

NETHER POPPLETON PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD IN THE POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 7 JANUARY 2019

PRESENT:

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

19/001 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

19/002- PUBLIC PARTICIPATION

None.

19/003 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Apologies were received and approved from Cllr. M A Reynolds.

19/004 – 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: 18/02492/FUL – Single-storey side and rear extension at 44 Allerton Drive.	It was noted that the decision on this application had already been approved by the City of York Council without input from the Parish Council of Nether Poppleton.
Ref: 18/02601/FUL – Variation of condition 2 (approved plans) of permitted application 18/00195/FUL (conversion of 30 and 32 Church Lane to create 1no. dwelling) to alter windows and roof ridge and omission of dormer windows to 32 Church Street and first floor extension to 30 Church Street at 32 Church Street.	The Decision was B It was noted that the Parish Council were pleased with the reduction in roof height and the way the design now met with most of the City Planners recommendations
Ref: 18/02651/TPO – Fell 1 no. ash protected by Tree Preservation Order no. 14/1996 at 3 Fox Garth, Millfield Lane.	This decision was noted as already approved by the City of York Council without reference to the Nether Poppleton Parish Council. The tree in question was diseased therefore needed be removed.
Ref: 18/02660/CLU – Certificate of lawfulness for use of land as residential garden with 2no. structures for storage at Cherry Tree Cottage, Millfield Lane.	The Decision was C. The area in question was seen as the entrance to the caravan park and additional parking for cars from the adjacent property. A new fence has indicated a division of the entrance area

	<p>The decision of the inspectorate on the application 17/01507 which relates to the same area indicated that this was Green Belt Land and refusal of development was recommended.</p> <p>The consolidation of the small section of this land to reinstate it as garden with hard standing suggests development.</p> <p>It is not clear from the City of York Website and the Government Website just what is expected by CLU. Clarification is requested in this regard.</p>
<p>Ref: 18/02692/FUL – Erection of 2no. dwellings with detached garages on land to the rear of the Lord Nelson pub, 9 Main Street.</p>	<p>The Decision on this proposed development was D for the following material considerations.</p> <p>This proposed development is within the Nether Poppleton Conservation Area where there are up to 6 Grade II* listed buildings adjacent to and/or within walking distance of the proposed new development.</p> <p>City of York Development Control Local Plan Policies 4th set of changes 2005.</p> <p>HE2 not respecting adjacent buildings, open spaces...no regard to local scale and proportions</p> <p>HE3 adverse effect on the character and appearance of the area.</p> <p>GP1a development does not respect or enhance the local environment.</p> <p>GP1b development proposals not of a scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area.</p> <p>GP1c does not avoid the loss of open spaces, important gaps within development</p> <p>GP 1e does not retain the rural character and setting of villages and other townscape features which make a significant contribution to the character of the area</p> <p>GP1i residents living nearby will be unduly affected by overshadowing or dominated by overbearing structure</p> <p>Poppleton Village Design Statement:</p> <p>Para 11 existing character and traditions not appreciated when contemplating new development</p> <p>Para 12 not conserving the special character of the traditional communities, the size scale and massing of new buildings and extensions does not harmonise with neighbouring properties and spaces</p> <p>Para 17 space is not maintained around dwellings</p> <p>Upper and Nether Poppleton Neighbourhood Plan approved October 2017</p> <p>Policies 3 related to Conservation Areas and proposals for development</p> <p>Policy 4 which confirms the legal status of the Village Design Statement</p>

	<p>Policy 6A relating to development within Upper and Nether Poppleton relating to development within the curtilage of an existing building.</p> <p>Further concerns were</p> <p>1 Expressed regarding the area being immediately adjacent to Flood Zone 1 with the River Ouse on record as flooding the approach road, Main Street most recently in 2015, 2009, 2008, 2005, 2000 for periods of over two weeks therefore restricting traffic flows in the area.</p> <p>2 The traffic congestion already on the Main Street adjacent to this proposed development which has been the subject of two questionnaires and finding that proposal of yellow control lines while desirable would not be appropriate in a Conservation Area.</p> <p>3. Size and dominance of the proposed dwellings had not been communicated to neighbouring properties as is the right of a resident who might be affected by proposed developments in any area.</p> <p>4.The size and scale of the proposed development would over shadow the historic Poppleton House which is a Grade 11* listed building with historic significance to York as well as to Nether Poppleton.</p> <p>5 Experience of other property development which claims to be dormer-windowed in roof have shown, on completion, to be significantly dominant in a rural country setting.</p> <p>6 Safeguards need to be in place for the pedestrian access around this section of the village as it is a popular circular walking route for many residents.</p> <p>7 The loss of the potential for the local Pub to use their beer garden as any new resident in the area could claim that it inhibited their use of the house and garden. Thus restricting the use of the present Pub area and parking.</p> <p>8 The proposed development with narrow access would not be able to be used by emergency vehicles or refuse vehicles as there is no provision for a turning circle in the development.</p> <p>9 The need to protect the roots of the trees in adjacent properties. The trees are in a Conservation Area and therefore have TPOs.</p> <p>THIS PROPOSED DEVELOPMENT SHOULD GO BEFORE A FULL PLANNING COMMITTEE AND NOT BE LEFT TO AN OFFICIER'S DECISION.</p>
<p>Ref: 18/02745/ADV - Display of 1no internally illuminated pylon sign and 2no internally illuminated fascia signs</p>	<p>The Decision was C.</p> <p>The following should be taken into consideration by the developers of this site: -</p>

<p>at Bachelors of York Unit 6 Hudson Court, Great North Way.</p>	<p>All lighting should be light-conforming in terms of the code set by City of York Council. All lighting should be only until 10pm so that local residents in Poppleton Park are not affected unduly by light pollution. No music or other forms of advertising should interfere with local residents. No parking of vehicles should be outside the curtilage of the property No parking of vehicles should interfere with the footpath or cycle path in the area. No additional flags or flag poles should be added to the site.</p>
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(b) To note Local Authority Planning Decisions

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

- Ref: 18/02348/FUL – Single-storey side and rear extension and new porch to front at 16 Hillcrest Avenue.
- Ref: 18/02399/TCA – Crown reduce by 15%; remove low branch from Sycamore protected by Tree Preservation Order No.: 1/1970 at 8 Millfield Lane.
- Ref: 18/02492/FUL – Single-storey side and rear extension at 44 Allerton Drive.
- Ref: 18/02514/FUL – Single-storey extension at Poppleton Community Sports Pavilion, Millfield Lane.
- Ref: 18/02651/TPO – Fell 1 no. ash protected by Tree Preservation Order no. 14/1996 at 3 Fox Garth.

It was noted that the following application had been withdrawn: -

Ref: 18/02104/FUL – Erection of detached double garage with annexe within roof space and replacement windows to existing dwelling at 34 Church Lane.

19/005 - TO CONSIDER NEW ITEMS FOR THE NEXT AGENDA

None.

19/006 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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