

CIRCULATED AT MEETING

COMMITTEE UPDATE – 14 October 2010

Plans Item 5g – Harlington House, 3 Main Street, Fulford, York (10/01659/FUL)

Agenda Item 5b Townends Accountants, Harlington House, 3 Main Street, Fulford.

Condition update

The height in condition 12 should read 6.2m.

Additional responses

1. Police Architectural Liaison Officer:
 - Recommends that all ground floor windows and doors be security tested to Secured by Design standards;
 - Requests 1.8m high fence/wall at eastern gable to prevent access to rear – marked on revised plans.
 - Satisfied that 24hr staff cover of this site will be more than adequate for security purposes. Does not envisage any risk to the local community from experience of applicants property in Strensall.

2. Email from neighbour at 1 Main Street following heavy downpour on Sunday 3 October, sending photographs of localised flooding of the garden and drive at no.1.

The Council's Drainage Engineer has been consulted on this issue and reiterates that the proposed scheme represents a betterment - reduction in amount of impermeable areas and replacement with some garden area; additional storage volume within system of 12m³ and limited discharge of 6 l/sec. He comments that other reasons may exist, such as maintenance, that may have been reason for localised flooding.

As a result, Officers consider that drainage matters relating to the development site have been satisfactorily resolved as part of this application.