



West & City Centre Planning Committee
City of York Council
The Guildhall
York
YO1 9QN

Councillor Tracey Simpson-Laing
Acomb Ward

21 Salisbury Road
Leeman Road
York
YO26 4YN



Tel: 01904 640947
e-mail: cllr.tsimpson-laing@york.gov.uk

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Dear Planning Committee,

11/02339/FUL 134 Boroughbridge Road

Unfortunately due to other meetings I am unable to attend today.

I am asking, on behalf of a number of residents in the Acomb Ward that the above application is 'Refused'

- 1) Remove of Family Housing - the above property was a family house until an illegal conversion (undertaken without planning consent) a number of years ago. The property could easily be returned to a house and this would not look out of place as there are houses at 138 and 140. A front wall and gate could easily be put back in place.

The City needs a mix of properties including one bed flats, as the property was until the developer started to redevelop, again without planning permission as with the neighbouring property at 136 Boroughbridge Rd. However the City has a need for family housing and to allow this house to be converted in to a retail until when there are many vacant such units across the City surely would open up the Council to similar applications

- 2) Lack of suitable, safe and appropriate amenity space – The amenity space to 134 is neither safe, it is open to the road, or appropriate as it is the access point for 136 Boroughbridge Rd.

It is also believed by neighbours and myself that the amenity at 134 Boroughbridge Rd will actually be used by 136 Boroughbridge Rd as the proposed amenity space or 136 is being used as an outside display area for the retail unit – I understand that this is under investigation by the Council.

Committee also need to question the fact that one resident has been told by the applicant that the area to the rear of 134 will be grassed and not used as a parking area yet this is as I have said before access to 134 for their bins and bikes, etc.

- 3) Pedestrian Safety – I am extremely concerned about the access to parking. As a house this property would expect perhaps 2-4 vehicle movements per day were as the proposed retail until could have up 100 per day (this would be at least similar to the Fish & Chip shop opened on Lawrence St). Due to the location of the Pedestrian Crossing and the bus stop I do not see this access as safe and I understand that the Councils Highways Management have expressed concern to a resident in a written communication.
- 4) The creation of this hot food retail will create an over provision of such units in a residential area. There is currently a Chinese Takeaway, a Chinese Takeaway incorporating a Fish & Chip Shop and a Hot Food & Sandwich Bar. This application would make a fourth unit.
- 5) There is concern over the opening hours. The original application stated 17 hours per week and yet the amended states 70 hours per week. Residents are concerned as this equates to 10 hours per day.
- 6) The Committee Papers incorrectly report that there has been only 'one' objection to the application. I have personally been copied in to at least three objections and others have approached me to express their objection.

I hope that the Committee will take these concerns in to consideration when making a decision on this application.

Regards

Tracey Simpson-Laing
Labour Councillor for the Acomb Ward