



## Notice of meeting of

### West & City Centre Area Planning Sub-Committee

- To:** Councillors B Watson (Chair), Sue Galloway (Vice-Chair), Galvin, Horton, Gillies, Gunnell, Reid, Sunderland and Waller
- Date:** Thursday, 17 January 2008
- Time:** 3.00 pm
- Venue:** The Guildhall, York

### AGENDA

Site visits for this meeting will commence at 11.00 am on Wednesday 16<sup>th</sup> January at Memorial Gardens.

#### 1. **Declarations of Interest**

At this point Members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

#### 2. **Exclusion of Press and Public**

To consider excluding the public and press from the meeting during consideration of agenda item 6 (Enforcement Cases Update) on the grounds that they contain information classed as exempt under Paragraphs 6 of Schedule 12A to Section 100A of the Local Government Act 1972, as amended by the Local Government (Access to information) (Variation) Order 2006. This information, if disclosed to the public would reveal that the authority proposes to give, under any enactment, a notice under or by virtue of which requirements are imposed on a person or that the Authority proposes to make an order or directive under any enactment.

**3. Minutes (Pages 5 - 8)**

To approve and sign the minutes of the meeting of the West & City Centre Area Planning Sub-Committee held on 27<sup>th</sup> November 2007.

**4. Public Participation**

It is at this point in the meeting that members of the public who have registered their wish to speak can do so. The deadline for registering is by 5pm the working day before the meeting. Members of the public can speak on specific planning applications or on other agenda items or matters within the remit of the committee.

To register please contact the Democracy Officer for the meeting, on the details at the foot of this agenda.

**5. Plans List**

Members will consider a schedule of reports of the Assistant Director (Planning and Sustainable Development), relating to planning applications with an outline the proposals and relevant policy considerations and the views and advice of consultees and officers.

**a) 45 Hillcrest Avenue (07/02729/FUL) (Pages 9 - 16)**

One and two storey pitched roof rear extension (resubmission)  
*[Rural West York Ward]*

**b) 6 Beagle Ridge Drive (07/02526/FUL) (Pages 17 - 22)**

Installation of ATM with security bollards *[Westfield Ward]*

**6. Enforcement Cases Update (Pages 23 - 104)**

Members will consider a report which provides a continuing quarterly update on the number of enforcement cases currently outstanding for the area covered by the Sub-Committee.

**7. Any other business which the Chair considers urgent under the Local Government Act 1972**

## Democracy Officer

Name: Tracy Wallis

Contact Details:

- Telephone (01904) 552062
- Email – [tracy.wallis@york.gov.uk](mailto:tracy.wallis@york.gov.uk)

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out above.

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**WEST AND CITY CENTRE AREA PLANNING SUB COMMITTEE****SITE VISITS****Wednesday 16 January 2008****The bus for Members of the Sub Committee will depart Memorial gardens at 11.00am**

<b>TIME</b> <b>(Approx)</b>	<b>SITE</b>	<b>ITEM</b>
<b>11.15</b>	<b>45 Hillcrest Avenue, Nether Poppleton</b>	<b>5a</b>
<b>11.45</b>	<b>Somerfield Store, 6 Beagle Ridge Drive</b>	<b>5b</b>

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- register by contacting the Democracy Officer (whose name and contact details can be found on the agenda for the meeting) **no later than 5.00 pm** on the last working day before the meeting;
- ensure that what you want to say speak relates to an item of business on the agenda or an issue which the committee has power to consider (speak to the Democracy Officer for advice on this);
- find out about the rules for public speaking from the Democracy Officer.

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### Further information about what's being discussed at this meeting

All the reports which Members will be considering are available for viewing online on the Council's website. Alternatively, copies of individual reports or the full agenda are available from Democratic Services. Contact the Democracy Officer whose name and contact details are given on the agenda for the meeting. **Please note a small charge may be made for full copies of the agenda requested to cover administration costs.**

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If you have any further access requirements such as parking close-by or a sign language interpreter then please let us know. Contact the Democracy Officer whose name and contact details are given on the order of business for the meeting.

Every effort will also be made to make information available in another language, either by providing translated information or an interpreter providing sufficient advance notice is given. Telephone York (01904) 551550 for this service.

যদি যথেষ্ট আগে থেকে জানানো হয় তাহলে অন্য কোন অর্ধতে তথ্য জানানোর জন্য সব ধরনের চেষ্টা করা হবে, এর জন্য দরকার হলে তথ্য অনুবাদ করে দেয়া হবে অথবা একজন দোঅর্ধী সরবরাহ করা হবে। টেলিফোন নম্বর (01904) 551 550।

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## **Holding the Executive to Account**

The majority of councillors are not appointed to the Executive (38 out of 47). Any 3 non-Executive councillors can 'call-in' an item of business from a published Executive (or Executive Member Advisory Panel (EMAP)) agenda. The Executive will still discuss the 'called in' business on the published date and will set out its views for consideration by a specially convened Scrutiny Management Committee (SMC). That SMC meeting will then make its recommendations to the next scheduled Executive meeting in the following week, where a final decision on the 'called-in' business will be made.

## **Scrutiny Committees**

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

- Monitor the performance and effectiveness of services;
- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

## **Who Gets Agenda and Reports for our Meetings?**

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City of York Council

Minutes

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MEETING	WEST & CITY CENTRE AREA PLANNING SUB-COMMITTEE
DATE	27 NOVEMBER 2007
PRESENT	COUNCILLORS B WATSON (CHAIR), SUE GALLOWAY (VICE-CHAIR), HORTON, GILLIES, GUNNELL, SUNDERLAND, STEVE GALLOWAY (SUBSTITUTE), WISEMAN (SUBSTITUTE) AND MOORE (SUBSTITUTE)
APOLOGIES	COUNCILLORS GALVIN, REID AND JAMIESON-BALL

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**57. INSPECTION OF SITES**

The following site was inspected before the meeting:

Site	Attended by	Reason for Visit
26 Aldborough Way, York	Councillors Sue Galloway Gillies, Horton, Sunderland, B Watson and Wiseman	As objections had been received and the application was recommended for approval.

**58. DECLARATIONS OF INTEREST**

At this point Members were asked to declare any personal or prejudicial interests they may have in the business on the agenda. None were declared.

**59. MINUTES**

RESOLVED: That the minutes of meetings of the Sub-Committee held on 18 and 31 October 2007 be approved and signed by the Chair as a correct record.

**60. PUBLIC PARTICIPATION**

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general issues within the remit of the Sub-Committee.

**61. PLANS LIST**

Members considered a report of the Assistant Director, Planning and Sustainable Development, relating to the following planning applications,

outlining the proposals and relevant considerations and setting out the views and advice of consultees and Officers.

**61a 26 Aldborough Way (07/02354/FUL)**

Members considered a full application, submitted by Mr and Mrs D Fotheringham, for a single storey pitched roof rear extension.

Officers drew Members attention to a letter, circulated at the meeting, from Cllr Bowgett, which they confirmed, should read that she had visited number 24 Aldborough Way and not 28 as stated. In the letter Cllr Bowgett asked Members to consider the major upheaval the proposal would have on the physical and mental wellbeing of Mrs Kemp of 24 Aldborough Way. A letter from the resident of 24 Aldborough Way was also circulated at the meeting in which she raised objections and expressed concerns in relation to the application.

Representations were received at the meeting from a neighbour who stated that the extension would shade her property and that there was a clause in the deeds, which stated that the applicant could not build any construction, which affected their neighbour's light. She also stated that she was unsure why she had not been consulted on the application and questioned why the removal of light would not constitute grounds for refusal of an application.

Members requested clarification on points raised in the circulated letters as to which were planning issues as opposed to civil issues. Officers confirmed that a number of the issues were civil or building regulation issues and that any planning permission would not preclude future civil action.

**RESOLVED:** That the application be approved subject to the conditions outlined in the report.

**REASON:** In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference the residential amenity of the neighbours, and the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development"; and supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses".

**61b St Barnabas School (07/02229/REMM)**

Consideration was given to a major reserved matters application, submitted by Daniel Gath Homes Ltd, for the erection of 2 and 3 storey building to form 14 no. apartments with associated parking after demolition

of existing building (following outline permission ref: 05/01689/OUT granted on appeal 18/09/06).

In answer to Members queries Officers confirmed that there had been no response in relation to this application from the Environmental Protection Unit, Safer York Partnership or drainage and that no revised plans showing floor levels had been received. Officers updated that a sustainability statement had now been received.

Representations in objection were received from a local resident who stated that he had hoped that the school would have been converted rather than demolished. He felt that the proposal would exacerbate parking problems in the area and that there was a need for larger family houses in the area rather than flats.

The applicant answered Members questions and spoke in support of the application. He stated that no 3-bedroom properties had been proposed as gardens and parking would be expected for which there was insufficient space on the site. He also confirmed that the overall height of the three storey areas had been reduced by around 1m and that the floor to ceiling heights had also been reduced.

Members expressed concern at the proposed mix of dwellings particularly that family housing had not been included. They also referred to the Environment Agency objection requiring the proposed floor levels to be at least 11.54m AOD, to prevent flooding.

RESOLVED: That the application be refused.

REASON: 1 The Local Planning Authority considers that the proposed mix of dwellings is inadequate and could be improved given the size of the site. The proposal would therefore fail to assist in delivering the type of dwellings, which the Strategic Housing Market Assessment identifies as being required in the city.

To allow the proposal would therefore be contrary to policy PPS3: Housing which advises that Local Planning Authorities should adopt an evidence based approach to housing delivery, as York's adopted Strategic Housing Market Assessment identifies demand for a range of dwelling sizes, with 21% looking for 1 bed, 29% for 2 bed, 29% for 3 bed, and 21% for 4 bedrooms, and over 60% of households are looking for houses rather than flats. And also policy H3c of the City of York Draft Local Plan, which asks for a mix of housing on all sites.

2 The proposed development would be contrary to condition 10 of the approved outline application, which required that the floor levels of the proposed development be at least 11.54 metres AOD. As such the proposed development would be inadequately

protected from flood risk, contrary to the requirements of the outline permission, reference 05/01689/OUT, policy GP15A of the City of York Draft Local Plan and PPS25: Development of Flood Risk.

COUNCILLOR B WATSON

CHAIR

The meeting started at 12.05 pm and finished at 1.00 pm.

**COMMITTEE REPORT**

**Committee:** West/Centre Area  
**Date:** 17 January 2008

**Ward:** Rural West York  
**Parish:** Nether Poppleton Parish  
Council

**Reference:** 07/02729/FUL  
**Application at:** 45 Hillcrest Avenue Nether Poppleton York YO26 6LD  
**For:** One and two storey pitched roof rear extension (resubmission)  
**By:** Mr S Murray  
**Application Type:** Full Application  
**Target Date:** 15 January 2008

**1.0 PROPOSAL**

1.1 This application is for a single and two storey extension on the rear of this modern detached dwelling.

1.2 An application for a two storey rear extension across the full width of the house and a summer house to the rear of the existing garage was refused under reference 07/02183/FUL in November 2007 because of its impact on the living conditions of the neighbours.

1.3 Councillor Hudson has requested that the application be determined by Sub-Committee with a site visit based on the extension's potential to harm the amenity currently enjoyed by adjoining property occupiers.

**2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

**3.0 CONSULTATIONS**

## NETHER POPPLETON PARISH COUNCIL

4.1 Object. The proposed extension is still very large. The window arrangements now increase the overlooking potential towards neighbouring properties. The gable end roof is closer to 43 Hillcrest Avenue providing even more accent of the building's mass. We recommend that the application be refused by virtue of its size, scale, mass and bulk together with an unacceptable level of overlooking and loss of privacy to the private amenity area belonging to the occupiers of neighbouring properties. We recommend that, in the event of Officer approval, that a site visit be arranged for the Planning Sub-Committee.

## NEIGHBOUR REPRESENTATIONS

4.2 Two letters of objection have been received (from 43 and 47 Hillcrest Avenue) objecting to the mass and scale of the extension and its potential to cause overlooking.

## 4.0 APPRAISAL

4.1 Key issues: Impact on the character of the area, impact on the residential amenity of the neighbouring property occupiers.

4.2 Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.3 Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.4 The Poppleton Village Design Statement SPG requires that scale, design and materials must be sympathetic and harmonise with neighbouring properties and spaces. Pitched roofs are encouraged.

4.5 The "Guide to extensions and alterations to private dwellinghouses" SPG March 2001 recommends that the basic shape and size of the extension should be sympathetic to the design of the original house and its scale should not dominate the original building. Windows facing neighbouring properties may affect the privacy of neighbours and in most cases are not recommended. Proposals for extensions

which result in over 50% of the rear garden of the property being developed will not be permitted.

#### IMPACT ON THE CHARACTER OF THE AREA.

4.6 The surrounding area is characterised by large detached properties set in relatively modest sized plots. The property is a two storey detached building with a detached garage. The buildings on site are constructed in brick with tiled roofs and white UPVC windows and doors.

4.7 The rear extension to the dwelling is proposed across 6.6m of the width of the property to the rear (whose overall width is 10.2m) and with a slightly lower ridge height than the existing dwelling, accommodating a kitchen and dining room at ground floor level and an en-suite bedroom at first floor level.

4.8 The SPG on residential extensions recommends that the basic shape and size of the extension should be sympathetic to the design of the original house and its scale should not dominate the original building. It is considered that the design and scale of the proposed extension is in keeping with the design of the existing dwelling and that it would not harm the character of the area. The proposal will retain an adequate rear garden area and maintains the existing spaces between dwellings.

#### OVERBEARING IMPACT.

4.9 The bulk of the proposed extension is adjacent to the boundary with 43 Hillcrest Avenue. The extension is slightly shorter (200mm) than the existing conservatory with the two storey element adjacent to 43 Hillcrest Avenue and the single storey element adjacent to 45a Hillcrest Avenue. The ground floor elements of the extensions are considered acceptable as they are screened by the various boundary treatments. With regard to the two storey element of the extension, the distance between the extension and the rear amenity area of the adjoining property means that although the outlook of 43 Hillcrest Avenue will be effected it will not be to such a degree as to cause harm. This scheme is approximately 0.5m shorter than the previously refused scheme with a reduction in the ridge line of the extension (as well as a reduction in width by almost a third), which all contribute to the overall reduction in scale of the extension.

#### LOSS OF PRIVACY.

4.10 Based on the position of the extension on the rear of the dwelling one bedroom at first floor level requires a new window in the gable elevation for natural light. The window has been positioned adjacent to the gable of the adjoining property and as such there would be no loss of privacy to the neighbours amenity space. An obscure glazed bathroom window already exists in this gable.

4.11 The proposed windows on the rear of the property, cause no more overlooking than those currently on the rear of the existing property. Whilst they are not the same style as those on the front of the property, this is the replication of the existing situation and as such considered acceptable. The windows serve the master bedroom and en-suite bathroom. The new window on the rear to serve bedroom 3

(nearest the south west boundary) would not cause any overlooking to 45a Hillcrest Avenue as it is in the same position as an existing window, albeit smaller in size.

4.12 It is not considered that the 4 proposed ground floor windows on the two gable elevations will cause a loss of privacy to adjoining neighbours, based on their position behind the boundary structures with the two neighbours, one behind a wall and the second behind a fence. Both boundary structures are approximately 1.8m in height. The windows on the rear of the ground floor extension (again serving the kitchen and dining room) will not cause a loss of privacy based on their position on the projecting rear extension. There are already ground floor windows on the rear of the property and as such the new windows will not cause any loss of privacy.

## 5.0 CONCLUSION

5.1 Based on the above assessment of the currently submitted scheme (illustrating a two storey extension across approximately two thirds of the width of the rear of the property) the amenity currently enjoyed by the neighbouring property occupiers would not be harmed by the proposed extensions in terms of overlooking or overbearing and the design of the extension is considered acceptable.

5.2 As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan April 2005, guidelines 10, 12, 17 and 19 of the Poppleton Village Design Statement Supplementary Planning Guidance August 2003 and the "Guide to extensions and alterations to private dwelling houses" Supplementary Planning Guidance March 2001.

## COMMITTEE TO VISIT

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

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

067.001 F;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

3 PD5 No additional openings in side elevations

4 VISQ1 Matching materials

## 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 the design of the extension and its impact on the living conditions of the neighbours. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan April 2005, guidelines 10, 12, 17 and 19 of the Poppleton Village Design Statement Supplementary Planning Guidance August 2003 and the "Guide to extensions and alterations to private dwelling houses" Supplementary Planning Guidance March 2001.

**Contact details:**

**Author:** Emma Militis Planning Officer  
**Tel No:** 01904 551493

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# 45 Hillcrest Avenue, Nether Poppleton

07/02729/FUL



Scale : 1:1250

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<b>Organisation</b>	City of York Council
<b>Department</b>	City Strategy
<b>Comments</b>	Application Site
<b>Date</b>	04 January 2008
<b>SLA Number</b>	Not set

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**COMMITTEE REPORT**

**Committee:** West/Centre Area                      **Ward:** Westfield  
**Date:** 17 January 2008                              **Parish:** No Parish

**Reference:** 07/02526/FUL  
**Application at:** Kwik Save Group Plc 6 Beagle Ridge Drive York YO24 3JQ  
**For:** Installation of ATM with security bollards  
**By:** Co Alliance & Leicester  
**Application Type:** Full Application  
**Target Date:** 20 December 2007

**1.0 PROPOSAL**

1.1 The application relates to an existing Somerfield store with parking to the front. The surrounding area is predominantly residential in character.

1.2 The ATM will be located to the front of the store in close proximity to the main access point.

1.3 Two x 1.1 metre high security bollards will be located 1.5 metres from the ATM approx. 1.2 metres apart.

1.4 This application is brought before the West and City Centre Sub Committee at the request of Cllr. A. Waller because of the potential impact that the ATM will have on local residents.

## Relevant History

1.4 04/02312/FUL - Installation of an Automatic Teller Machine - Approved 22.12.2004. This ATM was proposed on the side of the building facing Huntsman's Walk and has not been constructed.

**2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1  
Design

CYGP3  
Planning against crime

### **3.0 CONSULTATIONS**

3.1 Police Architectural Liaison Officer - No Objections - Recommend CCTV and consideration should be given to the provision of marked privacy zones on the ground..

3.2 Highway Network Management - No Comments.

3.3 Environmental Protection Unit - No Objections.

3.4 No letters of objection have been received.

### **4.0 APPRAISAL**

4.1 Subject to the provision of CCTV; the installation of an ATM in this particular location is considered to meet the requirements of Local Plan Policies GP1/GP3 and therefore represents little harm to the amenities/security of the surrounding street scene, neighbouring residents and future users.

### **5.0 CONCLUSION**

5.1 The applicants' proposals are considered to be acceptable in this instance and are therefore 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 only in accordance with the following plans and other submitted details:-

CTSOM-2810 - Proposed Plan/Elevation

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

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

3 Prior to the installation of the ATM, details showing the positioning of CCTV cameras, shall be submitted to and approved in writing by the Local Planning

Authority

Reason: In the interests of the prevention of crime in accordance with policy GP3 of the Development Control Local Plan.

**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/residential amenity and security. As such the proposal complies with Policies GP1 and GP3 of the City of York Development Control Draft Local Plan.

**Contact details:**

**Author:** Richard Mowat Development Control Officer

**Tel No:** 01904 551416

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# Somerfield Store, 6 Beagle Ridge Drive, Acomb

07/02526/FUL



GIS by ESRI (UK)



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<b>Organisation</b>	City of York Council
<b>Department</b>	City Strategy
<b>Comments</b>	Application Site
<b>Date</b>	04 January 2008
<b>SLA Number</b>	Not set

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## West & City Centre Area Planning Sub-Committee

17<sup>th</sup> January 2008

Report of the Director of City Strategy

### Enforcement Cases - Update

#### Summary

1. The purpose of this report is to provide Members with a continuing quarterly update on the number of enforcement cases currently outstanding for the area covered by this Sub-Committee.

#### Background

2. Members have received reports on the number of outstanding enforcement cases within the Sub-Committee area, on a quarterly basis, since July 1998, this report continues this process.
3. Some of these cases have been brought forward as the result of information supplied by residents and local organisations, and therefore "The annexes to this report are marked as exempt under Paragraph 6 of Schedule 12A to Section 100A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, as this information, if disclosed to the public, would reveal that the Authority proposes to give, under any enactment a notice under or by virtue of which requirements are imposed on a person, or that the Authority proposes to make an order or direction under any enactment".
4. In order to give Members an up to date report, the schedules attached have been prepared on the very latest day that they could be to be included in this report on this agenda.

#### Current Position

5. Members should note that 47 new cases were received for this area within the last quarter. 66 cases were closed and 152 remain outstanding. There are 53 Section 106 Agreement cases outstanding for this area after the closure of 9 for the last quarter .

### **Consultation**

6. This is an information report for Members and therefore no consultation has taken place regarding the contents of the report.

### **Options**

7. This is an information report for Members and therefore no specific options are provided to Members regarding the content of the report.

### **Corporate Priorities**

8. Improve the actual and perceived condition and appearance of city's streets, housing estates and publicly accessible spaces.
- 9.

### **Implications**

- **Financial** - *None*
- **Human Resources (HR)** - *None*
- **Equalities** - *None*
- **Legal** - *None*
- **Crime and Disorder** - *None*
- **Information Technology (IT)** - *None*
- **Property** - *None*
- **Other** - *None*

### **Risk Management**

10. There are no known risks.

### **Recommendations**

11. That Members contact the relevant Enforcement Officers to discuss any particular case detailed in the attached ongoing annex and also note the cases closed annex.

Reason: To update Members on the number of outstanding enforcement cases within the Sub-Committee's area

**Contact Details**

**Author:**

Hilary Shepherd/  
Andy Blain  
Planning Enforcement Officers

**Chief Officer Responsible for the report:**

***Chief Officer's name***

Michael Slater  
*Assistant Director (Planning and Sustainable  
Development)*

**Dept Name** City Strategy  
Tel No. 551647/551314

**Report Approved**

**Date** 04.10.2007

**Specialist Implications Officer(s)**

None

**Wards Affected:** *All Wards in the West and City Centre area*

**All**

**For further information please contact the authors of this report**

**Background Papers:**

None

**Annexes**

Annex A - Enforcement Cases – Update (Confidential)

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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