

## Item 5c 53 Thirkleby Way

As the date of your meeting has been brought forward, I am unable to attend as I will still be on my way back from being on holiday when you meet. Obviously I will also be unable to attend the site visit but hope that members will be able to visit and see for themselves that Thirkleby Way is in sections, and that the proposed development is situated on a section of Thirkleby Way which consists of 19 or so houses.

There is a discrepancy between the registered numbers of student houses (for council tax) purposes and residents' perceptions of the concentration of student houses. I am obviously unable to use the electoral register data to assist, but I have recently conducted a house to house survey of Thirkleby Avenue and must say that my impression is that the residents' remarks are closer to the mark than the official data.

Clearly we all have an interest in achieving a balanced community and that it is not desirable for a residential community consisting of "family houses" to be over populated by houses in multiple occupation, whoever their occupants are. It seems to me that this danger is exacerbated by the nature of this particular property which is joined up to its neighbouring properties on either side thus increasing the impact of the proposed use upon its neighbours. The impact on the street scene would certainly be affected by the possibility of using the garden area for parking and I would be concerned, if the application were granted, that this possibility is avoided, even if, as is likely, this has a knock-on effect upon the parking arrangements in the street.

Residents' opposition to this proposal and proposals of this type are more widely and passionately held than that demonstrated by the letters of objection and the Parish Council are concerned that this application, if granted, could become a precedent for future applications. This has been somewhat overtaken by policy changes set out in the report but I have commented to the Parish Council as I have argued to you that each case should be looked at on its merits and, for the reasons I have given, I believe this is not a suitable location for another house in multiple occupation.

I appreciate that the officer has done what he can by way of condition to mitigate against potential effects of the application being granted. You may decide that the safer course is to refuse the application.