

NETHER POPPLETON PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD IN THE POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 17 JULY 2017

PRESENT:

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

17/173 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS)

None.

17/174 – PUBLIC PARTICIPATION

The owner of the Cherry Tree Cottages and Millfield Lane Caravan Park spoke about his plans. He thought they would be formally presented to the Parish Council in August or September. Two residents of Poppleton Park spoke of the noise and light pollution from the Arnold Clark site. They reported that the noise commenced as early as 6.25am and at weekends it was not possible for the residents of Poppleton Park to enjoy the pleasure of their own garden space due to the noise pollution. This has been reported to the City of York Council Environmental Control and the Ward Councillor but to date no action has been forthcoming.

17/175 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Cllr S P Barry sent apologies and the Parish Council approved the reason for absence.

17/176 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 19 JUNE 2017

The minutes of the meeting held on 19 June 2017, having been circulated and read, were accepted and signed as a true record.

17/177 TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 3 JULY 2017

The minutes of the meeting held on 3 July 2017 having been circulated and read, were accepted and signed as a true record. It was noted that the Planning Committee decision on application 17/01072/FUL should be changed to C within the comments as minuted

17/178 – 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 application: -

Details of Planning Application	Comments
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.	The Parish Council decision was D. While the design of the changes to the house at the rear poses no issue, the side extension and demolition of the only on-site car parking is considered to be retrogressive. The Parish Council is concerned that the previous suggested development in the

	<p>garden would then become permitted development and would be in breach of the Local Plan 4th set of changes 2005 development in a conservation area.</p> <p>Planning objections:</p> <ul style="list-style-type: none"> • The lack of adequate parking for two cars within the property is causing a road traffic violation on a narrow street with embankments. • There is no pavement on one side of this road so all pedestrian traffic passes the entrance to this property. • Emerging onto a narrow highway with frequent public transport in the form of a bus route being hampered by traffic from this property continues to be an issue. The demolition of the carport and replacement of living area exacerbates the parking issues mentioned in the above statement. <p>Planning officers are requested to visit the site and to note our response in full to the previous planning application 17/00795/FUL in reference to design HE 1A,C,D,E, and HE 3.</p>
<p>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.</p>	<p>The Parish Council decision was D.</p> <p>The site has attempted alterations to approved plans on four occasions under different names and plot numbers however the previous SINC is the plot at issue.</p> <p>Until the following issues are resolved no further planning applications should be permitted:</p> <ul style="list-style-type: none"> • The persistent noise and light pollution for local residents in Poppleton Park and the Ebor Nursing Home is reported regularly to Ward Councillors, Parish Councillors and the CYC Environmental enforcement officers and still no sanction or action has been taken. • The wording of the planning application does not mean that the additional car parking proposed will be exclusively for parking by surrounding companies so could in effect be additional parking for the Arnold Clark organisation.

	<ul style="list-style-type: none"> • The lack of compliance with hedge planting as a condition of approval from the City of York Council is a further reason for the Parish Council to be sceptical of the intention of this further variation of condition 2 of the planning application 16/01297/FUL: 16/1302/FUL: 16/02285/FUL: 15/1307/FUL and 16/2332/FUL as on each occasion it looks as if it is a different application but all the planning applications apply to the same site, namely the form SINC. • The car parking issues for other businesses using the York Business Park was raised by the Parish Council at the time of the initial outline planning application.
<p>Ref: 17/01625/FUL - Crossfields, Main Street Upper Poppleton. Variation of Condition 2 of permitted application 16/01181/FUL to incorporate 2 no dormer windows to front elevation of plot 2</p>	<p>The Parish Council decision was D.</p> <p>When the first application was placed for this property to be three storeys high objections were raised by neighbours and the school supported Nether Poppleton Parish Council as the school is a shared asset of both parish councils.</p> <p>The second application was for a two-storey building which the parish council approved but this resubmission is a re-instatement of the refused plan.</p> <p>Reasons for refusal should be</p> <ul style="list-style-type: none"> • Light taken from Neighbouring property • Over viewing from window into school playing areas and classroom • Inappropriate street scene development all other properties adjacent have only two storeys. <p><u>Conditions for development should include</u></p> <p>All parking must be within the curtilage of the property due to the restricted parking and 20 MPH zone for the primary school.</p>
<p>Provisional thoughts on the Design of the new dwelling on the Cherry Tree Cottage site.</p>	<p>This planning application has not come forward officially, but is on the CYC Planning website Mr Reynolds enlighten the Parish Council Planning Committee on the proposal.</p> <p>The chief concern for the Parish Council is the development of this building in the 2005 Green Belt which is in place till 2020 due to</p>

	<p>the preservation of the RSS YH9, Y1 policies on York Green Belt.</p> <p>The four-bedroomed house was discussed and footprint development on a previous building was considered.</p> <p>The design of the house should be no higher than the present roof levels and should be sympathetic to the rural environment.</p> <p>The large section of glass to the rear of the property can be seen clearly from the bypass and is not in keeping with the rural ambience.</p> <p>The plan may not come forward till August or September however for the record these notes have been recorded as Mr Reynolds was present at the meeting.</p>
<p>Ref: - 16/02545/FUL – Change of use from warehouse (use class B8) to gym (use class D2) at London Ebor Developments plc, Millfield Business Centre, Millfield Lane by Mr Stewart Gray.</p>	<p>Comments on previous application: Change of use from warehouse to gym notwithstanding the comments received from the applicant it was agreed that the Parish Council response should stand.</p>
<p>Hyundai Garage removal of hedgerow and trees from the perimeter of the grounds</p>	<p>Cllr Jones had reported to the CYC Enforcement Office that the hedgerow had been removed from the frontage of the Hyundai Garage showroom in violation of Conditions of Approval 2 from the planning permission granted by CYC planning Director Mike Slater on the York Business Park. The company have now developed further hard standing which will increase the runoff from the site onto the road. This will lead to flooding in the low-lying area of the roundabout and Arnold Clark Showroom. Hedgerows are afforded additional protection under the polices contained within the Neighbourhood Plan which will go to referendum on 23 August 2017.</p>

(b) To note Local Authority Planning Decisions

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

- Ref: 17/00666/FUL – Single-storey rear extension at 17 Millfield Gardens by Mr & Mrs Taylor.
- Ref: 17/00777/FUL – Erection of 2 no. light industrial/warehouse units (use class B1, B2, B8) at Rose Centre, Rose Avenue by Mr Garry Baker.
- Ref: 17/01186/FUL – Conservatory to rear at 32 Midway Avenue by Mrs Edith Jones.
- Ref: 17/01216/TCA – Fell Yew and Horse Chestnut in a Conservation Area at 4 Poppleton Hall Gardens by Mr John Dunning.

17/179 - CLERK'S REPORT

A full list of the planning decisions was circulated with the agenda. Nothing further to report.

17/180 - TO AGREE THE DATE OF NEXT MEETING AS MONDAY 21 AUGUST 2017

It was agreed that the next meeting would be held at 7.00pm in the Poppleton Centre on Monday 21 August 2017.

Chairman.....

Date.....

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