

**NETHER POPPLETON PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00 PM ON MONDAY, 17 MAY
2021**

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

21/121 - TO ELECT A CHAIRMAN FOR THE ENSUING YEAR

Cllr E Jones was proposed and elected Chairman for the ensuing year

21/122 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None

21/123 - PUBLIC PARTICIPATION

None.

21/124 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

Apologies were received from Cllr Anne Hook

21.125 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

Cllr Hook's reason for absence was accepted.

21/126 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 26 APRIL 2021

The minutes of the Parish Council Planning meeting held on 26 April 2021 having been circulated prior to the meeting, were approved and signed.

**21/127 – 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: 21/00263/FUL - Single-storey rear extension at Automotive Solutions, Unit 1, Rose Centre, Rose Avenue.	The Parish Council decision was B – no objections.
Ref: 21/00486/FUL - Front and rear extensions to Existing Garage Premises at Reliance Garage (Ryedale) Ltd, Unit 10, Rose Centre, Rose Avenue.	The Parish Council decision was B – no objections.
Ref: 21/00868/FUL - Single storey rear extension following demolition of existing extensions, detached garden structure (roofed) to rear providing	The Parish Council decision was B – no objections.

covered seating area and decking at 5 Church Lane	
<p>Ref: 21/00991/FUL - Raising of ridge height with hip to gable roof extensions to both sides, 3no. dormers and 1no. rooflight to front, porch to front, extensions to side and rear following demolition of attached garage at Muar, 4 Long Ridge Lane.</p>	<p>The Parish Council decision was D. The Parish Council objects on the following material considerations:</p> <p>All the properties on this elevated side of Long Ridge Lane are bungalows, which are single-storey with a linear roof line.</p> <p>This alteration to the roof line would badly disrupt the street scene.</p> <p>The roof height is accentuated by the elevation of the plot which is over 8 feet above the street level.</p> <p>The Double extension to the rear would now overlook the properties to both sides 4 Long Ridge Lane thus a loss of private garden privacy.</p> <p>This should be refused.</p>
<p>Ref: 21/01022/FUL - Variation of conditions 2 and 4 of permitted application 16/00093/FUL to allow the siting of one shepherds hut, construct drive-over waste point, erect replacement information hut and relocate gate, fence and CDP point at Caravan Site Cherry Tree Cottage Millfield Lane.</p>	<p>The Parish Council Decision was D. The Parish Council objects on the following material considerations:</p> <p>The application is complex as it involves many elements within the area which, in our view, detract from the key aspect of it being seeking to develop in the Green Belt against what has consistently been refused.</p> <p>The key consideration is the proposed development of a permanent building called a Shepherds hut for which there are no indications of plan, size or materials in the extended Green Belt that surrounds Poppleton.</p> <p>There has been a previous application for a permanent building in the Green Belt on this site and it was refused because it was in the Green Belt. The refusal was upheld by the Secretary of State.</p> <p>Other instances of <u>refusal</u> of Shepherds Huts in the Green Belt in Nether Poppleton have been upheld by the City Planners.</p> <p>Although a Shepherds Hut is by definition on wheels it seems the building will be more permanent in nature and will be attached to the sewage system, have a foundation and will not be movable as there is no indication of wheels on the proposed dwelling.</p> <p>The application would have been far more sensibly submitted with the isolation of the kiosk, drive over waste point, relocation of the gate and fence and the CDP being separated from the proposal to development of a building on the property. The licence for this property is as a travelling caravan park. This development of a permanent dwelling is in breach of the original application.</p>

	<p>In terms of certain descriptions in the application like ‘caravan like’ in terms of the proposed new creation permission would not be needed, but it clearly goes beyond that in terms of what is really planned.</p> <p>Further, it seems contradictory as it seeks to make an economic case for accommodation supply expansion but there is no increase, indeed the application would seemingly reduce supply with one pitch going to a warden (potentially from the submitted documents the applicant’s son). The premise that it would allow for self-catering holiday accommodation does not apply as clearly caravans are just that.</p> <p>There is within 500 metres of this property in the industrial park a Premier Inn and a larger caravan site, Granchester, within 1km. It is felt that the accommodation need is well-serviced with these facilities</p> <p>This development should be refused.</p>
<p>Ref: 21/01067/TCNOT - Erection of a new 20m high telecommunications mast with wrap around cabinet at base and associated ancillary works at Millfield Lane.</p>	<p>The Parish Council Decision was D. The Parish Council objects on the following material considerations</p> <p>This mast will be excessively high in the rural green belt that surrounds Nether Poppleton.</p> <p>The Parish Council is aware that the open aspect of the Green Belt in this area of Poppleton affords wonderful views of the Minster and as such gives further protection to the Green Belt status of the area. This is not in keeping with the street scene of the area and is considered to be excessively intrusive in height.</p> <p>NB. When the Football Club adjacent to this area applied for a wind turbine to produce electricity for the club house the height was a major consideration as it would obstruct the open aspect and be counter to the Green Belt Policy PNP 1 in the Neighbourhood Plan.</p> <p>The Planners agreed that the height should be no higher than a current streetlamp. This was complied with by the Soccer Club.</p> <p>Further, in the York Business Park there is a height restriction on all buildings of 4 metres so that the open views of the Minster from Poppleton are not broken.</p> <p>This application should be refused</p>
<p>Ref: 21/01077/TCA - Prune lower branches including two branches over footpath T1 Ash tree located in a</p>	<p>The Parish Council decision was B – no objections.</p>

(b) To note Local Authority Planning Decision

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

- Ref: 21/00099/FUL - Conversion of detached barn to rear artist studio with single-storey front extension and erection of detached garage following demolition of existing garage at 32 Church Lane.
- Ref: 21/00099/FUL - Conversion of detached barn to rear artist studio with single storey front extension and erection of detached garage following demolition of existing garage at 32 Church Lane. (Revised plans)
- Ref: 21/00146/FUL - Erection of single-storey side extension to extend existing showroom at Minstergate Hull Ltd, Great North Way.
- Ref: 21/00177/FUL – Single-storey rear extension at 30 Hillcrest Avenue.
- Ref: 21/00621/TPO - Various tree works including the felling of 4no. trees in a Conservation Area at All Saints Church, Hodgson Lane.
- Ref: 21/00627/TPO - Remove end weight on limbs of 2no. Cedar trees protected by Tree Preservation Order No.1/1970 at St Everilda’s Church, Church Lane.

21/128 – TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP

The group will meet again on 18 May to discuss progress and involve the Poppleton History Society. The Group requested that a fund of £1,000 be given by both Upper and Nether Poppleton Parish Councils to assist with initial development. Lottery and other grants and funding sources will also be looked into.

21/129 - TO NOTE CORRESPONDENCE

No correspondence noted.

21/130 - TO AGREE THE DATE OF THE NEXT MEETING AS MONDAY 21 JUNE

It was agreed that the next meeting would be held at 7.00pm in the Poppleton Centre on Monday 21 June 2021.

Chairman.....

Date.....

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