

**NETHER POPPLETON PARISH COUNCIL**

**MINUTES OF THE PLANNING MEETING HELD IN THE POPPLETON CENTRE,  
UPPER POPPLETON, AT 7.00PM ON MONDAY, 16 MAY 2016**

**PRESENT:**

Cllr. E M Jones (Chairman)

Cllr. S P Barry

One member of the public

Cllr. P H F Powell

Cllr. M A Reynolds

Cllr. D Simpson

Mr B J W Mackman (Clerk)

Cllr. I Woods

It was agreed that in the absence of Cllr. Bradley, Cllr Jones should chair the meeting.

**16/092 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST  
(NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

**16/093 – PUBLIC PARTICIPATION**

A resident from Hillcrest Avenue addressed the Parish Council on the subject of the planning application for 25 Hillcrest Avenue.

**16/094 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE**

Apologies for absence were received and approved from Cllr. Bradley.

**16/095 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 18  
APRIL 2016**

The minutes of the meeting held on 18 April 2016, having been circulated and read, were accepted and signed as a true record.

**16/096 – TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

*(a) To consider the following Planning Applications*

Ref: - 16/00987/FUL – Variation of condition 2 of permitted application 11/03409/FUL to install 3no. additional rooflights at The Coachouse, 38 Church Lane by Mr R Pulleyn.	We support the application
Ref: 16/01005/FUL – Two-storey and single-storey rear extension, porch to front and conversion of part of garage into habitable room at 25 Hillcrest Avenue by Mr Skelton.	In the opinion of Nether Poppleton Parish Council the development application does not conform with the relevant City of York Development Control Plan (4 <sup>th</sup> set of changes on GP1e, GP1a, GP1c and GP7a).  The Parish Council objects to the planning applications as it fails the following three tests of Material Consideration.  <u>Privacy/daylight/sunlight</u> The neighbour’s garden will be completely overlooked by the new extension as the line

	<p>of sight has turned through 90°</p> <p><u>Preserve Community life</u> This estate borders on the Conservation Area which is protected and is adjacent to the interim Green Belt area. The extension will be in full sight of the permissve footpath.</p> <p><u>Design/appearance</u> The timber cladding is not in keeping with the 1960's stone and brick building design. The extension is two-storey and single-storey and overpowers the rear elevation. Under the Village Design Statement design guidelines (para. 12) massing of extensions should harmonise with neighbouring properties and spaces. The vertical timber cladding adds to the height appearance and exaggerates the differential in height. The large glazed area, while affording a good view, also reduces the neighbour's view of the Conservation Area.</p>
<p>Ref: 16/01104/TPO - Fell Sycamore tree protected by Tree Preservation Order No.: 1/1970 at 3 Main Street by Mrs Alison Thomas.</p>	<p>The Parish Council objects to the felling of the tree and requests that the tree is pruned 30% instead.</p>

*(b) To note Local Authority Planning Decisions*

It was noted that the Local Planning Authority had approved the following applications:

- Ref: 15/02853/FUL – Two-storey side extension, single-storey rear extension and dormer windows to side and rear at 5 Sandyridge by Ms H Willis.
- Ref: 15/02940/FUL – Erection of raised platform with children's playhouse on top together with associated play area and play equipment (retrospective) at 99 Long Ridge Lane by Mr Nicholas Reynolds.
- Ref: 16/00071/FUL – Construction of wheelchair access ramp to front at 31 Long Ridge Lane by Mrs Patricia Matthews.
- Ref: 16/00669/FUL – Two-storey rear extension at 12 Esk Drive by Mr Chris Brown

**16/097 - TO AGREE THE DATE OF NEXT MEETING AS MONDAY 20 JUNE 2016**

It was agreed that the next meeting would be held at 7.00pm in the Poppleton Centre on Monday 20 June 2016.

The meeting closed at 7.30 pm.

Chairman.....

Date.....2016

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