

07/02384/FULM – Harron Homes, Osbaldwick Lane

Comments received from Police Architectural Liaison Officer:

- although satisfied with the general layout of the scheme, the dogleg in the footpath adjacent to the site causes concern. It could introduce hidden corners whereby the line of sight is reduced or restricted completely. This is unacceptable from a public safety point of view.
- where footpaths are required they should be as straight as possible and wide avoiding potential hiding places, they should be overlooked by surrounding buildings and activities.
- alleyways that border the rear of premises present a threat accounting for 67% of burglaries.
- preventative measures should be put in place at both ends of the footpath to restrict access by motorcycles.
- good lighting should be included in the scheme
- no trees or shrubs should be planted which would when mature obstruct car parking and street lighting.

Further letter from Councillor Pierce in response to the amended scheme:

- although the amended scheme addressed his objections and he is happy to support it, he still has reservations regarding the treatment of the footpath boundary adjacent to the new dwellings.
- the locality has suffered from anti-social behaviour and new residents should be insulated from this as far as possible. Considers that a 1.8 metre high wall with steeply copings would be preferable to a fence
- new railings should be installed around the play area
- a condition should be attached to ensure appropriate boundary treatment.

Lifelong Learning and Leisure

No objections to the amended scheme. The detailed layout of the play area has been agreed with the Head of Parks and Leisure (Dave Meigh) who will now calculate the maintenance payment to be included in the informative in relation to condition 5.

Drainage

The applicants have now obtained consent to discharge to the mains sewer from Yorkshire Water, addressing the comments of the Internal Drainage Board in relation to capacity issues and the effect on the water course system. The position of the sewer easement shown on the plan has been informed by a survey and thus the submitted layout should not be affected by the location of the sewer.