

NETHER POPPLETON PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00 PM ON MONDAY, 3 OCTOBER
2022

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

22/227 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

22/228 - PUBLIC PARTICIPATION

Four members of the public attended but did not address the meeting at this stage.

22/229 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

Apologies were received from Cllr. C J Lamb

22/230 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

Reasons given for absence by Cllr. Lamb were approved

22/231 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 15 AUGUST 2022

The minutes of the Parish Council Planning meeting held on 15 August 2022, having been circulated prior to the meeting, were approved and signed.

**22/232 – 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: 22/01437/OUT - Outline application for the erection of 3no. dwellings with some matters reserved at Avon Dhu, Millfield Lane, YO26 6PA.	<p>The Council decision to the outline planning application was C.</p> <p>The following considerations need to be taken into account:</p> <p>1 No windows on the properties proposed should overlook the school playing fields, classrooms or recreational areas as a matter of safeguarding to the children attending Manor Academy</p> <p>2 No vehicles should obstruct any of the entrances to Manor Academy at any time</p> <p>3 At this stage there is no indication of the height of the proposed properties and given that Manor Academy has for years being looking to expand into the neighbouring field this also needs to be</p>

	<p>considered to the above safeguarding issues</p> <p>4 Traffic in this area is problematic with parking at key times during the school day with cars parking and obstructing the movement of the service bus.</p> <p>5 The pressure on the road with the A 1237 and Millfield Lane will increase with the proposed extra housing will add to the issues on the roundabout and the tailback from the roundabout over the railway line.</p> <p>6 The City Council is urged to look at peak time traffic lights on the roundabout on the A 1237.</p> <p>7 There needs to be a recognition of the industrial/business on this section of Millfield Lane and future development of housing at the former British Sugar Site which will also exit on to this section of the road.</p>
Ref: 22/01735/FUL – Single-storey side and rear extension after demolition of existing extension at 24 Ebor Way, YO26 6.NQ.	The Parish Council decision was B
Ref: 22/01767/TPO - Crown reduce 1no. Silver Birch by up to 1m - protected by Tree Preservation Order no. CYC 57 at 16 Poppleton Hall Gardens YO26 6LE	The Parish Council decision was B
Ref: 22/01926/TCA - Crown reduce 1no. Walnut by 2 to 3m - tree works in a Conservation Area at 15 Main Street, YO26 6HS.	The Parish Council decision was B
Ref: 22/01971/FUL – Two-storey side and front extensions and partial conversion of garage to habitable space at 5 Little Garth, YO26 6NH.	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: - 22/01210/FUL – Single-storey rear extension replacing existing conservatory at 38 Allerton Drive.
- Ref: 22/01222/FUL – Single-storey side extension, conservatory to the rear and re-siting and rebuilding of the boundary wall at 58 Millfield Gardens.
- Ref: 22/01399/FUL - Erection of detached storage building to rear – resubmission at Maxis Restaurant, Ings Lane
- Ref: 22/01418/FUL – Single-storey rear extension following demolition of existing conservatory at 45A Hillcrest Avenue.

- Ref: 22/01442/FUL – Two-storey extension to front with dormer, single-storey extension to rear after demolition of existing conservatory and alterations to the driveway at 2 Easthorpe Drive.
- Ref: 22/01494/FUL - Two-storey side and single-storey front extension following demolition of existing garage at 37 Allerton Drive.

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

- Ref: 22/01183/FUL - Increase in the height of the original house with rear dormer at 2 Nursery Road.

(c) To discuss the proposed development at Model Farm, Upper Poppleton

There was a lengthy and intense discussion on the proposed development at Model Farm, Upper Poppleton. It was acknowledged that the actual planning issues were for Upper Poppleton to finalise and that the comments from Nether Poppleton would reflect the impact on the villagers who use this area because of the Churches, the Doctors’ Surgery, and the shops.

It was felt that this was over-development in the conservation area of Upper Poppleton as this area is already a traffic congestion area because of the services supplied in the area. The Green Space to the rear of the property which is highlighted in the Village Design Statement and reinforced by the Neighbourhood Plan (PNP 4) looked at the existing premises, house granary etc being made habitable but no further development to safeguard the Green Space.

This is an historic and attractive green space overlooking the Village Green which is an active recreational area used by villagers on many occasions such as the late Queen’s Jubilee celebrations, the Village Show, the Children’s Sports Day and the annual Remembrance Day in November to name a few.

The Number of properties proposed brings the development in the area to 9 residences in this Open Space.

It was also thought that there could be a noise issue between the Methodist Church Hall which is used for a variety of village events and potential residents if the properties were to be developed.

22/233 – TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP

Cllr Harper confirmed that he had sent a copy of all the information collected to Duncan Myers and was hoping to meet with him to see how the proposals could be taken forward.

It was noted that all the information had been available to inspection at the Village Library for two months.

22/234 - TO NOTE CORRESPONDENCE

Colin Wood spoke in respect of 22/00731/FUL and said he was disappointed the Parish Council had changed its mind having heard from the applicant. He was told this was not the case and the decision taken on the initial application to object had been taken on purely planning grounds and the decision to not object to the second different application was also taken on this basis. It was pointed out that both decisions were unanimous and Mr Wood was informed that CYC process issues that he commented on were not a matter for the Parish Council.

22/235 - 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 17 October 2022.

Chairman.....

Date.....

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