

COMMITTEE UPDATE

Date: 7 July 2010

Ward: Clifton

Team:

Parish: Clifton Planning Panel

Reference: 10/00580/FULM

Application at: Axcnt Ltd 156B Haxby Road York YO31 8JN

For: Residential development consisting of 8no. semi-detached dwellings and 9no. apartments on site of former Co-operative Dairy

By: Yorkshire Housing Limited

Application Type: Major Full Application (13 weeks)

Target Date: 8 July 2010

Recommendation: Refuse

1 Comment from Sustrans

Sustrans own the Greenway. Position is that all new development alongside the greenway should aim to maximise the benefit this offers the development site. Ideally the new buildings should overlook the Greenway and not side or back onto it. This allows the Greenway to form part of the landscape of the new development. It improves natural surveillance, provides a green setting for the new housing and encourages walking and cycling.

The scheme layout suggests a standard car dependent environment, no play space and no attempt to fully integrate with the Greenway. Prefer new buildings to face Greenway and minimum parking set to the rear of the site, in order to be attractive to low car ownership residents, whilst maximising the greenspace.

2 Revised plans

Revised plans have been submitted showing minor amendments to address the concerns of the Police in relation to Secured by Design. In particular, these change the boundary enclosure with the Sustrans cycle track to a 2.4m high paladin type fencing with a key pad mechanical lock to the gate, 1.2m high fence with 0.6m trellis to intermediate fencing and position of lighting columns shown.

It is also stated that the end elevation of the apartment building needs to be windowless to ensure adequate distances between the apartment block and houses 7 and 8.

Contact details:

Author: Hannah Blackburn Development Management Officer

Tel No: 01904 551325