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From: Cllr. T. Simpson-Laing
Sent: 11 February 2008 10:12
To: Fairy, Heather; Arnold, Gareth
Subject: Poppleton Gate House
Importance: High

Heather,

I would like to add further comment to my previous comments now that the agenda has been published.

Unfortunately with only having a weeks notice and the meeting being held during the School holidays I had already made plans and have no available childcare to enable me to attend the meeting. With that in mind I would be grateful if you could ensure that the members of the committee receive a copy of this e-mail, and residents who are attending the meeting, as I may not have time to ensure that all see these further comments.

Many Thanks

Comments of Agenda Item 4g

Having view drawing 'Site Layout 16th Jan 2008' I have concern over the footpath. Residents have asked that the footpath is extended to the end of the road/boundary to slip road for properties No. 39 and 41. The concern is that whilst the agenda states that the exit to the car park has not changed (Para 4.10) it leaves pedestrians vulnerable to vehicles coming out of the site at speed. The resident of No.16 has also commented how close to the property the footpath is planned. This area was originally the Coach House to the house and was converted to residential use sometime ago. Since that time the verge areas has been cultivated and services related to the house have been added, including on the houses wall an exhaust for the heating system. The closeness of this to a footpath would be a potential danger to anyone using the footpath. With this in mind I feel that the footpath may need extending width ways outwards into the carriageway. This is turn may prove problematic with regard to the road width as I notice that a 2m footpath is recommended.

There is also a particular concern over the number of parking bays. Whilst the number of parking bays is an increase on that previously provided, past history shows that this was not enough. Vehicles were often parked on the grass or around the back of the property where there was a rear access. A concern is that vehicles will end up being parked on Millgates and that this will cause obstruction.

Whilst I note from the agenda that the issues of bats has been looked into, I see no mention has been made to see if Barn Owls are present in the trees, especially those that have been marked for felling. I would ask that if the application is passed that a condition is it added to reflect their possible presence. I understand that this is a requirement under 'Schedule 1 Birds and their nests' protected by the 'Wildlife & Countryside Act 1981'. An additional to Condition 13 may be appropriate

Conditions

I see nowhere in the conditions about reuse of materials on site. Considering recent Green Paper advice from the Government it is quiet worrying that there is no mention of reuse of materials for hardcore, etc, but rather the indication that demolition material will be taken away. Added to this there are no times of working in Condition 10 and no indication of weight/size restriction of vehicles accessing that site due to the road width at the 'corner' - I understand that even CYC refuge vehicles have problems currently. I would ask that this is further investigates and that

times of working are agreed to ensure that residents area aware from the onset of when work should be undertaken on the site. Could I also ask that the drive way to No's 39 and 41 is not used by any construction vehicle for turning purposes or the frontage of 37.

Cllr Tracey Simpson-Laing
Acomb Ward Councillor