

## NETHER POPPLETON PARISH COUNCIL

### MINUTES OF THE VIRTUAL PLANNING MEETING HELD AT 7.00PM ON MONDAY, 21 SEPTEMBER 2020

Cllrs. E M Jones (Chairman), S P Barry, R A Harper, J A Hook, P H F Powell and C D Steward. Also in attendance was the Clerk, Mr B J W Mackman.

#### 20/173 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

#### 20/174 - PUBLIC PARTICIPATION

None.

#### 20/175 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

All councillors being present on Zoom there were no apologies.

#### 20/176 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 17 AUGUST 2020

The minutes of the Parish Council Planning meeting held on 17 August 2020 having been circulated prior to the meeting, were approved and will be signed at a later date.

#### 20/177 – 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: 20/00599/FUL – Single-storey side and two-storey rear extensions, dormer to front and side including demolition of conservatory at 14 Church Lane. (revised application)	<p><b>The Parish Council Decision was D.</b></p> <p>The objections to this proposed development are based on the following material considerations.</p> <ol style="list-style-type: none"><li>1. The house is situated in the <b>middle of the Nether Poppleton Conservation Area</b> which was established in 1993.</li><li>2. Under <b>NPPF paragraph 126</b> local authorities should take into consideration opportunities to draw on the contribution made by historic environment to the character of the place. The proposed additions and development to the rear, front and side elevations will present a dominant, light reducing extension to the property and greatly affect the privacy, light, ambience and setting of the houses adjacent and backing on to the property.</li><li>3. According to the <b>Village Design Statement (2003)</b> reference p11, Paragraph 12,13,14 and 17: To conserve the special character of traditional communities the size, scale and massing of new and extended buildings should be in harmony with the Neighbouring properties. This proposed extension</li></ol>

	<p>does not conform to the above statement. The Parish Council has received emails of objection from local residents.</p> <p>4. <b>Materials</b> used must be in keeping with the surrounding properties and types of building materials should preserve the conservation area. Indications are that this new version of the extension to the property will increase the use of glass, steel and other materials, not in keeping with the traditional setting in the Conservation Area.</p> <p>5. <b>The Parish Council would refer</b> to the original list of objections as the new version does little to change the conditions for objection.</p>
<p>Ref: 20/01538/FUL - Erection of timber pedestrian gate to front boundary at 32 Church Lane.</p>	<p><b>The Parish Council decision was D</b></p> <p>1. The proposal of a pedestrian entrance to the property at the <b>extreme edge</b> of the property does not seem in keeping with access to the front door of the property which is over 20 feet from the new <b>proposed break in the hedge.</b></p> <p><b>Inaccuracy of drawings presented</b></p> <p>2. The pavement outside the property is never used as suggested by the drawings as all pedestrian activity in Church Lane is on the opposite side of the road, elevated from the roadway.</p> <p>The removal of the hedge as suggested by the drawing is significantly more than required for pedestrian access and suggests that it is rather for future vehicle access to the rear of this extensive property.</p> <p>3 <b>NPPR para 127 and 129</b> would suggest that this property which sits in the Conservation Area of Nether Poppleton (1993 designation) needs to be protected so that it retains the significance of any heritage asset that may be affect by the proposal. Significant assets can include <b>hedgerows</b> and environmental impact and habitat areas.</p> <p>4. <b>The Neighbourhood Plan p 50 Referendum Version (2017)</b> particularly notes that hedgerows within the Plan area will be safeguarded. It goes on to state: The hedges within the areas shown on the Policy Maps are particularly important and their removal will not be supported,</p> <p>5. The Parish Council respectfully suggests that a Judas gate is incorporated into the main entrance gate for pedestrian access which will lead more directly to the front door of the developed property.</p> <p>6. Furthermore, to the outside of the property there is a telegraph pole and support which would limit the scope to create the required pedestrian access to the property over the common land and verge. At present there is adequate access through the driveway to the property so there is no need to encroach on the verge.</p>

<p>Ref: 20/01681/TPO - Fell Sycamore tree protected by Tree Preservation Order no.14/1996 at 3 Fox Garth.</p>	<p><b>The Decision of the Parish Council was B</b>  While trees in the conservation are protected, this sycamore is causing significant damage to walls and the stability of the house so would not be opposed by the Parish Council as it is a matter of Health and Safety.</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: 20/01267/TCA - Fell Spruce tree in a Conservation Area at 11 Church Lane.
- Ref: 20/01399/TCA - Fell group of Conifers; crown lift Silver Birch - tree works in a Conservation Area at Poppleton Hall Cottage, Church Lane.

*(c) To receive further information on the Lord Nelson development*

The Parish Councillors were told of the webcast discussion held by CYC Planning Committee and the contributions from Cllrs. Harper and Jones as well as Messrs Norman and Walker.

The CYC vote was refusal by 6-5. It was considered that discussions with all parties on what might be acceptable to all concerned. The Caveat being the limits of development from the various reports offered and voted on by CYC Planning Committee. Key issues being height, flooding erosion risk, conflict with the Public House requirements and traffic.

*(d) To discuss the appeal to the Secretary of State for 11 Hillcrest Avenue*

The Parish Councillors received the notification from the City of York Planning Department that the owner/developer of 11 Hillcrest Avenue had appealed to the Secretary of State to be allowed to building a two-storey extension in a cul-de-sac of bungalows. The Parish Council originally voted D and the City of York Planning Department refused planning permission as inappropriate.

**20/178 - TO NOTE CORRESPONDENCE**

None.

**20/179 - TO AGREE THE DATE OF THE NEXT MEETING**

It was agreed that the next meeting would be held online on Monday 19 October 2020.

Chairman.....

Date.....

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