

NETHER POPPLETON PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD IN THE POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 19 MARCH 2018

PRESENT:

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

18/064 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

18/065 – PUBLIC PARTICIPATION

None.

18/066 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Apologies were received and approved from Cllr. Barry.

18/067 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 19 FEBRUARY 2018

The minutes of the meeting held on 19 February 2018, having been circulated and read, were accepted and signed as a true record.

18/068 - PLANNING APPLICATIONS

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: -

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| Ref: 18/00145/FUL – Three-storey front extension to provide 24 additional bedrooms and additional car parking spaces at Premier Inn, White Rose Close by Whitbread Plc. | The decision was C The Parish Council would like to have confirmation:- <ol style="list-style-type: none">1. That the new building and car parking will not restrict access for emergency vehicles.2. That the new building will restrict the access to the site.3. That there must be no additional external lighting as the new build will be closer to the bypass and high levels of lighting will be distracting for drivers at night.4. That the hedgerow and planting must be reinstated to provide a habitat for birds, insects and small mammals. |
| Ref: 18/00195/FUL – Conversion of 30 and 32 Church Lane to create 1no. dwelling with alterations and extensions including roof extension and part two-storey and part single- | The decision was C The Parish Council requested that the City Planners to reflect on the following points if this development is passed |

storey rear extensions at 32 Church Lane.

1. That there will be no accidental demolition of either 32 or 30 Church Lane
2. That all trees and hedges are protected during the construction.
3. That no tree or hedgerow may be removed without the appropriate planning permission as all trees have TPOs on them as they are in a Conservation Area.
4. That parking of construction vehicles should be on the site of the properties at 32 and 30 Church Lane and not on the road so as this would make access difficult to other properties, the church, Tithe Barn and other properties further down Church Lane
5. That any alterations to plans that are passed have the full approval of the Conservation Officer and English Heritage prior to the commencement of changes.
6. That all the verges in the vicinity of the site on both sides of the road are protected..
7. That a base line level of roof tops and eaves is agreed on the present buildings prior to any alterations.
8. That all window changes should be in line with the Village Design Statement PNP 4 for housing in a Conservation Area.
9. That all door changes should be in line with the Village Design Statement PNP 4 for housing in a Conservation area.
10. That the 'barn' to the rear of the property is retained due to its history and style .
11. That a replacement hedge is replanted where it has been removed to the rear of the property.
12. That no construction will take place on Sundays as the area and the Church require access of vehicles.
13. All materials used during construction will be stored on site.
14. No fires may take place on site that could cause damage to any property on the site or neighbouring the sites.
15. The Neighbourhood Plan PNP 3 should be observed. The property changes should enhance or preserve the character and appearance of the Conservation Area.
16. That any relics of archaeological importance must be notified to English Heritage and the Conservation Officers immediately.

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| | <p>17. All development 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 assessment for the relevant conservation area.</p> <p>18. Retrospective planning will be closely monitored in the Conservation Area where there are many listed buildings within 100m of the proposed development.</p> |
| <p>Ref: 18/00201/FULM – Erection of 3no. buildings for light industrial, general industrial or storage and distribution uses (class B1c, B2 and B8) on sites west of 1 Rose Ave and north of Evans Business Centre, Rose Avenue.</p> | <p>The decision was D</p> <p>The Parish Council object to the development of building 1 on the site map because this is the proposed Railway Halt at Rose Avenue. This proposed railway halt is mentioned in the transport policies of the 4th set of changes to the Local Plan and in the draft 2018 Local Plan as being an important for future transport needs.</p> <p>If the building adjacent to the railway line goes ahead then it will curtail this proposed railway halt for the future.</p> |
| <p>Ref: 18/00283/FUL – Formation of 2no. additional parking spaces within existing car park at Bannatynes, White Rose Close.</p> | <p>The decision was B</p> |
| <p>Ref: 18/00326/FUL – Conservatory to rear at 68 Millfield Lane.</p> | <p>The decision was B</p> |
| <p>Ref: 18/00348/FUL – Erection of two-bay valet building at Arnold Clark Ltd, Great North Way by Mr Arnold Clark Automobiles.</p> | <p>The decision was D.</p> <p>This site already has provision for valeting cars and the additional drainage issues for extending the facility need to be carefully considered by the City Planners.</p> <p>The position of the valeting service building restricts potential access to the site.</p> |
| <p>Ref: 18/00406/TCA – Crown reduce Oak by 2-3m protected by Tree Preservation Order no. 14/1966 at 7 Fox Garth.</p> | <p>The decision was B</p> |

(b)To note Local Authority Planning Decisions

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

- Ref: 17/03001/FUL – Single-storey rear extension at 5 Hillcrest Avenue.

18/069 - TO CONSIDER MAKING REPRESENTATION ON THE PLANNING APPEAL FOR CHERRY COTTAGE REF 17/01507/FUL

Councillors agree to make representation on the appeal for Cherry Cottage. It was agreed that key elements for the objection were as presented in the circulated draft letter and that this would be amended, circulated and sent to the Inspectorate before the closing date. **(Action Clerk, Cllrs. Jones, Bradley and Powell)**

18/070 - TO AGREE THE RESPONSE TO THE DRAFT LOCAL PLAN CONSULTATION 2018 FROM NETHER POPPLETON PARISH COUNCIL.

A response to the Draft Local Plan 2018 was circulated and it was unanimously agreed to send the full response to the City of York before the closing date of 4th April 2018. **(Action Clerk)**

18/071 - TO AGREE TO SEND A NOTE AND A REPRESENTATIVE TO THE CITY OF YORK COUNCIL MEETING ON 17 MAY 2018

This item has been referred to next month's agenda. **(Action Clerk to circulate to all councillors the full letter and response)**

18/072 - TO RECEIVE THE CLERK'S REPORT ON PROGRESS ON THE FOLLOWING

(a) A letter to the City Council regarding vehicle parking in the York Business Park (Min. 18/042)
A decision on this subject was deferred to next meeting.

(b) A letter to Skelton Parish Council regarding affordable homes in Skelton (Min. 18/043)

Cllr. Jones reported having made contact made with Skelton Parish Council. A letter is to be drafted and sent to the proposed developer as soon as possible. **(Action Cllr. Jones)**

(c) The Neighbourhood Plan Committee's response to the latest Local Plan consultation. (Min. 18/045)

The Neighbourhood Plan Committee's response was noted and following agreement would be sent to the City Council before the closing date. **(Action Clerk)**

18/073 – MINOR MATTERS

It was agreed to discuss the proliferation of A-boards at the entrance to York Business Park at the next meeting.

18/074- TO AGREE THE DATE OF NEXT MEETING AS MONDAY 16 APRIL 2018

It was agreed that the next meeting would be held at 7.30pm in the Poppleton Centre on Monday 16 April 2018 following the Annual Parish Meeting.

Chairman.....

Date.....2018

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