

## NETHER POPPLETON PARISH COUNCIL

### MINUTES OF THE PLANNING MEETING HELD IN THE POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 16 JANUARY 2017

#### PRESENT:

Cllrs. E M Jones (Chairman), S P Barry, G A Bradley, P H F Powell, M A Reynolds, D Simpson and I Woods. Also present were six members of the public and the Clerk, Mr B J W Mackman.

#### 17/001 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

Cllr M A Reynolds declared a personal and professional association with one of the planning applications. He did not participate in the decision.

#### 17/002 – PUBLIC PARTICIPATION

Six members of the public were present at the meeting. Three registered to speak on planning application 16/02887/FUL. Councillors had some questions to ask of the neighbours to the planning application. It was noted that no notification by the City of York Planning Department had been posted on the building concerned. It was agreed to ask Cllr Steward to comment on this.

#### 17/003 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

All Cllrs. being present there were no apologies.

#### 17/004 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 21 NOVEMBER 2016

The minutes of the meeting held on 21 November 2016, having been circulated and read, were accepted and signed as a true record.

#### 17/005 – TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

(a) *To consider the following Planning Applications*

##### GENERIC NOTES ON NPPC RESPONSES

- A We support the application**
- B We have no objections**
- C We do not object but wish to make comments or seek safeguards**
- D We object on planning grounds**

It was agreed to change the order from the agenda so that Ref 16/02887/FUL planning application could be discussed in full since there had been such a large public representation

Details of Planning Application	Comments
Ref 16/02887/FUL. Erection of two-storey dwelling with single –storey accommodation to the rear following demolition of existing dwelling and ancillary structures at 32 Church Lane by Mr and Mrs Walker	The Decision was D. The Parish Council objects to this planning application in the conservation area on the following grounds : 1. City of York Development Control Plan Cpt 4 “To preserve and enhance the character and appearance of conservation areas...” 2. NPPF In determining planning applications, local Planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets... to make a positive contribution that

	<p>conservation of heritage assets and can make to sustainable communities</p> <p>3. New development should make a positive contribution to local character and distinctiveness. The new proposed building does not conform to this.</p> <p>4. CYC Local Plan Policies which are breached by this proposed development for residential properties(sic) on the site</p> <p>HE 2 respect for adjacent buildings. The nearest building is less than 50cm and may share common foundations.</p> <p>HE 3 Conservation area development will only be permitted where there is no adverse effect on the character and appearance of the area : demolition of a building may generate traffic problems</p> <p>GP1a Respect or enhance the local environment</p> <p>GP1b Be of a density, layout, scale, mass and design that is compatible with neighbouring buildings spaces and the character of the area</p> <p>GP 1c Avoid the loss of open space, important gaps within development.</p> <p>GP1e Retain, enhance ... public views skyline, landmarks, the rural character and setting of villages.</p> <p>GP 1i Ensure that residents living nearby are not unduly affected by or dominated by overbearing structures.</p> <p>5. The removal of light from adjacent properties.</p> <p>6. The way the new building could be two properties on the same site with inadequate parking allowed for such development.</p> <p>7. The Village Design Statement ( 2003) Design guidelines are not being adhered to in respect of</p> <p>(11.) The existing character and traditions must be appreciated when contemplating new development.</p> <p>(12) To conserve the special character of the traditional communities, the size, scale and massing of new buildings and extensions should harmonise with neighbouring properties and spaces.</p> <p>(14) Contemporary design should complement and be in sympathy with existing building character.</p> <p>( 17) Space should be retained around dwellings to avoid the loss of soft</p>
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	<p>landscaping</p> <p>(19) Avoid the use of flat felt covered roofing on new buildings and extensions. Encourage the use of pitched roofing with a covering to match existing.</p> <p>(20) Use of traditional lime based mortars</p> <p>(21) the use of locally produced hand made clay bricks and roofing tiles should be encouraged on new build in the conservation areas.</p> <p>(24) Double glazing should be sympathetic to the property and its surroundings.</p> <p>Planning permission for a modest single storey extension to the rear of this property expires on 29 January 2017</p> <p>It was noted that there are remains of a Roman Road in the adjacent property. Time Team did excavations pits in some of the gardens and found remains of pottery of Roman and Saxon origin because of these finds it is suggested that on this site a full archaeological survey is completed prior to any new building taking place. This has been the case in the recent barn restoration close by.</p> <p>The Parish Council also recommended that the Planning Committee make a site visit. Any decision on the application be brought before the Councillors on the Planning Committee and not left to a Planning Officer alone.</p>
<p>Ref 16/02285/FULM. Erection of a single-storey car showroom and workshop with associated facilities at plot 10 Great North Way by Mr Robert Bennett</p>	<p>The Decision was C.</p> <p>Concerns are raised about NOISE and LIGHT POLLUTION on the neighbouring buildings including residential properties in Poppleton Park and the adjacent Ebor Nursing Home for the Elderly and Infirm.</p> <p>Lighting requires an agreed design plan that shall comply with current relevant lighting standards. The design must control light to prevent overspill / trespass outside the site, particularly nursing home and residential properties.</p> <ul style="list-style-type: none"> <li>• Luminaires and their settings should be:</li> <li>• “dark sky compliant” to reduce glare</li> <li>• optically set to direct light only to where it is required and to minimise obtrusive effects and where necessary additional shielding should be considered.</li> </ul>

	<ul style="list-style-type: none"> <li>The lights should be switched off after 9pm.</li> </ul>
Ref 16/02599/FUL: Single-storey side extension at 46 Allerton Drive by Mr Jon Yates	The Decision was C. All vehicle parking should be within the curtilage of the property when the building work is complete.
Ref 16/02693/TCA Crown Reduction Beech Tree by 25% in a Conservation Area at 7 Church Lane by Mrs Jennifer Casperson.	The Decision was B
Ref 16/02723/FUL- Erection of detached building to form three industrial , storage and distribution units ( use Classes B1,B2 and B3) at Plot 15 Great North Way Nether Poppleton York by Mr Garry Barker.	The Decision was B
Ref 16/02750/FUL Two-storey side and single-storey rear extensions and canopy extension to front at 39 Nursery Road by Mr and Mrs Dez Ward	The Decision was C. There is concern about the terracing effect created by this side extension. Also concern about the closeness to the neighbouring property, which could result in overhanging gutters. Lack of space to move around the building is considered undesirable in the Village Design Statement. There might be light restriction to neighbours. On completion of the work all vehicles of the residence must be parked within the curtilage of the property.
Ref 17/00014 Installation of external air-conditioning unit at Ntl Communications Service Ltd, Millfield Lane by Virgin Media Ltd.	The Decision was B

*(b) To note Local Authority Planning Decisions*

The Local Planning Authority decisions were noted.

**17/006 CLERK'S REPORT**

Councillor Bradley has agreed to source and purchase a laptop for use at the Parish Council meeting in future. This will include the software to allow a training video to be made on the use of the Lap Top to develop the presentations at the meetings.

The IT Policy has been obtained and is being adjusted to suit Parish Council needs

**17/007 TO AGREE THE DATE OF NEXT MEETING AS MONDAY 20 FEBRUARY 2017**

It was agreed that the next meeting would be held at 7.00pm in the Poppleton Centre **on Monday 20 February 2017.**

Chairman.....

Date.....2017

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