

NETHER POPPLETON PARISH COUNCIL

MINUTES OF THE VIRTUAL PLANNING MEETING HELD AT 7.00PM ON MONDAY, 19 OCTOBER 2020

Attending online: - Cllrs. E M Jones (Chairman), R A Harper, J A Hook and C D Steward. Also in attendance were two members of the public and the Clerk, Mr B J W Mackman.

20/199 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

20/200 - PUBLIC PARTICIPATION

None.

20/201 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Apologies for absence were received and approved from Cllrs. Barry and Powell.

20/202 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 21 SEPTEMBER 2020

The minutes of the Parish Council Planning meeting held on 21 September 2020 having been circulated prior to the meeting, were approved and will be signed at a later date.

20/203 – 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: 20/01575/FUL - One and two-storey rear extensions to dwelling to include creation of an annexe, single-storey rear extension and alterations to garage, including part demolition of side projection (resubmission) at 25 Church Lane.	The Parish Council decision was C with the following to be taken into consideration by CYC planning department <ol style="list-style-type: none">1. This is not a listed building but dates earlier than 1850 so falls into the category allowing protection of parts in the original condition e.g. beams, skirtings and windows.2. Historic England refers to buildings with regard to special historical or architectural interest and this should be noted on this property.3. Protection for adjacent properties as they are within 10cm of the adjacent property walls and any removal or digging into the foundation on this property MUST NOT have a detrimental effect on adjacent foundations.4. Consultation with neighbours on any digging should be through the City Planning department and the owners of adjacent properties.5. Drainage in this part of the village has a peculiar situation as all the water from the houses has to be pumped up to the sewage point which lies above the

	<p>present house line. This has been noted on other developments in the area.</p> <p>5. Overlapping of gutters between the two properties must be such that no water seepage occurs to the adjacent property at any time.</p> <p>6. No light must be taken from the adjacent property by the proposed garage extension. It must remain single-storey.</p>
<p>Ref: 20/01699/FUL - Variation of condition 2 of permitted application 19/01894/FUL to alter footprint of approved development at Netherfield 4 Sandyridge.</p>	<p>The Parish Council decision remains B.</p>
<p>Ref: 20/1733/TCA - Fell 2no. Ash trees and 1no. Pine tree in a Conservation Area at 3 Poppleton Hall Gardens.</p>	<p>There is still insufficient information to make a judgement on this application. The location and condition of the trees has not been given.</p>
<p>Ref: 20/01775/CLU - Certificate of lawfulness for use as a single dwellinghouse at Stable Cottage, Ferrymans Walk.</p>	<p>This property together with Blacksmiths Cottage remains two properties on the electoral role. The properties have historic and architectural significance and should remain as two separate properties. This was an earlier decision of both Harrogate and York planning departments Clarification is needed by the Parish Council on the proposed merger of two historic but not listed buildings.</p>
<p>Ref: 20/01780/CLU - Certificate of lawfulness for the continued use of property as a dwellinghouse (use class C3) at Blacksmiths Cottage, Ferrymans Walk.</p>	<p>This property together with Stable Cottage remains two properties on the electoral role. The properties have historic and architectural significance and should remain as two separate properties. This was an earlier decision of both Harrogate and York planning departments Clarification is needed by the Parish Council on the proposed merger of two historic but not listed buildings</p>
<p>Ref: 20/01830/TPO - Reduce the crown of Copper Beech tree by 20-25% - protected by Tree Preservation Order no.1/1970 at 34 Church Lane.</p>	<p>The Parish Council decision was B</p>
<p>Ref: 20/01838/FUL - Variation of condition 2 of permitted application 20/00234/FUL to amend the internal floor layout and increasing the size of mezzanine, addition of balcony to southern elevation, and alterations to all elevations at Ray Chapman Motors, Ings Lane.</p>	<p>The Parish Council decision was C with the following to be taken into consideration by CYC planning department</p> <p>1. Parking by staff cars must be within the curtilage of the premises as the adjacent roads are already congested.</p> <p>2. The hedge surrounding the property should remain to soften the impact as was originally intended when the estate was developed.</p>

	<p>3. There should be consideration for neighbouring businesses and properties by noise reduction, light pollution during and after business hours.</p> <p>4 Signage should not be illuminated</p> <p>5. Transport suggested as by rail or bus or bike seems very unrealistic as the station is over two miles from the site, no bus route passes the site and there is a car show room where most employees will have a keen interest in car ownership.</p>
Ref: 20/01883/FUL – Single-storey front extension and single-storey rear extension at 17 Nursery Road.	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: 20/01343/FUL - Conversion of garage to living accommodation, 3no. rooflights to side projection, render finish to side and rear projections and alterations to doors and windows at Poppleton Hall Cottage, Church Lane.
- Ref: 20/01345/FUL – Single-storey front extension and creation of new access onto Midway Avenue with associated driveway at 1 Midway Avenue.

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

- Ref: 18/02692/FUL (Revision of plans) Lord Nelson Public House and development of 2 houses in the rear garden area.

(c) To note communication from Andy Blain

The information provided by Mr Blain as a CYC Planning officer was noted.

20/204 – TO DISCUSS IF ACTION SHOULD BE TAKEN TO PROTECT BY LISTING SOME BUILDINGS IN THE CONSERVATION AREA.

Papers provided by Historic England and English Heritage related to listing and protection of building within the Conservation area were distributed. Information from the City of York Conservation Officer have been requested. Further discussion was deferred to the next meeting in order for wider research to be investigated.

20/205 - TO NOTE CORRESPONDENCE

None.

20/206 - TO AGREE THE DATE OF THE NEXT MEETING

It was agreed that the next meeting would be held online on Monday 16 November 2020.

Chairman.....

Date.....

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