

NETHER POPPLETON PARISH COUNCIL

**MINUTES OF THE PLANNING MEETING HELD IN THE POPPLETON CENTRE,
UPPER POPPLETON, AT 7.00PM ON MONDAY, 15 OCTOBER 2018**

PRESENT:

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

**18/276 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST
(NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

18/277 – PUBLIC PARTICIPATION

A resident from Church Lane spoke about a planning application 18/01998/FUL which could affect the river bank and ecology of the area.

18/278 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

All Cllrs. being present there were no apologies.

**18/279 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 17
SEPTEMBER 2018**

The minutes of the meeting held on 17 September 2018, having been circulated and read, were accepted and signed as a true record.

18/280 - 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

Ref: 18/01660/FUL - Resubmission of two-storey side extension and single-storey rear extension at 5 Midway Avenue.	The decision was B. It was noted that the City Council had already approved this application.
Ref: 18/01998/FUL – Single-storey side extension, annex above existing garage, internal alterations and new retaining wall at Rivers Edge, 6 Fox Garth.	The Decision was D There are numerous ecological and environmental issues to be considered This proposed development is in a conservation area and all the trees regardless of age have TPOs on them The development plan suggests the removal of several trees in this area. The Parish Council notes that the trees have root systems that contribute significantly to the stability of the river bank at this vulnerable point - just beyond the right-angled bend in the river where the water speed is increased. The following material considerations and planning

	<p>policies are cited.</p> <ul style="list-style-type: none"> • PNP 3 Neighbourhood Plan Conservation areas in respect of building appearance and design • PNP 6 B of the Neighbourhood Plan for Poppleton • Emerging Local Plan (ELP) D2 Landscape and Setting points v, vii, ix • ELP Policy D4 Development within a conservation area • ELP D 11 • ELP Policy ENV 4 Flood Risk. Removal of tree such as willows will increase the potential of flooding in the area. • ELP ENV 5 Sustainable development • NPPF Para 165 Environment – river management • Natural Environment Rural Community Act 2006 to protect wild life of the area. Noted in the area are bats, otters, kingfishers and other bio diversity aspects which will be lost if the trees in particular are removed from the river bank <p>The tree area has flooded in 2000, 2006 and 2015 when the 100-year flood line was breached.</p>
<p>Ref: 18/02080/FUL – Change of use from existing offices and warehouse to adventure play park (class 2) at London Ebor Developments plc, Millfield Business Centre, Millfield Lane.</p>	<p>The Parish Council decision was D based on the following material considerations.</p> <p>This is the second time such a development has come forward for this site. The restrictions are still that parking for this type of enterprise is insufficient.</p> <p>1. The area is used extensively by other business with lorries and heavy vehicles so to propose that this blends with children running excitedly from cars is considered extremely dangerous.</p> <p>There is insufficient offices and warehouse space in this area and it is an industrial estate.</p> <p>There would be a loss of potential employment space should this change of use be approved.</p> <p>***Comments from March 2017 of a similar proposal for this site</p> <p>The change of use would demand a bigger area for car parking than is currently provided.</p> <p>2. There needs to be sufficient parking for clients within the curtilage of the current parking areas to prevent additional parking on Millfield Lane, which is an issue for the bus services and frequently creates delays.</p> <p>3. The development of the former Sugar Beet site will create additional pressures on this section of the</p>

	<p>road</p> <p>4. Manor Academy should be consulted as there will be an impact on the student safety with the above caveats on parking,</p>
<p>Ref: 18/02104/FUL – Erection of detached double garage with annexe within roof space and replacement windows to existing dwelling at 34 Church Lane.</p>	<p>The Parish Council Decision was D. It was felt that in a Conservation Area this was inappropriate development. The height and extension of the building will curtail light to the adjacent premises which have already been blocked by development close by. All the trees have TPOs and noted previous development in this area removed trees with squirrel drays and damage to other wild life habitats. Removing more trees from this historic part of the village is felt to undermine the purpose of the TPO legislation.</p> <p>The Village Design Statement notes that Vehicles must be parked within the curtilage of the premises.</p> <ul style="list-style-type: none"> • PNP Policy PNP 3 All proposals for development in Upper Poppleton and Nether Poppleton Conservations areas should preserve or enhance their special character or appearance. • All development land within the Conservation Area should protect the open character and heritage assets of the village as set out in conservation area character assessment of the relevant conservation areas (see Village Design Statement) • PNP 6 • Local Plan D2 Landscape and Setting in respect points v, vii, ix • Policy D 4 Development within a conservation area. • Policy D 11 Extensions and Alterations to Existing Buildings • Policy ENV 4 Flood Risk. This property already lies within Flood zone 2 and 3 liable to flood and / or increase flooding risk. • Policy ENV 5 Sustainable Drainage

(b) To note Local Authority Planning Decisions

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

- Ref: 18/01537/FUL – Conversion of existing vacant unit into motor vehicle dealership to include showroom, workshop, MOT testing, parts storage/sales, car storage, general parking, used car display and erection of valet building with wash bay ay Unit 6, Hudson Court, Great North Way.

- Ref: 18/01538/FUL – Change of use of restaurant to vehicle sales dealership with showroom and associated offices, welfare facilities, used car display and customer parking at Bengal Brasserie, Ings Lane.
- Ref: 18/01600/TPO – Fell sycamore protected by Tree Preservation Order no. 1/1970 at 16 Littlefield Close.
- Ref: 18/01660/FUL – Two-storey side extension and single-storey rear extension at 5 Midway Avenue.
- Ref: 18/01673/FUL – Two-storey side and single-storey rear extension and canopy extension to front, following demolition of garage and rear conservatory at 22 Nursery Road.

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

- Ref: 18/01320/FUL – Single-storey rear extension with air conditioning unit to side (Revised application to approval 17/00666/FUL to include the air conditioning unit) at 17 Millfield Gardens.

(c) To receive a formal email response from Rapley regarding the decision of the Judicial Review.

An email was circulated with responses to various questions posed by the Neighbourhood Plan Committee.

(d) To note that Earswick have formally submitted a Neighbourhood Plan.

The submission was noted

(e) To note the latest position of the Local Plan housing numbers

It was noted that recent significant changes to the projected housing numbers may affect some of the policies within the latest version of the Emerging Local Plan. There was no attendance from the Ward Councillors to enlighten the Parish Council on what this might mean to the Inspectorate position.

(f) To consider sending a letter to CYC re “Keep Clear” on the A1237 roundabout.

The current situation at peak times is that vehicles may wait up to 40 minutes in a queue to access the roundabout. This means that traffic can back up to, and over the level crossing area and block access for the bus service.

It is also felt that at normal times the speed of the traffic approaching the roundabout on the A 1237 is such that the potential of a road traffic accident is extremely high.

(Action Letter composed by Cllr. Bradley will be sent by the Clerk to the City of York and copied to the Ward Councillors)

18/281 - TO DISCUSS THE POSSIBILITY OF INTRODUCING PARKING RESTRICTIONS OPPOSITE THE SHOPS IN ALLERTON DRIVE

It was noted that currently the lack of guidelines for parking in the area outside the shops has led to inconsiderate parking in the area. It was noted that there is no provision for a disabled parking bay and a letter to CYC from the Clerk should request this.

(Action: The Clerk to write to the Highways Department and the City of York Council regarding the marking of bays outside the shops in a way that is complementary to the village setting including a disabled parking bay.

Action: The Clerk should also write to the Cleansing Department that this area of the public highways has never been cleaned and actions by CYC would be appreciated)

18/282 – TO RECEIVE THE CLERK'S REPORT ON PROGRESS ON THE FOLLOWING:

(a) Action on A-boards that are displayed along Great North Way (Min. 18/252a)

(Action: Clerk to follow this up with CYC and Local Ward Councillors.)

(b) Action on letter to City Council on parking in and around the new developments adjacent to Bannatynes

(Action: Clerk to discuss this further with the Ward Councillors. Noted no further action was taken by CYC following a site visit.)

18/283 – TO CONSIDER MINOR MATTERS

None.

18/284 TO CONSIDER NEW ITEMS FOR THE NEXT AGENDA

Councillors were requested to forward items to the Clerk and Chairman of the Parish Council

18/285 - TO AGREE THE DATE OF NEXT MEETING AS MONDAY 19 NOVEMBER 2018

It was agreed that the next meeting would be held at 7.00pm in the Poppleton Centre on Monday 19 November 2018.

Chairman.....

Date.....

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