

NETHER POPPLETON PARISH COUNCIL

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

PRESENT:

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

18/309 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

18/310- PUBLIC PARTICIPATION

None.

18/311 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Apologies were received and approved from Cllrs. G A Bradley and M A Reynolds.

18/312 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 15 OCTOBER 2018

The minutes of the meeting held on 15 October 2018, having been circulated and read, were accepted and signed as a true record.

18/313 – 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: 18/02104/FUL - Erection of detached double garage with annexed within roof space replacement windows to existing dwelling at 34 Church Lane.	The Decision of the Parish Council was D Objections to the proposed garage annex development were on the following material consideration grounds. This is a conservation area so any building must be in empathy with the surrounding historic properties. It was felt that in a conservation area this was inappropriate development. The height and intension of the building will curtail light to the adjacent premises which have already been block 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

	<p>historic part of the village is felt to undermine the purpose of the TPO legislation.</p> <p>In the present planning application the tree removal is merely signified as red lines where as a total application for removal of trees is required</p> <p>The Village Design Statement notes that Vehicles must be parked within the curtilage of the premises.</p> <p>PNP 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 should protect the open character and heritage assets of the village as set out the in conservation area character assessment of the relevant conservation areas (see Village Design Statement)</p> <p>From the Neighbourhood Plan which is the only developmental plan in place at the present time refer to</p> <ul style="list-style-type: none"> • PNP 6 <p>From the draft Local Plan which is with the inspectorate at the present time the following should be considered</p> <ul style="list-style-type: none"> • 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
<p>Ref: 18/02158/FULM - Erection of new industrial facility (use class B2/B8 with ancillary office B1a) with access road, parking and landscaping at land to the South of Northminster Business Park, Harwood Road, Upper Poppleton</p>	<p>The decision of the Nether Poppleton Parish Council was D</p> <p>This planned development is not featured in the draft Local Plan that although only at the inspectorate stage of progress still has validity.</p> <p>The Neighbourhood Plan for Upper and Nether Poppleton recognised that this is Green Belt under the reserved RSS Y1 and Y 9 Policies and as such should not be developed. The Rufforth and Knapton Neighbourhood Plan, which is currently at the Referendum stage also objects to this development in the</p>

	<p>Green Belt under the retained RSS policies Y1 and Y 9.</p> <p>The access and egress from this development is on to an already congested and narrow country lane. Therefore created more vehicle traffic for the original country-employees housing situated on this access road.</p> <p>Significant screening is recommended which will take time to develop. Tree planting should be a priority to shield others on the site from noise and inconvenience to their employees, customers and clients.</p> <p>There are many units on this site already which are under or unoccupied. The requirement for further development requires consideration of other development of industrial and commercial use in the Draft Local Plan area.</p> <p>The site requires a visit from the Planning Committee rather than being left to a planning officer decision.</p>
<p>Ref: 18/02229/FUL - Conversion and extensions to existing detached garage to create a self-contained granny annex accommodation at Field View , Millfield Lane</p>	<p>The decision of the Parish Council was C with the following to be considered by the Planning Committee and a site visit is recommended.</p> <p>It is recognised that this is a large plot but there are considerations to the traffic density and frequency on this section of Millfield Lane.</p> <p>The proximity of Manor Academy with the associated traffic which peaks at certain times of the day means that access to and from this property can be difficult.</p> <p>The proximity to this property of Millfield Haulage which uses the entrance immediate opposite to the site is a traffic issue and should be referred to the Highways Authority.</p> <p>While appreciating that elderly relatives may require to live within close proximity to family, past experience of this type of development has frequently later developed into plot division and subdivision of plots is not supported by the Nether and Upper Poppleton Neighbourhood Plan PNP 6A.</p>
<p>Ref: 18/02348/FUL - Single-storey side and rear extension and new porch to front at 16 Hillcrest Avenue.</p>	<p>The Parish Council decision was B No objections were lodged</p>
<p>Ref: 18/02399/TCA - Crown reduce by 15%;removal low branch from Sycamore</p>	<p>The Parish Council decision was B</p>

protected by TPO order 1/1970 at 8 Millfield Lane.	
Ref: 18/02405/ADV - Display of 2 non-illuminated totem signs (resubmission) at Bengal Brasserie, Ings Lane	<p>The Parish Council decision was D</p> <p>This type of high totem pole design should not be permitted on this site as it will distract drivers' line of vision on the A1237 because of the placement in close proximity to the major road.</p> <ol style="list-style-type: none"> 1. The total number of signs suggested on this site is excessive given the size of the site. 2. The proximity of a major road junction on the A 1237 and this distraction at peak times and in the winter months has the potential to cause serious road traffic accidents. 3. Totem pole signs seem to be out of keeping with the adjacent properties of a children's nursery and two restaurants. 4. There is significant parking issues on the approach road to this site and any additional distractions by so many signs seems inappropriate for the area. 5. The signs should have a light time curfew of 10.00pm in accordance with other properties. 6. A site visit during the day time is recommended 7.This proposed plan development and the advertising suggested should be called in for discussion by the City Councillors and the planning committee.
Ref: 18/02514/FUL - Single-storey extension at Poppleton Community Sports Pavilion, Millfield Lane.	The Parish Council decision was B

(b) To note Local Authority Planning Decisions

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

- Ref: 18/00021/FULM – Erection of two-storey vehicle dealership building comprising of show room, workshop facilities and associated car parking at Plot 1B - Call Centre, White Rose Close.
- Ref: 18/01967/ADV - Display of 3no. internally illuminated fascia signs, 1no. internally illuminated entrance sign, 2no. internally illuminated totem signs, 1no. internally illuminated wall-mounted sign and 1no. non-illuminated directional sign at Bengal Brasserie, Ings Lane by Suzuki GB Plc.

18/314 TO RECEIVE THE CLERK’S REPORT ON PROGRESS ON THE FOLLOWING:

(a) Action on A Boards that are displayed along Great North Way (Min. 18/282a)

(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 Bannatyne’s. (Min. 18/282b) (Action Clerk)

18/315 - TO NOTE CORRESPONDENCE RECEIVED BY THE CLERK

It was noted that the City Council had confirmed the Parish Council’s request for a tree survey for planning application 18/01998/FUL for 6 Fox Garth.

18/316 - TO CONSIDER MINOR MATTERS

None.

18/317 - TO CONSIDER NEW ITEMS FOR THE NEXT AGENDA

A review and audit of the action log for 2018 was proposed to ensure that all actions have been recorded and any resolutions noted.

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

18/318 TO AGREE THE DATE OF THE NEXT MEETING AS MONDAY 21 JANUARY 2019

It was agreed that the next meeting would be held at 7.00pm in the Poppleton Centre on Monday 21 January 2019.

Chairman.....

Date.....2019

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