

**NETHER POPPLETON PARISH COUNCIL  
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE  
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 19 JUNE 2023**

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

**23/149 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

No declarations of pecuniary interest. Cllr Harper declared an interest as a close neighbour of one of the planning applications and said he would not comment on any aspect of that application.

**23/150 - PUBLIC PARTICIPATION**

None.

**23/151 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING**

Cllr GRM Bates apologised as he was involved in work and was not able to attend.

**23/152 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE**

Councillors approved of the reasons for Cllr GRM Bates.

**23/153 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 15 MAY 2023**

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

**23/154 – 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: 23/00177/FUL - Change of use from dwelling (use class C3) to House in Multiple Occupation (use class C4) – retrospective at 7 Kyle Way, YO26 6RH.	<b>The Parish Council decision was B</b>
Ref: 23/01001/FUL - Variation of condition 2 of permitted application 22/02243/FUL to alter the garage height as seen externally, include solar panels on roof and some alterations to fenestration details at The Lord Nelson, 9 Main Street, YO26 6HS	<b>The Parish Council decision was D for the following planning reasons: The Parish Council feels that this constant change of plans on this site is time consuming for the CYC planning official, the City Planning Committee and the Parish Council and is a wasteful and frustrating process. This is a conservation area. The property is surrounded by Grade II listed properties.</b>

	<p>The land lies to the rear of the Lord Nelson a very successful business that has an outdoor beer garden.</p> <p>The lack of scale does not take into account the overbearing nature of the new proposed roof heights.</p> <p>The latest iteration of the plan indicates that there will be rooflights so the potential for rooms to be developed therefore making this a three-storey building as the main residence. The change of the garage level with access to the roof space makes this a two-storey building.</p> <p>The style of fenestration is out of keeping with the environment and character of the area.</p> <p>The properties are on an elevated site and this will make the new iteration of the plan dominant and visible from the public house. It will be visible from the roadside and the snicket way joining Upper and Nether Poppleton</p> <p>This was the main reason for the objection which was originally upheld by the City of York Councillors in 2018, 2020.</p> <p>The height of the building and windows will overlook the neighbouring property.</p> <p>Albeit that on the present plan these windows may well be opaque glass, there is no guarantee that this will actually be the position when the house is occupied.</p> <p>The council planning official listed many reasons for refusal of a two-storey building on other occasions. The process at the last council meeting where the plan was approved was flawed and the councillors were given incorrect information when they voted.</p> <p>The Parish Council will be following the Council's complaints procedure as outlined by Becky Eades, Head of Planning and Development Services.</p>
Ref: 23/01044/FUL – Single-storey side and rear extensions following demolition of detached double garage at 22 Littlefield Close, YO26 6HX	<b>The Parish Council decision was B</b>
Ref: 23/01140/TPO - Fell 1 no. tree protected by TPO 1/1970/T55 and replant with Common Lime at Land To Rear Of 22 To 36 Church Lane.	<b>The Parish Council decision was B</b>

*(b) To note Local Authority Planning Decisions*

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

- Ref: 23/00483/FUL - Render to first floor front elevation at 5 Easthorpe Drive, YO26 6NU.
- Ref: 23/00574/FUL - Two-storey rear extension at 9 Riverside Gardens, YO26 6JZ.
- Ref: 23/00658/FUL - Installation of solar panels to front and side elevations at 8A Sandyridge, YO26 6LU.
- Ref: 23/00739/CLD - Certificate of lawful development for commencement of development (undertaking landform engineering works) in accordance with planning permission reference 20/00774/FULM | British Sugar Corporation Ltd, Plantation Drive, York.

**23/155– TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP**

Cllr Harper reported that Duncan Marks has replied to correspondence and confirmed that the students were continuing with the work of identifying the ten most important buildings and sites to be added to the Local List.

There will be a meeting with the Parish Councillors from both Parish Council to agree this list and then it will go to a public meeting for consultation and agreement.

**23/156 - TO NOTE CORRESPONDENCE**

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

**23/157 - 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 July 2023.

Chairman.....

Date.....