

AGENDA ITEM SG) 1 HAZELWOOD AVENUE - HANDED OUT AT MEETING

Ms Sharon Jackson
Development Management Assistant
East Area Planning Sub-Committee.

41 Thirkleby Way
Osbalwick
York YO10 3QA

Sub-Committee Meeting 5th July 2012 / 1 Hazelwood Avenue Osbalwick York YO10 3PD.

Dear Ms Jackson

Would you please find enclosed, a petition signed by residents in or around the near vicinity of 1 Hazelwood Avenue Osbalwick which is of course having an application considered by Thursdays East Area Sub-Committee meeting for change of use from dwelling house (Use Class C3) to a house in multiple occupancy (Use Class C4). I think you will find its contents self explanatory.

It was my intention to attend the meeting on Thursday in order to speak on behalf of the petition but unfortunately, a domestic health problem has now rendered that impossible, hence this letter.

As you may well know, Osbalwick Parish Council (myself included) have not been favourably inclined to the new percentage approach towards dealing with the uncontrolled gallop of multiple lets on the east side of York fearing that it will not, as suggested, aid control and distribution of landlord and university driven HMO's but indeed prove to be an enabler or facilitator making life easier and simpler for officers and committees to just nod through complex difficult applications. The belief is that all applications need to be considered on their own merits however much more work this may involve for the administration. All we see the percentage system doing is ensuring that one fifth of the family housing stock in Osbalwick is consumed by multiple occupancies with all the frightening social consequences that involves!

You know, and I assure you I am in no way trying to impress or name drop, back in the sixties and seventies I worked on various committees within the house of commons (as a national trade union officer) and learnt much of the committee workings and procedures of the Labour Movement from people such as Denis Healy, Michael Foot and Tony Benn. I tell you the foregoing just to explain that I am not a complete novice when it comes to these matters.

However all this is an aside when it comes to the issue of 1 Hazelwood Avenue, the petition is from and on behalf of our local residents who are in the direct line of fire arising from whatever decision our East Area Sub-Committee may arrive at. I would suggest that this decision may prove the acid test? facilitator or control? nod through or consideration of the merits of the case in question? We shall see!

Thanking your goodself and the committee for your kind forbearance and in anticipation of a fair and just decision.

Yours faithfully

Laurie Pye.

We the signatories to this letter wish to express the gravest of concern at the possibility of our East Area Planning Sub-Committee may grant planning permission for 1 Hazelwood Avenue to be converted into four bedroom house in multiple occupation (HMO) (Use Class C4).

Irrespective of percentage guide levels regarding the distribution of HMO's throughout York, the property in question could have disastrous consequences for those of us living in close proximity to 1 Hazelwood Avenue. The property is situated immediately opposite the entrance to a very busy Electrical Contractors car park and loading yard in what is a very narrow street. At certain times of the day, there can be fifteen to twenty vehicles attendance with vans coming and going, more often than not to load up with materials. This is particularly true from 7-0 am with the result that those living in the premises directly opposite this entrance have great difficulty getting their own vehicles out of their drives.

Any multiplicity of vehicles at this address should it be converted to HMO status would be a disaster. We have two HMO's in the next street Thirkleby Way who's tenants (at the time of writing) own nine vehicles between them, many of which are left on the street or on the grass verges most of the day. Any similar situation in this area of Hazelwood Avenue would bring the bring matters to a standstill. We think you will find that paragraph 3.3 of the agenda report makes this very point.

Having read the full report by Development Management Assistant Sharon Jackson is presents the case for recommending approval to the Sub Committee as a trouble free simple nod-through issue. Quite honestly we are at a complete loss as to how this comes about. We can only conclude that officers visited the site at the quietest part of the day when everyone is out working but that is not when the problems arise. Also, there are other factors in play here that are not touched on! For instance just around the corner of this busy T/Junction are a very is a sizeable Sainsburys Store, a Hair Salon and a Chinese Takeaway. All these provide additional vehicles that have to park away from this triple junction and commercial and shopping area.

We sincerely implore the committee to turn this application down on the basis of the foregoing factors and not lumber us as Council Tax paying residents of Osbaldwick with yet another major problem to futher disrupt our community.

PS: We have drawn up a colour coded map for your guidance but will have to get those to you on the day of the meeting via the good offices of our Ward Councillor Mark Warters.

Joyce & Rodger Helme	55 Thirkleby Way
Alan and Lynne Triffitt	2 Highfield Avenue
Lynsay Lamb	55 Tranby Avenue
Dennis & Elaine Green	47 ThirklebyWay
Laurence & Audrey Pye	41 Thirkleby Way
Eva & David Wormold	24 Thirkleby Way
Cyril Turvey	1c Hazelwood Avenue

Jean Alderon

Nelly & Michael Sanderson

Phillip & Karen Oliver

Valerie Todd

Chris & Julie Sowerby

Brian & Alison Souter

Robert & Denise Peel

Patricia Sorrell

Sean & Geraldine Robinson

Craig Wedge & Clair Gregson

Peter & Joanna Graham

Alan & Anne King

Bill & Jean Robertson

Norman & Margaret Rice

3 Hazelwood Avenue

14 Hazelwood Avenue

43 Thirkleby Way

28 Thirkleby Way

39 Thirkleby Way

1 Highfield Avenue

15 Farndale Avenue

11 Farndale Avenue

1b Highfield Avenue

57 Thirkleby Way

40 Thirkleby Way

29 Thirkleby Way

7 Farndale Avenue

4 Highfield Avenue

1a/1b/1c HAZELWOOD AVE. 11
 WOULD BE ISOLATED.

12/01963/FUL

1 Hazelwood Avenue

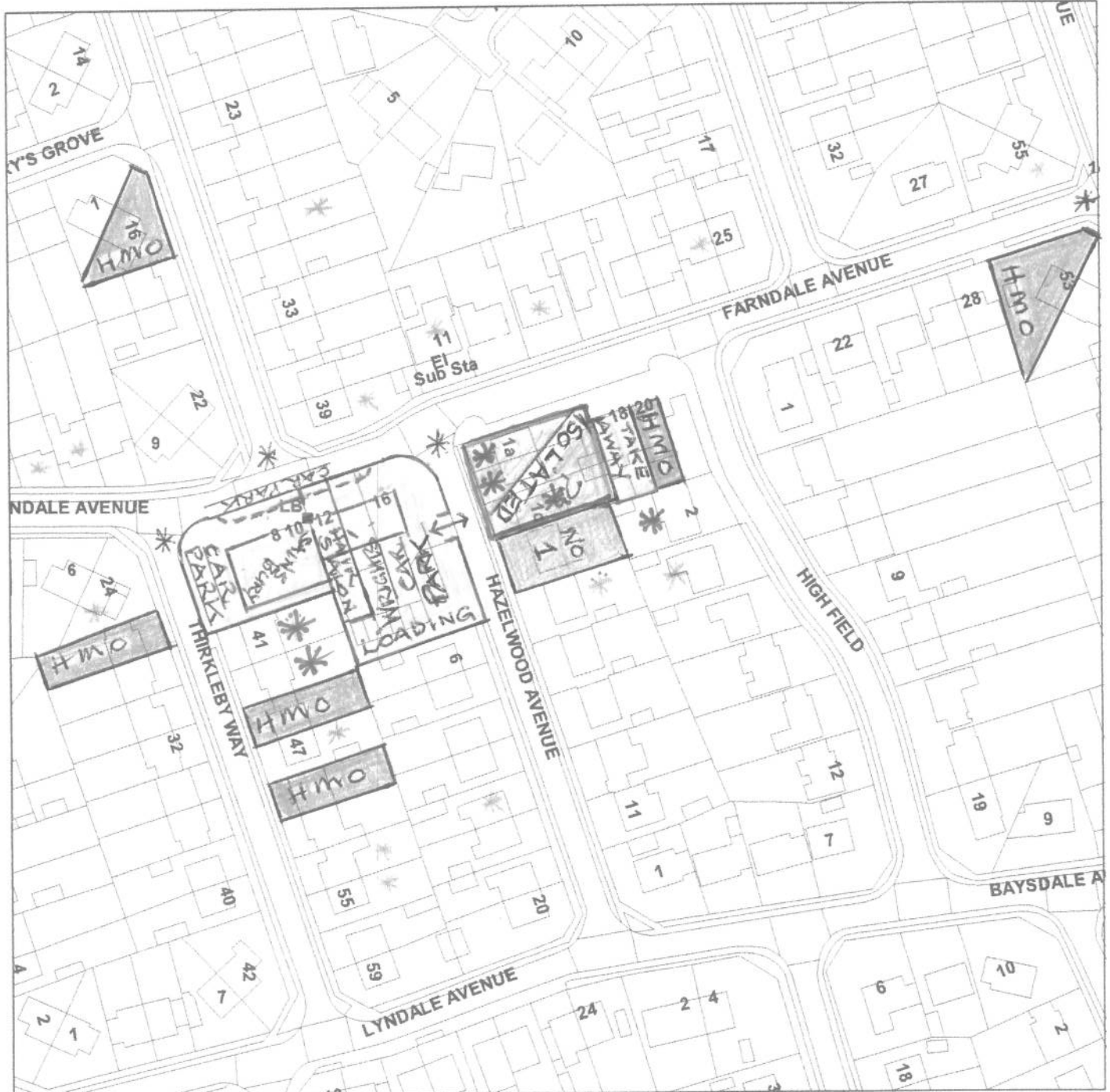


PROPOSED
 HMO
 BUSINESS PREMISES
 & PARKING AREAS
 * OBJECTORS
 TO PROPOSAL

* VERY BUSY
 ROAD JUNCTIONS



GIS by ESRI (UK)



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THE HMO AT NO. 20 FARNDALE AVE IS JUST SOME 85 METERS FROM NO 1 HAZELWOOD AVE. Scale: 1:1250

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Organisation	City of York Council
Department	Planning and Sustainable Development
Comments	
Date	25 June 2012
SLA Number	Not Set