

**NETHER POPPLETON PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00 PM ON MONDAY, 20 JUNE 2022**

PRESENT: - Cllrs. C D Steward (Chairman), S P Barry, R A Harper, J A Hook, and C J Lamb
Also in attendance were five members of the public and the Clerk, Mr B J W Mackman.

In the absence of Cllr. Jones, Cllr. Steward chaired the meeting.

**22/147 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST
(NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

22/148 - PUBLIC PARTICIPATION

A resident spoke on 22/00731/FUL, in objection. He said the full demolition and rebuilding of house was far too dramatic to achieve the detailed environmental benefits and that the new property would stand out in a negative way from those around it. He also criticised the failure of City of York Council to put his objection on the website in a timely enough matter and to appropriately redact it.

A resident also spoke on 22/00731/FUL, in objection. He was also concerned about how much the new property would stand out in the street scene, the heightened roof and the hipped roof design.

22/149 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

Apologies were received from Cllrs. G R M Bates and E M Jones.

22/150 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

Councillors accepted the apologies from Cllrs. Bates and Jones.

22/151 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 16 MAY 2022

The minutes of the Parish Council Planning meeting held on 16 May 2022, having been circulated prior to the meeting, were approved and signed.

**22/152 – 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 Applications	Comments
Ref: 22/00266/FUL - Erection of 36m lattice mast, storage container, and 2.4m high palisade fence enclosure at Electricity Sub	The Parish Council decision was D. By its height particularly and also the nature of the fencing the construction would stand out an be visually intrusive in the

<p>Station, Poppleton Bar Park and Ride, Northfield Lane.</p>	<p>Greenbelt. Although the Parish Council does not dispute the need for some such masts there seemed no evidence that there was the absolute need for an additional mast and for it to be in that specific, very prominent location. The Parish Council noted the view of Upper Poppleton Parish Council that the land was classed as Village Green, although we do not know if this is the case we would be very concerned and object all the more if so.</p>
<p>Ref: 22/00731/FUL - Erection of 1no. detached dwelling following demolition of dwelling at 19 Hillcrest Avenue.</p>	<p>The Parish Council decision was D. The Parish Council felt it was inappropriate to build such a radically different looking house in a street which has remained very similar for decades and is next to the Conservation Area. On the proposed new house the Parish Council shared the concerns of speakers about the new height and nature of the roof.</p>
<p>Ref: 22/00851/FUL - Single storey rear extension and replacement garage following partial demolition of garage at 27 Nursery Road.</p>	<p>The Parish Council decision was B.</p>
<p>Ref: 22/00930/FUL - Single storey rear extension, 2no. roof lights and dormer to rear at 4 Church Lane.</p>	<p>The Parish Council decision was D. There were concerns about the dormer window and, how big the development proposed was and the height (three stories) of the development, although it was acknowledged properties in the vicinity were also quite high. Many of the concerns, like the size of the development at the back, were mitigated by how they would not be visible from the road but this heightened concerns about the side extension which made the house notably bigger and was very visible from the road.</p>
<p>Ref: 22/01039/FUL – Single-storey rear extension at 3 Linton Road.</p>	<p>The Parish Council was C. Although believing the development looked large and not liking the design of the roof at the back, it was felt there was precedent given other large neighboring extensions. C was chosen over D as long as the depth of the extension does not extend beyond the next door house, which is believe to be the case, if it does the Parish Council would object as believing the building goes too far.</p>

Ref: 22/01120/TCA - Prune and re-balance 1no. Beech tree in a Conservation Area at The Old Stables, Church Lane.	The Parish Council decision was B.
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22/153 – TO RECEIVE A REPORT ON THE LATEST DEVELOPMENT AND PROGRESS ON THE LISTED BUILDING PROJECT

Cllr Harper updated on the group’s work, saying he had added a copy of the report (showing the various notable buildings in Upper and Nether Poppleton) to the library. He also said a specific email address had been set up for people to feedback any comments to.

22/154 - TO NOTE CORRESPONDENCE

The Clerk had previously circulated a series of correspondence relating to planning issues.

22/155 - TO AGREE THE DATE OF THE NEXT MEETING

It was agreed that the next regular meeting would be held at 7.00pm in the Poppleton Centre on Monday 18 July 2022.

Chairman.....

Date.....

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