

NETHER POPPLETON PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD IN THE POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 20 FEBRUARY 2017

PRESENT:

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

17/027 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None

17/028 – PUBLIC PARTICIPATION

Mr Dent of Thornton Dale First Class Fish and Chips addressed the Parish Council. He is seeking approval for a four-month trial to provide a service of locally sourced Fish and Chips once a week at a venue within the village of Nether Poppleton. Discussion took place on how smells, litter, and parking had been considered by Mr Dent. Mr Dent was seeking the opinion of the Councillors regarding a suitable venue and proposed the area outside the village shops in Nether Poppleton after discussion with the shop keepers

17/029 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Cllr Glen Bradly sent apologies and the Parish Council approved the reason for absence.

17/030- TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 16 JANUARY 2017

The minutes of the meeting held on 16 January 2017, having been circulated and read, were accepted and signed as a true record.

**17/031 – 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: 14/02789/OUTM – Outline application for the development of the site comprising up to 1,100 residential units, community uses (D1/D2) and new public open space with details of access (to include new access points at Millfield Lane and Boroughbridge Road and a new link road, crossing the Former Manor School Site) and demolition of the Former Manor School buildings at British Sugar Corporation Ltd, Plantation Drive by British Sugar. – REVISED PLANS	While supporting in general the need for new houses on this Brownfield site there are concerns with the plans in respect of the Nether Poppleton Parish Council in the following areas. The requirement to fill the land where the former wash pits were sited will mean that the new base height before building will be well above the adjacent ground. The roof height of the houses to be built on this section will overpower all the adjacent business premises. It is suggested that to avoid the soulless

environment that mixing houses and business has produced in Poppleton Park, that the area immediately between the present business premises on Millfield Lane and the Tangerine factory is developed solely as business premises and not housing. It will affect approximately the development of 35 houses.

Business premises on London Ebor have already indicated an anticipation of environmental impact as one business is involved in catering with associated food cooking smells at all times of the day and night. Another business, which uses industrial sawing machines to manufacture huts and garden shed, has indicated that he presently fires up the machines at night without affecting any of the other business. If there were to be houses adjacent he would have to relocate as he feels that and a noise abatement order would be imposed.

If the above suggestion is taken on board, then the need for the exit from the development on to Millfield Lane is reduced.

The proposed exit onto Millfield Lane will create a rat run to avoid the junction of the A 59 and A 1237 roundabout which at peak traffic times causes up to a 20 minute delay.

In order to prevent rat running we recommend the installation of a rising bollard to prevent general access onto Millfield Lane or as alternative the relocation of the bollard from the Low Poppleton Lane / Millfield Lane corner.

There is an emerging Neighbourhood Plan for Poppleton which the City of York Council is aware of and the implications of this document need to be taken into account for any development proposed within the Plan Area.

<p>Ref: 14/02798/FULM – Construction of development platform, engineering works and remediation and reclamation of site at British Sugar Corporation Ltd, Plantation Drive by British Sugar. REVISED PLANS</p>	<p>As above</p>
<p>Ref: 15/00523/FULM - Construction of development platform, engineering works and remediation and reclamation of site (duplicate application) by British Sugar Corporation Ltd Plantation Drive York YO26 6XF</p>	<p>Decision by the Parish Council was C.</p> <p>(i) The main concern was during the construction of the platforms on this site access to the site should not be along Millfield Lane rather the new road should be constructed on site to take the construction vehicles.</p> <p>(ii) Concerns were also regarding the preservation of the significant green infrastructure and wild life on site being preserved as far as feasible. Also to ensure noise reduction during construction for the residents immediately opposite the site in Millfield Lane</p> <p>(iii) Surface water storage and distribution during the construction of the platform for engineering work was raised as a cause of concern to the road, the Carr Dyke drain and pumping station and the site in general.</p> <p>(iv) All construction vehicles leaving the site should be free from mud and debris.</p> <p>(v) The contractors and sub-contractors should make strenuous efforts to ensure that mud is not spread onto any road around the site.</p> <p>(vi) Hours of working should be sympathetic to the residential areas surrounding the development.</p>
<p>Ref: 15/00524/OUTM - Outline application for the development of the site comprising up to 1,100 residential units, community uses (D1/D2) and new public open space with details of access (to include new access points at Millfield Lane and Boroughbridge Road and a new link road, crossing the Former Manor School Site) and demolition of the Former Manor School buildings (duplicate application) by British Sugar Corporation Ltd Plantation Drive York YO26 6XF</p>	<p>Decision by the Parish Council was C.</p> <p>(i) The main concerns during the construction of the large number of houses over the next 20 years is that the current infrastructure surrounding the area cannot cope with potentially 2,000 additional cars in the morning.</p> <p>(ii) Concerns were raised about the road layout through the Former British Sugar Site as being adequate to cope with the volume anticipated.</p> <p>(iii) There was support for brownfield development with a mix of housing types so different stages of house requirement related to age should be considered. Bungalows would be appreciated within the designation of the housing zones.</p>

	<p>(iv) Concerns were made regarding the design of the road layout. Corners on the maps were considered as too sharp to allow large vehicle traffic such as delivery lorries and buses through the site.</p> <p>(v) Tree preservation and wild life preservation should be a major consideration at all times during the development of the site. Substantial trees should be preserved to give a mature vista to the site during and after construction.</p> <p>(vi) Concerns were raised about the lack of provision for amenities, such as doctors, dentist, shops, schools and churches. The site map indicates that these facilities may be found within a 1-2 km radius but not within the site per se.</p> <p>(vii) Access and egress from the site must be limited on to Millfield Lane given that it currently discharges onto the A1237 by-pass at a roundabout that has four entry points within 180 degrees of the roundabout. All traffic will need to pass a large secondary school and traverse a railway crossing. New Road construction should be considered from the site suitable for the next 100 years in line with the Transport Policies of the Local Plan 2005 and the emerging Local Plan.</p>
<p>Ref: 17/00072/FUL – Single-storey rear extension and part conversion of garage into habitable room at 8 Linton Road by Prof. and Mrs Tooby-Smith.</p>	<p>Decision B - No objections</p>
<p>Ref: 17/00129/TPO – Prune 2 no. Ash trees; fell 1 no. Ash tree protected by Tree Preservation Order No. 1/1970 at 1 Riverside Walk by Mr James Mackman.</p>	<p>Decision B - We support the application.</p>
<p>Ref 17/00133/LBC Amendment to Listed Building Consent 15/01724/LBC to alter the position of 1no. rooflight in the rear roofslope.</p>	<p>Decision B - No objections</p>

(b) To note Local Authority Planning Decisions

The Local Planning Authority decisions were noted. It was noted that in regard on application 16/02887/FUL 32 Church Lane, that if the City Council planners were mindful to grant approval for this development in the conservation area, then Councillors Gillies and Steward would request that the application was called in and a full site visit was undertaken given the historic significance of the building concerned.

(c) To consider a request from Thornton Dale Fisheries for permission to park a mobile fish and chip shop near the Allerton Drive shops for four hours on Tuesday evenings.

Councillors discussed the pros and cons of this proposal and the location of such an enterprise and it was agreed that the Clerk would write to Mr Dent suggesting permission for a four-month trial is granted. An alternative venue was suggested at the Poppleton Tigers Junior Football ground as there is sufficient lighting and a power source for the vehicle. It was also suggested that if there was another alternative venue to be considered that Upper Poppleton Parish Council would need to be consulted. **(Action Clerk to write to Mr Dent with Parish Council Decision)**

17/032 - CLERK'S REPORT

Councillor Bradley has agreed to source and purchase a laptop for use at the Parish Council meeting in future. A specification had been circulated and it was agreed to purchase the slightly more expensive laptop, and related equipment. 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.

17/033 - TO AGREE THE DATE OF NEXT MEETING AS MONDAY 20 MARCH 2017

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

Chairman.....

Date.....2017

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