

**NETHER POPPLETON PARISH COUNCIL**  
**MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE**  
**POPPLETON CENTRE, UPPER POPPLETON, AT 7.00 PM ON MONDAY, 21 NOVEMBER**  
**2022**

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

**22/284 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

**22/285 - PUBLIC PARTICIPATION**

None

**22/286 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING**

All councillors were present.

**22/287 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE**

None.

**22/288 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 17 OCTOBER 2022**

The minutes of the Parish Council Planning meeting held on 17 October 2022, having been circulated prior to the meeting, were approved, and signed.

**22/289 – 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: 22/01441/FUL - Use of land to provide a site compound, parking, equipment storage and a new access to facilitate the upgrading of the Nether Poppleton Railway Crossing (part retrospective) at Land to the West Of Nidd Close, Millfield Lane.	<b>The Parish Council decision was C. As much of the work has already been completed prior to the planning application it is the working permissions relating to noise and disturbance of residents in Nidd Close that the Parish Council wishes to raise. Clearly it is unacceptable to disturb local residents at 6.00am or late at night with lorries and trucks and other works without giving the neighbours advanced notice. In addition, the land now used was previously an informal BMX play area for local children. At a recent Ward Committee meeting, Network Rail said that the greater part of the land would be returned to the community for</b>

	<p>the children to use and we hope that this promise will be honoured when the land is no longer needed. The Ward Councillor will keep us informed.</p>
<p>Ref: 22/02184/FUL - Loft conversion with dormer and 2no. rooflights to rear at 4 Church Lane YO26 6LB.</p>	<p>The Parish Council decision was C 1. It was felt that Velux-type roof lights in the dormer extension would be less intrusive in the Conservation Area. 2. Secondly the roof lights would offer a degree of privacy to the houses that are overlooked by 4 Church Lane.</p>
<p>Ref: 22/02243/FUL - Erection of 1no. dwelling (revised scheme) at The Lord Nelson 9 Main Street, YO26 6HS</p>	<p>The Parish Council decision was D The Parish Council is in possession of the appeals decision from the Planning Inspectorate ref App/C2741/W/22/3298538. The current planning application only applies to Plot 2 Plot 2 to the rear of the land behind the Lord Nelson was approved on the conditions stated under the schedule of Conditions to be a single-storey low level environmental modern building. This latest application on the site has significantly changed the type of house, the dimensions, height and appearance of the property which was the original reason for failing in planning terms ref 20/02513/FUL The City Councillors and the City of York Planning Department were aware of the elevation of the site being the key issue why only a low level bungalow type property was permitted by the Planning Inspectorate as it was considered to have a low level of harm. The latest iteration of the plan now has a double-storey section as the main part of the building which puts it back into the position previously rejected by the City of York Planning Committee as creating a high level of impact the Conservation Area. One house will not add significantly to the housing stock of the village as currently 266 houses being built on playing fields and agricultural land. The full refusal for the double-storey house on plot two 20/02513/FUL is in the possession of the City of York Planners and should be adhered to on this latest iteration of planning on the plot 2. The proposal would be in conflict with Section 72 of the planning (Listed Buildings and Conservation Areas) Act 1990- section 16</p>

	<p>of the National Planning Policy framework, Policy PNP 3 of the Upper and Nether Poppleton Neighbourhood Plan, Policies D4 and D5 of the Publication Draft Local Plan (2018) and Policy HE 2 of the Development Control Local Plan ( 2005).</p> <p>The Parish Council submits that there is significant harm to the assets of the village in the Conservation Area as was previously agreed by the City Planning Committee when a double-storey house was originally proposed on this site surrounded by Grade II listed buildings.</p> <p>Currently, Historic England is aware that the Public House known as the Lord Nelson was used as a hospital during the battle of Marston Moor and the village is in the process of adding the pub to the Historic Local List on account of this latest information.</p> <p>The Pub itself is under new management and is thriving. The parking permitted by the Council is less than adequate for the pub and the road is now congested many evenings and weekends due to the entrance to the area being inhibited by the owners of this proposed development.</p> <p>It is requested that this plan is called in by the City Planning Committee as it has officially been refused as a double-storey building due to its overpowering visible presence in a Conservation Area.</p>
<p>Ref: 22/02248/FUL - Single and two-storey rear extension, single storey outbuilding and detached garage to rear after demolition of outbuildings at Town Farmhouse, 25 Church Lane, YO26 6LF.</p>	<p><b>The Parish Council decision was B</b></p>
<p>Ref: 22/02308/FUL - Single storey rear extension and two storey side extension following demolition of attached garage and conservatory at 30 Nursery Road, YO26 6NN</p>	<p><b>The Parish Council decision was B</b></p>

*(b) To note Local Authority Planning Decisions*

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

- Ref: 22/00731/FUL - Erection of 1no. detached dwelling following demolition of dwelling at 19 Hillcrest Avenue.
- Ref: 22/00731/FUL - Erection of 1no. detached dwelling following demolition of dwelling at 19 Hillcrest Avenue. -Re-submission

- Ref: 22/01735/FUL – Single-storey side and rear extension after demolition of existing extension at 24 Ebor Way, YO26 6.NQ.
- 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
- Ref: 22/01926/TCA - Crown reduce 1no. Walnut by 2 to 3m - tree works in a Conservation Area at 15 Main Street, YO26 6HS.
- Ref: 22/02035/TCA - Fell 2no. Cherry trees in a Conservation Area at 28 Church Lane, YO26 6LB.

*(c) To discuss the implications of a Solar Farm on the outskirts of the village on Grade 1 agricultural land.*

There was a presentation by Mark Wood from AMPYR SOLAR EUROPE company on a proposal to place 124 acres of solar panels on agricultural land to the west of Nether Poppleton. The areas would generate 32 Mg watts of energy over proposed 30-40 year period and would link to the generating substation in Nether Poppleton. The slides of the presentation would be circulated to the Councillors by the Clerk.

It might be possible for the Poppleton villages to benefit from a Community Budget Fund for focus groups or community groups within the village. This could be an annual payment or a lump sum, but no exact figures were obtained from the presentation.

At the conclusion of the project the land would be restored to its original purpose, agricultural land for food production.

A public consultation on the project would be proposed by the developers prior to submitting a planning application to the City of York Council.

**22/290 – TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP**

Cllr. Harper had a productive discussion with Duncan Marks regarding the Historic List of buildings in both Upper and Nether Poppleton. There was an offer by Mr Marks of significant professional help by undergraduates to progress this work. It was felt that the work is now progressing and the production of the photos, information and time spent most particularly by Cllr. Harper is much appreciated.

**22/291 - TO NOTE CORRESPONDENCE**

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

**22/292 - 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 16 January 2023.

Chairman.....

Date.....

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