

## NETHER POPPLETON PARISH COUNCIL

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

#### PRESENT:

Cllrs E M Jones (Chairman), S P Barry, P H F Powell, and I Woods, City Cllr. Chris Steward, three members of the public and the Clerk, Mr B J W Mackman

#### 17/254 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS)

None.

#### 17/255 – PUBLIC PARTICIPATION

Mr A Park spoke to the Councillors about his planning application Ref 17/02148/FUL.

#### 17/256 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Apologies for absence were received and approved from Cllrs. G A Bradley, M A Reynolds and D A Simpson.

#### 17/257 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 18 SEPTEMBER 2017

The minutes of the meeting held on 18 September 2017, having been circulated and read, were accepted and signed as a true record.

#### 17/258 – 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**

(a) *To consider the following planning applications: -*

Details of Planning Application	Comments
Ref: 17/02146/TCA – Crown reduce Sorbus, Silver Birch and Swedish Birch trees in a Conservation Area at 15 Main Street by Mr Lionel Lennox.	<b>The Parish Council decision was B</b> No objections It was noted that the Clerk had already received the approval from the City of York Planning department prior to the Parish Council meeting.
Ref: 17/02148/FUL – Conversion of garage into habitable room, replacement front porch and erection of outbuilding to front at 14 Poppleton Hall Gardens by Mr Alan Park.	<b>The Parish Council decision was D.</b> Refusal on the following planning grounds. PNP 3 the property sits within the Nether Poppleton Conservation Area All proposals for development in the Upper and Nether Poppleton Conservations Areas should preserve or enhance their special Character or appearance All developments and land within the Conservation area should protect the open character and heritage assets of the village as set out in the conservation area character

	<p>assessment for the relevant conservation area as included in Appendix C of this Plan (CYC conservation the Village Design Statement) PNP 10 Hedgerow Local Plan D4. <b>P o l i c y D 4 : C o n s e r v a t i o n A r e a s</b> Development proposals within or affecting the setting of conservation areas will be supported where they: i. are designed to conserve and enhance the special character and appearance of the conservation area; ii. leave qualities intrinsic to the wider context unchanged, and respect important views; and iii. are accompanied by an appropriate evidence based assessment of the conservation area’s special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood. Outline planning applications for development within or adjacent to conservation areas will only be supported if full design details are included. Changes of use will be supported when it has been demonstrated that the primary uses can no longer be sustained, where the proposed new use would not significantly harm the special qualities and significance of the place, and where proposed changes of use will enhance its significance. Demolition of buildings which make a positive contribution to a Conservation Area will be resisted. PNP 10</p>
	<p style="text-align: center;"><b>Protection of Wooded areas and hedgerows Policy PNP 10</b></p>
	<p>Woodland areas and hedgerows within the Plan area will be safeguarded. Development proposals should take account of existing wooded areas and hedgerows. The hedges within the areas shown on the Policies Map are particularly important and their removal will be not be supported.</p>
<p>Ref: 17/02300/TCA – Fell Norway Spruce tree in a Conservation Area at Forge House, Ferrymans Walk by Mr William Holroyd.</p>	<p><b>The Parish Council decision was C</b> The Parish Council does not object but, in line with Parish Council policy, would like to see the felled tree replaced.</p>
<p>Ref: 17/02366/FUL – Installation of 2no. rapid electric vehicle charging stations with associated equipment placed within the car park at Banatynes, White Rose Close by Mr Paul Hicks.</p>	<p><b>The Parish Council decision was A</b> The Parish Council supports the application</p>

*(b) To note Local Authority Planning Decisions*

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

- Ref: 17/01072/FUL - Construction of 2no. accesses on Boroughbridge Road and Millfield Lane and a link road across the former Manor School Site in association with the redevelopment of the former British Sugar site to include partial demolition of existing school buildings at The Old School Business Centre, Low Poppleton Lane, York YO26 6AZ by British Sugar.
- Ref: 17/01538/FUL - Two-storey and single-storey side extension following demolition of existing conservatory and car port (resubmission) at Poppleton Lodge, 8 Millfield Lane by Mr & Mrs Pull.
- Ref: 17/01589/FUL – Variation of condition 2 of permitted application 16/01297/FUL to alter approved plans to allow use of 18 spaces of new car park area for surrounding companies, with associated access at Arnold Clark Ltd, Great North Way by Scott McMurray.
- Ref: 17/01696/FUL – First floor side and single-storey front and rear extensions at 8 Kyle Way by Mr Errol Kydd.
- Ref: 17/01957/FUL – Two-storey and single-storey rear extension at 6 Easthorpe Drive by Mr Steve Major.
- Ref: 17/01977/TCA – Pollard Sycamore tree in a Conservation Area at Town Farm, 27 Church Lane by Dr Jackson.
- Ref: 17/02114/TCA – Fell spruce and crown reduce Sycamore by 2m to 4m – tree works in a Conservation Area at 11 Church Lane by Mr David Hopton.

It was noted that the Local Planning Authority had refused the following application: -

- Ref: 17/01507/FUL – Erection of 1no. dwelling at Cherry Tree Cottage, Millfield Lane by Mr & Mrs Reynolds.

**17/259 - CLERK'S REPORT**

No report.

**17/260 - TO AGREE THE DATE OF NEXT MEETING AS MONDAY 20 NOVEMBER 2017**

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

Chairman.....

Date.....

James Mackman, Clerk 39 Calder Avenue, Nether Poppleton, York, YO26 6RG  
Tel: 01904 399277 - email: jmackman3@gmail.com