

**NETHER POPPLETON PARISH COUNCIL  
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE  
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00 PM ON MONDAY, 15 AUGUST  
2022**

**PRESENT:** - Cllrs. E M Jones (Chairman), S P Barry, R A Harper, J A Hook, C J Lamb and C D Steward, Also in attendance was one member of the public and the Clerk, Mr B J W Mackman.

**22/200 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

**22/201 - PUBLIC PARTICIPATION**

Mr Ede spoke about his bungalow development which he is resubmitting in a more conventional style.

**22/202 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING**

Apologies were received from Cllr. G R M Bates as he is on annual holiday

**22/203 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE**

Cllr. Bates reasons were approved

**22/204 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 18 JULY 2022**

The minutes of the Parish Council Planning meeting held on 18 July 2022, having been circulated prior to the meeting, were approved and signed.

**22/205 – 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: 22/00731/FUL - Erection of 1no. detached dwelling following demolition of dwelling at 19 Hillcrest Avenue. .	<b>The Parish Council decision was B</b>
Ref: 22/01210/FUL – Single-storey rear extension replacing existing conservatory at 38 Allerton Drive	<b>The Parish Council decision was B</b>
Ref: 22/01399/FUL - Erection of detached storage building to rear – resubmission at Maxis Restaurant, Ings Lane.	<b>The Parish Council decision was C. There was no indication of the building materials and it is hoped that they will be in keeping the with building materials used in the original building and not just a different</b>

	<p><b>type of storage container. This is approved as a single-storey storage building only. There was a question over why steps were required within the building.</b></p>
<p>Ref: 22/01418/FUL – Single-storey rear extension following demolition of existing conservatory at 45A Hillcrest Avenue.</p>	<p><b>The Parish Council decision was B</b></p>
<p>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.</p>	<p><b>The Parish Council decision was B</b></p>
<p>Ref: 22/01494/FUL - Two-storey side and single-storey front extension following demolition of existing garage at 37 Allerton Drive.</p>	<p><b>The Parish Council decision was B</b></p>
<p>Ref: 22/01554/FUL – First floor side and single-storey rear extensions at 17 Church Lane.</p>	<p><b>The Parish Council decision was D. This is based on the following planning considerations:</b>  <b>The building is within the Conservation Area of Nether Poppleton.</b>  <b>At the present time the street scene on this site of the road consists of four 1970's buildings of similar design, none of which have been altered from the original design. This means that there is a very open aspect to the properties which serves as a time capsule to the properties.</b>  <b>There are a number of Listed Buildings in the immediate area.</b>  <b>There are a number of 18th century buildings that, while not listed, add to the character and setting of this part of the Conservation Area.</b>  <b>The alteration to the rear of the property is not being objected to, only the front elevations and proposed side extension.</b></p>
<p>Ref: 22/01652/FUL – Two-storey side extension, single-storey rear extension and carport to rear following demolition of existing side extension and garage at 54 Millfield Lane.</p>	<p><b>The Parish Council decision was C.</b>  <b>It was felt that the demolition of the present garage with the close proximity to the garage building adjacent could be an issue. Full permission from the neighbours should be sought as there could be shared foundations.</b>  <b>It was felt that there was a potential loss of amenity to neighbours to the rear of the property. However, if there is full</b></p>

	<p><b>notification and cooperation then this would lead to a good development taking place. The proposed development will increase the size of the present property by over 60%.</b></p> <p><b>It is also felt that the extension proposed would exceed the planning portal information beyond the 4-metres limit of development.</b></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: 22/01269/TCA - Prune 1no. Cherry tree to provide clearance to building - protected by Tree Preservation Order no. 14/1996 at Well House, 8 Fox Garth.
- Ref: 22/01371/TCA - Crown reduce by 10%, reduce end weight of 1no. Sycamore tree; crown reduce by 10% 5no. trees in a Conservation Area at 32 Church Lane.

**22/206 – TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP**

Cllr. Harper reported that he had taken a copy of the photos and descriptions to the Poppleton Dental Practice. He also hopes to arrange with the Community Centre to have a series of display boards and notices to make people aware of the process and details of Listed Buildings within the Poppletons.

**22/207 - TO NOTE CORRESPONDENCE**

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

**22/208 - 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 19 September 2022.

Chairman.....

Date.....

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