF YORK

York is celebrating in a big way in 2012. It is 800 years since the city was granted a Royal Charter by King John in 1212, allowing York to take charge of its financial affairs and to trade freely. In response, York's citizens created a council led by a mayor to manage the city's affairs, laying the foundations of local democracy.

The city wants to get its residents, businesses and visitors involved in the year-long celebration to understand the city's unique past; create a sense of belonging in the city today; and make a step change for the future.

[Programme of events for 2012 \(PDF\)](#)

www.york800.com

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

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-  [Book it](#)
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-  [Find it](#)
-  [Have your say](#)

[A to Z of online services »](#)
[Do it online homepage »](#)

Features



Consultation on the future of Burnholme Community College

Following discussions with governors and York Education Partnership we are holding a public consultation on the future of the college. The consultation runs until 20 April 2012



Fairtrade Fortnight in York

27 February to 11 March is Fairtrade Fortnight. Find out about Fairtrade in York – a Fairtrade City



Her Majesty the Queen's visit to York

The Queen will visit York during her Diamond Jubilee Year on Maundy Thursday, 5 April 2012



Consultation on supplementary planning documents

Supplementary planning documents for houses in multiple occupation, house extensions and alterations and subdivision of dwellings



Roadworks

Notices of temporary traffic restrictions in York for March



Do you want to hold a street party?

Our practical guide to organising a street party to celebrate York 800 or the Queen's Diamond Jubilee

Find us on  Follow us on  See us on  Watch us on 

Our services

Advice and benefits

[Benefits](#) | [Council tax](#) | [Emergencies including flooding](#) | [Trading standards](#)

Business and economy

[Asset management](#) | [Commercial property](#) | [Food safety and standards](#) | [Health and safety](#) | [Licences and street trading](#) | [Markets](#)

Community and living

[Births, deaths and marriages](#) | [Childcare](#) | [Equality and diversity](#) | [Youth Offending Team](#)

Council and democracy

[Council publications](#) | [Councillors](#) | [Wards](#) | [West Offices building](#)

Education and learning

[Parental support](#) | [Schools and Colleges](#) | [Training and development](#)

Environment and planning

[Parks and open spaces](#) | [Planning](#) | [Pollution](#) | [Rubbish, waste and recycling](#) | [Street care and cleaning](#)

Health and social care

[Carers](#) | [Children and family care](#) | [Help for adults](#) | [Services for older people](#)

Housing

[Affordable housing](#) | [Council housing](#) | [Housing advice](#) | [Improvements and repairs](#)

Jobs and careers

[Job vacancies](#) | [Casual and supply work](#) | [Working for the council](#)

Leisure and culture

[Arts and entertainment](#) | [Libraries and archives](#) | [Sports, clubs and centres](#)

Transport and streets

[Cycling](#) | [Parking](#) | [Park & Ride](#) | [Public transport](#)

Visiting York

[Local attractions](#)

Latest news

[Support for national Credit Union conference in York this week](#)

[Up on the roof top](#)

[B1227 Clifford Street/Tower Street Footway Alterations and Carriageway Reconstruction](#)

[View all news items](#)

Help using this site

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[Council meetings](#)

[Online maps](#)

[Online surveys](#)

[View planning applications online](#)

[Roadworks](#)

What's on

[Shine \(formerly School's Out\)](#)

[Ward committee meetings](#)

[York City of Festivals](#)

[Yortime Events, clubs and groups](#)

Useful websites

[Air quality monitoring](#)

[Cycling City York](#)
[Your guide to everything cycling-related in York](#)

[Imagine York](#)
[Historic photos of York](#)

[Safeguarding Adults](#)
[Safeguarding Adults York](#)

[Safeguarding Children](#)
[City of York](#)

[Safeguarding Children Board works with children, parents and professionals to make our children's lives safer](#)

[Visit York](#)
[York's tourism website](#)

[Without Walls](#)
[Local Strategic Partnership](#)

[Yor OK](#)
[Information for children, young people, parents, carers and practitioners](#)

[York Live](#)
[Traffic, bus and train information](#)

Contact

City of York Council
The Guildhall
York, YO1 9QN
01904 551550

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[Help](#) [Accessibility](#)

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Appendix E: Public Notice

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The Draft SPD Consultation was advertised in 'The Evening Press' newspaper on Wednesday 25 January 2012. The Press newspaper provides news coverage for York, North and East Yorkshire

Wednesday, January 25, 2012 **The Press 33**

thepress.co.uk/classified

Public Notices

Public & Legal Notices

CITY OF YORK COUNCIL

The following applications have been received by the City of York Council

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT AND REGULATIONS 1990

11/03344/FUL for conversion and two-storey extension of agricultural building to form new dwelling. Erection of detached garage at Chapel Farm, 111 The Village, Stockton On The Forest, York

11/03408/OUT for outline application for two storey detached dwelling with associated garage and access from Croft Court (resubmission) at Land To Rear Of Ivy Dene Cottage, 14 Main Street, Bishopthorpe, York

11/03409/FUL for conversion and extension of barn to form new dwelling and erection of detached car barn (resubmission) at Barn To South Of Greystone, Church Lane, Nether Poppleton, York

11/03380/FUL and 11/03381/LBC for conversion of former stable block and coach house from office to 2no. dwellings with garages (resubmission) at The Old Stables, 292 Tadcaster Road, York

11/03428/FUL for change of use from retail (use class A1) to mixed use retail and cafe (use class A1 and A3) at The Little Mill Shop, 20 Shambles, York

12/00016/LBC for alterations to 21 to 24 Hawthorn Terrace to include the installation of thermal board linings to external walls, replacement of skirting boards, window boards and architraves at 21 Hawthorn Terrace, Hawthorn Terrace Central, New Earswick, York

11/03301/FUL for flat roof extension and 11/03302/LBC for internal and external alterations including flat roof link to outbuildings at Ye Olde Starre Inne, 40 Stonegate, York

11/03349/GRG3 and 11/03350/CAC for demolish former public toilet building and pave the surface to match adjacent at Former Public Conveniences, Parliament Street, York

11/03422/LBC for internal alterations at Railway Station, Station Road, York

12/00060/LBC for conversion of outbuilding to 2 storey detached dwelling with single storey extension at The Old Rectory, Sandy Lane, Stockton On The Forest, York

11/03318/LBC for alterations to 1 to 16 Chestnut Grove to include the installation of thermal board linings to external walls, work to include removal of skirting boards, window boards and architraves and replaced with new to match existing profiles and 11/03317/

LBC for Replacement Windows at 1-16 Chestnut Grove, New Earswick, York

11/03296/FUL for erection of two storey dwellinghouse at Lyngarth Cottage, 76 The Village

Stockton On The Forest, York

11/03379/LBC for alterations including roof light to the rear and replacement windows at 11 Mount Parade, York

TOWN AND COUNTRY PLANNING (Development Management Procedure) ORDER 2010. Notice under Article 13 (4) or (5) of application for planning permission.

12/00024/REMM for reserved matters application for details of landscaping and external appearance of proposed two storey building for business use granted under outline permission 09/02291/OUTM at Land Adjacent To Northminster Business Park, Wykeham Road, Upper Poppleton, York

12/00087/FULM for erection of 12no. two and three storey dwellings with garage block at Turf Tavern, 277 Thanet Road, York

Applications and plans can be inspected at www.york.gov.uk and during office hours.

anyone wishing to make representations should do so in writing within 21 days to:- Development Management, City of York Council, 9 St Leonard's Place, York YO1 7ET

Dated: 25 January 2012

City of York Council is consulting on the following Supplementary Planning Documents (SPDs):

**Controlling the Concentration of Houses in Multiple Occupation SPD.
Subdivision of Dwellings SPD.
House Extensions and Alterations SPD.**

The consultation documents are available on the Council's website at www.york.gov.uk/LDF/SPD/ or by contacting Integrated Strategy by email at integratedstrategy@york.gov.uk or by calling 01904 551482. Hard copies of the consultation documents are also available to view in all City of York libraries and the Council receptions at 9 St Leonard's Place, the Guildhall and Library Square.

The consultation ends at 5pm on Monday 5 March 2012. All responses must be received in this period. Representations can be made online or in writing to SPD Consultation, Integrated Strategy Unit, City of York Council, FREEPOST (YO239), York, YO1 7ZZ or by email to integratedstrategy@york.gov.uk.

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Annex F: Focus Group Event Feedback

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*Houses in Multiple Occupation Focus Group Event
Tuesday 21 February 2012
Friends Meeting House
Feedback*

1.0 Introduction

- 1.1 The focus group event held on Tuesday 21 February 2012 at the Friends Meeting House in York was part of the Controlling Concentrations of Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) consultation. The aim of the following note is to broadly capture the diverse range of views and opinions of those who attended the event. It should be noted that the views expressed in this note are of those who attended the conference and not necessarily the views of City of York Council.

2.0 Agenda

- 2.1 Upon arrival, attendees were provided with name badges which had different colour dots on them. This split the attendees into three groups, each with a mix of attendees from a range of interest groups, including residents associations, parish councils, landlords and representatives from the higher education institutions. The purpose of this was to generate debate between the different interested parties in the break sessions.
- 2.2 The day was pitched as informal but structured with the event starting with a short presentation to provide context to the event. Attendees then took part in three break-out sessions: (1) Balanced communities (2) Residential amenity (3) Raising standards in the private rented sector
- 2.3 Feedback from all sessions during the day is provided below. Throughout the note the 'group' is often put forward as a single body, however it is important to acknowledge that many of the points that follow may have come from individuals within the groups. Accordingly, the comments below do not represent the collective view of the group, rather the range of comments raised by various members of the groups as discussions evolved.

3.0 Feedback from break out sessions

Balanced communities

- 3.1 The purpose of this breakout session was to explore the proposed policy approaches set out in the SPD as well as whether there are alternative policy approaches we should consider. Attendees were asked to comment on the neighbourhood and street level policy approaches and the merits of assessing concentrations on a neighbourhood or street level, or whether this should be done at both neighbourhood and street level. A discussion was also had about appropriate thresholds and alternative approaches to those set out in the SPD.

Red Group

- 3.2 Under the Neighbourhood approach it was felt that it would give a less precise means of measuring impact and that areas where existing HMO levels are high would skew future change in that area. It was considered that houses on the periphery of saturated 'neighbourhoods' would become the focus of new HMOs which could raise property prices and force areas into blight. Comments were made that areas with high concentrations of Council or Housing Association properties are unlikely to become the focus of HMO student rentals, it was queried whether the neighbourhood approach could take this into account by removing those homes from the assessment. It was considered that the street level approach would be more precise and relevant than the neighbourhood. The general consensus among the group was for a threshold of nothing higher than 10% to be applied at the street level. It was suggested that in building up a database of HMOs the Council should use local parish council or neighbourhood groups as source of 'on the ground' knowledge to help map current HMOs.
- 3.3 It was considered that it may be more appropriate to pursue an alternative approach whereby a range of thresholds are set citywide, based on access to services or public transport. One example given was that around public transport nodes a higher density of HMOs could be more appropriate in those locations. It was also suggested that the Council could allow those areas already populated by students to be recognised as student housing areas. There were both very positive and very negative comments expressed in response to this suggestion.
- 3.4 Discussions in this group focused mainly on student HMOs and it was suggested that there is the potential that an approach which focuses on responding to student housing issues can be seen to negatively impact on other non student HMO groups. Concern was expressed over whether planning permission can be applied for retrospectively as it can be the case that those legally contracted to live in a property sub-let to other residents, turning the property into an HMO without the landlords knowledge.

Green Group

- 3.5 Whilst there was general support for the neighbourhood approach the overwhelming consensus was that the street level approach would be the most appropriate. Representatives from the University of York and York St. John University commented that a recent debate on this issue with students highlighted that the street level approach was favoured. It was stated that generally, most students prefer to live off campus and as part of the wider community but they are not in favour of student 'ghettos'. Cllr. Warters expressed the view that residents of Osbaldwick do not support a thresholds based approach and that each application should be judged on its own planning merits. It was felt that local residents should ultimately have the choice over what change happens in their area.
- 3.6 A discussion was had around the need for better management of properties but that more co-ordination with the Council is needed for landlords to achieve this, especially on refuse collection. It was stated that consideration needs to be given to how the SPD will affect property agents and landlords as contractual arrangements are reliant on security that planning permission would be granted. It was suggested that any information the Council hold on the locations of HMOs which would use to determine a planning application, should be made accessible to the wider public.

Blue Group

- 3.7 This group noted that HMOs are a valuable part of the housing market and favoured the street level approach as it was felt by some that an approach based on neighbourhood areas would be likely to engineer student 'ghettos'. However there was support for a neighbourhood approach based on a 10% threshold using the smaller output areas rather than clusters of output areas. An alternative approach was also put forward that would be based on upper and lower thresholds at both the neighbourhood and street level which would allow for certain streets/areas to have higher concentrations of HMOs. These could relate to streets which are currently more saturated, and/or to other streets that are more accessible for students. This would reduce the pressure on other peripheral streets and give more certainty to developers/landlords. It was considered that otherwise, the HMO market would be stalled. Comments were made that buy-to-let investors will not purchase property without certainty of gaining planning consent. As a result of this it was commented that rental prices could be likely to escalate in areas where the supply of HMOs is constrained.
- 3.8 There was also discussion around specific issues for non student HMOs such as for the homeless/other special need groups, where anonymity is necessary. It was queried whether planning applications could be submitted without a named applicant, given likely public opposition to some non student HMOs.

Residential amenity

- 3.9 To explore how large concentrations of HMOs can affect residents' attendees were asked to comment on the amenity issues that can be created in areas of high numbers of HMOs. They were also asked to consider whether the proposed approach in the Draft SPD will tackle amenity issues.

Red Group

- 3.10 With regard to litter/bin storage it was suggested that the Council creates a problem by not providing sufficient wheelie bins for the number of residents in an HMO, or allowing landlords to provide own wheelie bins, which then won't be collected. It was suggested that if the Council provided extra wheelie bins it could reduce the amount recycled so the Council risks not meeting their recycling targets. Parking was also considered to be a key concern, it was discussed that residents can purchase resident only parking passes, it was suggested that a problem arises because the Council is selling more passes than available on-street parking spaces. Comments were made that some narrow terraced streets have parking on both sides and larger cars and commercial vehicles can't travel down them. It was suggested that this problem is compounded by workers in the city centre parking in residential streets to avoid very high car parking charges in public car parks.
- 3.11 It was discussed that because of the annual turnover of students, students and residents tend not to integrate creating a lack of community integration. It was noted that students do integrate with other students in the private rented sector, but not with local residents. However, in certain areas some residents have successfully made extra efforts to integrate with students (and vice versa), including invites to parties which was seen to be a very positive approach. An example was given in Heslington where a Good Neighbour Group has been set up, involving representatives from the

local community, University, etc which provides a good focus point for discussion of issues and concerns, often with positive outcomes.

- 3.12 It was accepted that a minority of students can cause problems (to noise, nuisance, anti social behaviour etc) and it was suggested that some students are incapable of living rationally and looking after themselves and that the Universities need to take more responsibility in dealing with such students. It was suggested that the Universities do have procedures in place, but it was queried whether this only applies to students living on campus. It was also suggested that there is a minority of landlords who are unscrupulous and irresponsible and there should be procedures in place for dealing with them. It was suggested that a key problem in terms of nuisance is the promotion of cheap alcohol at Student Union bars.

Green Group

- 3.13 In this group concern was raised that crime is a significant issue, comments were made that often many HMO's have a keyless locking system on doors and new students don't realise how to operate them properly so the crime rate rises at the start of a new student year as students become victims of crime. This is often because they are seen as good targets by criminals given the expensive items they bring with them such as laptops.
- 3.14 With regard to property maintenance it was suggested that if a property is well maintained by the landlord, students tend to look after it and respect it better than a poorly maintained property. However comments were made that some landlords just want to make money and don't see that property maintenance and the welfare of their residents as a priority.
- 3.15 The issue of bins was raised as a problem, particularly that they are often overfilled, with some instances given where landlords don't help to resolve problem and the Council appear to be uninterested unless there is a rat infestation. It was suggested that the Council needs to be more proactive in providing information on bin collection dates, with more detail on the Council website, leaflet drops and/or collection date stickers on bins etc.
- 3.16 This group also noted that many problems aren't just with students; and it was suggested that other non student HMO residents can be problematic too.

Blue Group

- 3.17 Whilst the overall public perception of HMOs is negative it was discussed that the public need to understand that HMOs bring financial benefits to areas, in relation to student HMOs this includes jobs and economic benefits.
- 3.18 There was concern that where dwellings are converted to HMOs some landlords/applicants are not honest with descriptions, for example, planning applications may indicate a lounge or workshop/utility, but once permission granted, rooms become bedrooms. It is very difficult to detect once permission is granted and it was queried whether the Council has any powers to ensure that rooms are as agreed in planning permission. Officers commented that this can be done through Planning Enforcement. Another view was put forward that some landlords consider the ratio of private space and communal space to be very important, for the benefit of the residents of the properties and don't want to just cram bedrooms into properties. It was suggested that there is less demand for accommodation made up of only

private living space. Also, concern was raised that HMOs/extensions can result in a loss of valuable garden space which is an issue as food prices rise and growing your own food will become increasingly important.

- 3.19 It was suggested that there is a common misconception that only student accommodation involves an increase in parking, however most households (including family households) have seen a significant rise in car ownership. Comments were made that it is a nationwide issue as car ownership increases. It was suggested that often people park their car on nearby streets passing problem on to someone else. There was a discussion that residents are concerned that HMOs generally have a significant negative impact on the character of an area. Comments were made that when estates were planned, careful consideration was given to space around dwellings, vistas etc, however, with an increase in HMOs, this careful planning is lost.

Raising standards in the private rented sector

- 3.20 This breakout session focused on raising standards in the private rented sector, particularly through an accreditation scheme. Attendees were asked what they thought were the benefits of an accreditation scheme to landlords, agents and tenants. There were also asked to comment on what incentives should be offered as part of a voluntary accreditation scheme.

Red Group

- 3.21 It was suggested that student renting is more stable for landlords and therefore more attractive. It was questioned what the price difference was between renting to a family and sharers.
- 3.22 The group discussed the benefits of an accreditation scheme, it was suggested that landlords receive no benefits from a 'good' inspection and that there is currently inconsistency of enforcements for licensed properties. It was suggested that fewer inspections for a lower fee model may be attractive to landlords and that landlords can negotiate with the Council. It was stated that sometimes problems arise from how people live in the properties rather than faults with the property and that the National Landlords Associations have started to identify solutions for this.
- 3.23 It was suggested that the Council should go straight to additional licensing instead of going through a voluntary scheme. However it was queried whether there is sufficient evidence obtained to show need for additional licensing. It was also questioned what impact an additional licensing scheme could have on the private rented sector.

Green Group

- 3.24 It was discussed that some landlords are on the Code of Best Practice but that this is more of a building management code rather than safeguarding tenants. It was suggested that landlords need to do more than just provide certificates and that it is important to engage with disinterested landlords. It is also important to improve/engage with letting agents. It suggested that there have been fewer complaints with Code of Best Practice properties which shows that it may be working, but not sufficient to prove it. It was commented that there are no sanctions against landlords within the Code of Best Practice who are mainly reward however there are sanctions under the Housing Act. It was suggested that training (using online

seminars) should be made compulsory even if take-up of the Code of Best Practice is voluntary.

- 3.25 The group considered that incentives for landlords to join an accreditation scheme could include an information pack, it being free of charge or low cost and that there is a need to identify things that need to be addressed and help availability of properties. For student responsibilities it was suggested that a student information pack and student feedback would be helpful, alongside training of landlords. It was also suggested that post termination of tenancy feedback form could be used as an incentive. It was queried whether Council leaders have stated that an accreditation scheme will be compulsory.
- 3.26 It was considered that mandatory licensing is the only way to make sure that all landlords comply but that any regime needs enforcement to be effective. A discount fee could be used as an incentive to get landlords to sign up to a licensing scheme. Without a mandatory scheme not all landlords will be identified.
- 3.27 It was suggested that higher standards in the private rented sector will reduce the availability of cheap rent and that some tenants don't complain about landlords or standards of property for fear of losing deposit and also the time taken to do anything. There was also a discussion around a University of York housing survey about new build housing especially for students and that there are national standards for on-campus accommodation.

Blue Group

- 3.28 Comments were made that whilst the York Residential Landlords Association (RLA) already promotes good practice there are 1,500 non-member landlords operating in the City. As such it was suggested that it is important to encourage higher membership of the RLA and that the Council should promote this. It was stated that the RLA is surprised and disappointed that the Council has not been proactive in discussing the introduction of an accreditation scheme with the RLA. It was suggested that the Council should utilise all existing powers instead of adding more bureaucracy
- 3.29 It was considered that the Council should seek to prosecute more bad landlords and it was queried whether it is better to spend money tackling the minority of bad landlords rather than introduce more costs for all landlords. It was stated that the information available is confusing for new landlords. Any scheme needs uniformity and consistency.
- 3.30 It was discussed that energy ratings included on property information would be a step toward improving energy rating of property and that voluntary schemes attract good landlords. The group also considered other local authority approaches and Oxford City Council was referred to which now has compulsory licensing for all HMOs because a voluntary scheme didn't work. It was stated that Leeds City Council has a mixed approach.

Annex G: Osbaldwick Parish Council Public Meeting Minutes

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OSBALDWICK PARISH COUNCIL

Notes of Public Meeting on HMOs held 20th February 2012 in The Village Hall Osbaldwick

Mr Graham Bradbury, from Copmanthorpe, the independent chair of the meeting introduced himself and the representatives from City of York Council Martin Grainger and Frances Sadler explaining that they would give a short introductory talk supported with video display of the draft document on the Article 4 Direction distributed for consideration. This would be followed by a question and answer session and a statement from the Ward Councillor Mark Warters.

The presentation included pages to explain all types & sizes of HMO's it also gave details of the area covered, which included the whole of Osbaldwick and showed a provisional figure of 20% of properties to be allowed in an area as yet undefined as to being a street, area, or a batch of 650 to 750 houses.

At this stage Cllr Warters read extracts from his response to the draft out for consideration and a large section of his comments are given below.

For the sake of clarity the letter is shown below in its entirety.

Dear Martin,

Re. LDF SPD CONSULTATION CONTROLLING THE CONCENTRATION OF HOUSES IN MULTIPLE OCCUPATION SPD

I write this letter as Ward Councillor for Osbaldwick on behalf of local residents who have made their views on HMOs abundantly clear in recent years, Osbaldwick Parish Council, Murton Parish Council and Meadlands Area Residents Association.

You are undoubtedly aware of the issues surrounding the un-restricted spread of HMOs, largely student HMOs, in this part of York in close proximity to the rapidly expanding University of York. I do not intend covering old ground and will concentrate on commenting on the SPD. However, please consider my comments within the context of appendix A, Osbaldwick Parish Council FOI request 22/9/10 and FOI request 30/1/12 which clearly show the numbers of students and accommodation units on the University of York campus. Appendix B, Council Tax exempt properties 2001 – 2012.

On behalf of the people I represent I COMPLETELY REJECT the use of a threshold approach, either at street or neighbourhood level, when the Article 4 Direction comes into force on the 20th April 2012. Whenever I have spoken at the LDFWG, executive or Cabinet meetings in the past to press the case for the Article 4 Direction I have always expressed the view that each application for change of use from a dwelling house (C3) to HMO (C4) needs to be dealt with like any other planning application – on its own merits – and not within an artificial threshold of acceptability that will impart a presumption in favour of the change of use to a HMO if the application is within an area below the threshold level.

The fact that York Council has chosen an extremely high threshold of 20% for consultation only serves to strengthen my conviction that THIS APPROACH IS WRONG. If the Article 4 Direction was introduced in this way with a 20% threshold it would not be so much a restriction as an invitation

to the student let landlords to 'fill up' a ward like Osbaldwick up to the 20% (or whatever % is deemed acceptable) level. Having followed this issue closely it was noticeable at Cabinet on the 10th Jan. 2012 that no representatives from the various student landlord associations were in attendance, perhaps they did not consider it necessary to object to a 20% threshold?

Areas such as Badger Hill, which is almost at a 20% threshold, Hull Road, Heslington, Fishergate etc. will be deemed 'full' leaving the Osbaldwick Ward next in the firing line, and on behalf of the residents I WILL NOT accept this scenario, certainly not in a Ward that has on the one hand been earmarked for a huge greenbelt housing expansion on the pretext of housing shortages and on the other hand is then to see 1 in 5 properties potentially turned into student HMOs, which by virtue of the physical changes to the properties and the revenue extracted from these over developed and over occupied properties will never be used as family homes again.

I am not going to suggest alternative threshold levels as I believe that approach to be wrong and unpalatable to local residents. I note references in the SPD to the approaches taken by other authorities, what happens elsewhere is not my concern and indeed York Council ought to consider leading rather than merely following when it comes to this issue.

Because the University of York is located on the suburban periphery of York and is subject to a huge expansion programme with a very low level of on-campus accommodation, the detrimental effects of this large body of people placed into a small distinct area of the City all requiring accommodation has led to what is best described as a 'suburban campus'; I suggest that these effects are more noticeable in the East of York than for example other cities with centrally located University complexes, city centre dwellers would expect (rightly or wrongly) a greater level of traffic, late night noise and disruption than those living in the suburbs.

I note the references in the SPD to 'balanced and mixed communities' as though this is to be used as a pretext to introducing a 20% level of HMOs in this area. Not only would these 20% of properties introduce a disproportionately large number of residents into an area but there would be a significant demographic change to an area.

I do not believe these imposed changes can be justified within the mixed communities theme but if I was to accept that viewpoint I would ask what elements of 'balanced and mixed communities' are demonstrated on the University of York Campus or the privately built and run student accommodation blocks? What is the percentage of affordable family housing units, old people's accommodation, children's facilities, schools, shops, pubs etc. on the University campus? Indeed many of the private accommodation blocks have been allowed by York Council, to be developed as 'gated' exclusive developments – no attempt at a mixed community!

The Council Tax paying residents of York living in areas most affected by the activities of the University of York have NEVER been consulted on whether they wish to live as part of an ever spreading suburban campus. I made my views on this situation well known prior to the May 2011 local elections and if my election is not taken as a clear indication of the views of the residents on this matter I will not hesitate in organising a Parish Poll to allow them to express their views if a threshold based Article 4 Direction is pushed through. However, I do wish to make the following specific points;

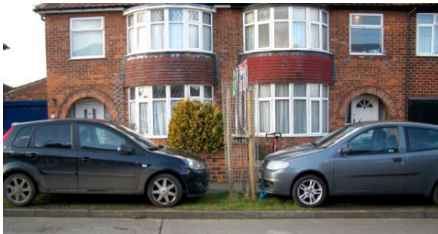
1. As explained earlier a 20% threshold is unacceptable which would see areas currently below this level targeted for the spread of HMOs.
2. Areas currently above the 20% threshold would therefore see a presumption against any further HMO change of use.

In a street such as Siward Street, Hull Road currently with over 50% student HMOs this would prevent any current owner occupier from ever selling their property for market value, given that selling to the landlord letting market is the only exit route for residents on such streets.

A threshold approach would lack the flexibility to allow this escape route for residents, it upsets me to suggest this, but areas with an existing 50% or more concentration of student HMOs may, given the unwillingness of families to move into such situations, have to be abandoned to landlords. This is an illustration of why each HMO change of use has to be assessed on its own merits.

3. Encouraging the spread of (largely) student HMOs with a high threshold will, as it is doing now, price families and young professionals out of the rental market. Why would a landlord rent to a family when a traditional house can be turned into a 5, 6, 7 bed or even more, generating a greater income with students and having a property exempt from Council tax?

4. The references to residential amenity on page 16 para. 6.25 are welcome and are ALL SUPPORTED. In particular reference to ensuring that “there is sufficient space for additional cars to park”.



How will this be assessed within the planning system? Given York Council policies on maximum parking provision how are the public going to be re-assured that a 5/6/7 bed HMO with 1.1 parking spaces is acceptable with the inevitable turning over of the road and verges to a de-facto residential car park whilst the York Council and University of York authorities delude themselves as to the success of the University travel plan.

Such considerations obviously lead on to the concerns over loss of front gardens for parking spaces. I fully support concerns expressed by others, notably Dr. Roger Pierce and his suggestion that a policy whereby “the applicant will be expected to offer assurances that tenants will be prohibited from keeping any more cars in the locality beyond those that can be accommodated in the designated parking spaces”.

5. Reference is made in 6.25 to “the dwelling is large enough to accommodate an increased number of residents”. Perhaps policy ought to specify a maximum level of occupancy for HMOs in standard residential properties linked to the AVERAGE occupancy of properties in the immediate area, i.e. student HMOs with 5/6/7 occupants in a street of semi-detached properties with average residential occupancy of between 3 and 4 will have disproportionate effects on the balance of the community. Limiting occupancy of HMOs to the surrounding average would be a sensible move.

6. As set out in 6.28, removal of permitted development rights from properties granted C4 HMO planning permission is FULLY SUPPORTED. The point regarding retention (and hopefully maintenance) of rear gardens is welcome not just from the residential and bio-diversity aspects but from the land drainage/waterlogging perspective that is now evident in areas that have seen gardens replaced with hard standing.

7. References to HMO applicants submitting and implementing management plans for the external areas of the property in 6.30 are FULLY SUPPORTED, however concerns have to be raised as to the subsequent resources provided to inspection and enforcement of such plans. I look forward to the collation of the consultation responses and subsequent debate of the issue by Cabinet in March/April and hope that when the Article 4 Direction is finally introduced its implementation meets the expectations of residents in the Osbaldwick Ward.

QUESTIONS & ANSWERS SESSION COMMENCED

Q Why did they pick the figure of 20%

A It was a figure used elsewhere and is included for discussion.

Q Will there still be an appeals procedure after 29th April.

A Yes.

Q What happens when an area reaches its threshold.

A No more would be approved for that area

Q If an objection is raised would CYC take any notice.

A We would try.

Q Why is the threshold so high.

A What do you think it should be?

vote taken 20% 0

15% 0

10% 5

5% or less 20+

Q Can anyone buy a house & convert prior to 20th April 2012

A Yes

Q Should HMO's be licensed.

A A fair question

Q The University is not happy with the Article 4 Direction.

A Yes we know

Q Why are student houses exempt from Council Tax.

A Sorry I dont know.

Q Problem is Universities are run as a business.

A I cant comment

The chairman and Ward Councillor both thanked Martin & Francis for attending and closed the meeting

**Annex H: Copy of Comments Form, including
questionnaire**

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Consultation Draft Controlling Concentrations of Houses in Multiple Occupation Supplementary Planning Document

Comments Form

Please return to City of York Council by 5pm on Monday 5 March 2012

THIS FORM CAN ALSO BE DOWNLOADED AT:

www.york.gov.uk/LDF/SPD/

1. Personal Details*

2. Agents Details (if applicable)

Title:		
First Name:		
Last Name:		
Job Title: (Where relevant)		
Organisation: (Where relevant)		
Address Line 1:		
Address Line 2:		
Address Line 3:		
Address Line 4:		
Post Code:		
Telephone No:		
Email Address: (Where relevant)		

* If an agent is appointed, please only complete the 'Title', 'Name' and 'Organisation' in (1) Personal Details, but complete full contact details of the agent in (2) Agent Details.

Questions

Assessing Concentrations of HMOs

1. Do you think a threshold of 20% is appropriate across a neighbourhood area? If not what would be an appropriate percentage?

Yes

No

Please use this box to set out your comments

2. Do you think a threshold of 20% is appropriate for a street level assessment of concentrations of HMOs? If not what would be an appropriate percentage?

Yes

No

Please use this box to set out your comments

3. Which of the following options do you think is appropriate for managing HMOs?

Option 1: Do you think the neighbourhood area approach set out in Option 1 is the best way to manage concentrations of HMOs?

Yes No

Please use this box to set out your comments

Option 2: Do you think the street by street approach set out in Option 2 is the best way to manage concentrations of HMOs?

Yes No

Please use this box to set out your comments

Option 3: Do you think a neighbourhood and street level approach set out in Option 3 is the best way to manage concentrations of HMOs?

Yes No

Please use this box to set out your comments

Option 4: Do you think there is another approach not covered by Options 1, 2 or 3 that would be the best way to manage concentrations of HMOs?

Yes No

Please use this box to set out your comments

Residential Amenity

4. Do you think the right amenity issues have been adequately covered in this section?

Yes No

Please use this box to set out your comments

5. Do you think the guidance in this section would contribute to addressing amenity issues arising from concentrations of HMOs?

Yes

No

Please use this box to set out your comments

THANK YOU FOR TAKING THE TIME TO RESPOND

**Please return this form using the following freepost address
by 5pm on Monday 5 March 2012 to:**

**SPD Consultation
Integrated Strategy Unit
City of York Council
FREEPOST (YO239)
York, YO1 7ZZ**

Or by email to:

integratedstrategy@york.gov.uk

**A large print version is available on request
Tel: 01904 551482**