

Hon Alderman Richard Watson

Members of the Area Planning Committee
and Ms Jill Pickering, Democracy Support Officer

9 June 2016

Dear Colleagues

APPLICATION FOR RESIDENTIAL DEVELOPMENT AT FOSS BANK KENNELS EARSWICK – REFERENCE 15/02843/FUL

I am writing to lend support to the application for residential development at Foss Bank Kennels, Earswick and there are two aspects I should wish particularly to draw your attention to.

Planning History

The adjoining Fosslands Development received its planning consent for a large number of houses, in close proximity to this site, in the mid-1990s. The original consent for the Kennels was granted round or about that time and, a few years' later, a further consent was given for the Kennels to expand.

From this point in time, a potential conflict in planning terms arose in respect of these two areas. Consents were given for kennels to operate in close proximity to a housing development.

The current applicants and occupiers purchased the Kennels some time after the second consent. They purchased in an arms' length transaction and for full market value. In recent times, noise from the Kennels has lead to some complaints from residents, living in the Fosslands Development, and the full weight of the EPU has been brought to bear. The applicants have, therefore, scaled back the operation with very significant and adverse financial consequences.

CIRCULATED AT MEETING - AGENDA ITEM 4E)
FOSSBANK BOARDING KENNELS,
STRENSALL ROAD

However this has come about, there seems to be a planning conflict at this location and the applicants are innocently caught up in it. In order that this is resolved and that justice is done, I suggest special circumstances dictate it is right to support residential development on this brownfield site.

Green Belt Issues

The real issues for consideration by you today are Green Belt ones and, naturally, the Green Belt is something very important. Two aspects appear relevant: first, the protection of the setting of York and, secondly, the need to avoid coalescence.

As a brownfield site, and bearing mind the existing footprint, residential development in this location should accordingly have a neutral effect on these two aspects. The primary Green Belt issue, therefore, is the change of use to residential and I suggest those circumstances outlined above constitute real special circumstances.

I am sorry this letter is reaching you late but I have been away. In that I am sure I will not have supplied a copy to all relevant Members, I am asking your Democracy Support Officer to arrange for it to be read out at the meeting.

Kind regards.

Yours sincerely