

**NETHER POPPLETON PARISH COUNCIL  
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE  
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 17 JULY 2023**

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

**23/178 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

**23/179 - PUBLIC PARTICIPATION**

None.

**23/180 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING**

Apologies were received from Cllrs. S P Barry and R A Harper.

**23/181 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE**

The reasons for the absences of Cllrs. Barry and Harper were approved.

**23/182 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 19 JUNE 2023**

The minutes of the Parish Council Planning meeting held on 19 June were approved, having been circulated prior to the meeting, were approved, and signed.

**23/183 – 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: 23/00989/FUL - Partial change of use to childcare with creation of outdoor play area at Agility Parks, London Ebor Business Park, Millfield Lane.	<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</b> <b>There are a few anomalies on the latest planning application that the City Planners need to be aware of:-</b> <b>The latest plan states the new dwelling will not be visible from the road, the footpath and the snicket or other areas, this as pointed out by other residents is not the case. It will be highly visible from all of the aforementioned places. It will also be highly visible from the business premises of the Lord Nelson Pub carpark and outdoor garden area.</b>

	<p>The other reasons for close monitoring of this proposed building are that during development no retrospective planning should be permitted.</p> <p>The removal of the latest iteration of the proposed garage may later appear in planning so again confusing the situation.</p> <p>This proposed development is in a conservation area and should therefore comply with the following:-</p> <p><b><u>Policy Context</u></b>  <b>Upper and Nether Poppleton Neighbourhood Plan PNP3 Conservation Area</b>  <b>PNP 4 Village Design Statement</b>  <b><u>Development Control Local Plan 2005</u></b>  <b>CYGP 1Design</b>  <b>CYHE3 Conservation Area</b>  <b><u>Publication Draft Local Plan 2018</u></b>  <b>D1 Placemaking</b>  <b>D4 Conservation Area</b>  <b><u>NPPF Chapter 16</u> Paragraph 195 and Paragraph 197</b> noting the significance of Heritage Asset i.e. the Lord Nelson Public House built prior to 1850 and a thriving business.  <b><u>NPPF Chapter 16 202</u></b> The building will lead to less than significant harm. As the Inspectorate pointed out on the single storey building plan application this would indeed be the case as it would be low level, low impact. This latest iteration of the plan does inflict significant harm in height and position.</p> <p>As stated repeatedly this is an elevated site. This was the paramount reason for refusal by the City of York Councillors in 2018 and resulted in the bungalow being submitted. The Parish Council still insists that the City Council Planning Committee were given flawed information at the time of the vote.</p>
<p>Ref: 23/01136/FUL - Installation of plant equipment and alterations to doors/windows at Park Leisure 2000 Limited, 1 Tudor Court, Opus Avenue.</p>	<p><b>The Parish Council decision was B</b></p>
<p>Ref: 23/01176/TMAS - Installation of 25m high lattice tower with ground level equipment cabinet, compound enclosure with 1.8m high palaside (sic) fencing and associated ancillary works at Telecommunications Tower Adjacent Sewage Pumping Station, Millfield Lane.</p>	<p><b>The Parish Council decision was B</b></p>

Ref: 23/01272/TPO - Fell 1 no. Willow; and draw back crown over vehicular access of 1 no. Laburnum - trees protected by TPO 1/1970 at Somercote, Main Street, YO26 6HS.	<b>The Parish Council decision was A</b>
Ref: 23/01274/TPO - Drawing back between 2-4m of branches overhanging bungalow of 1 no. Sycamore (maximum wound size 50mm) and drawing back in line with Leylandii boundary hedge of 1 no. Ash - trees protected by TPO 1/1970 at Somercote, Main Street, YO26 6HS.	<b>The Parish Council decision was B</b>
Ref: 23/01288/FUL - Single-storey side link extension and conversion of garage to habitable space at Orchard House, Cinder Lane, York YO26 6HU.	<b>The Parish Council decision was B</b>
Ref: 23/01308/FUL - Variation of condition 4 of permitted application 22/01652/FUL to alter 2no. windows at 54 Millfield Lane, YO26 6ND.	<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 application: -

- Ref: 23/00756/FUL – Single-storey rear extension, rear dormer, dropped kerb and new vehicle access to front and detached self-contained annexe to rear at 14 Long Ridge Lane, YO26 6LX.

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

- Ref: 23/00448/FUL - Installation of air source heat pump to side of previously approved application 22/01652/FUL at 54 Millfield Lane, YO26 6ND.

*(c) To discuss response to Solar Farm proposal for a public record and wording an appropriate response*

The Parish Councillors discussed the proposed development of a Solar Farm on land adjacent to the river in Nether Poppleton. As there is a need for renewable energy in Britain and that this will increase significantly in the next 20 years the councillors approved of this development.

The provision being at the end of the period of the Solar Farm the land will be returned to its rural setting and support the rural environment of the area.

**23/184– TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP**

No further report was given.

**23/185 - TO NOTE CORRESPONDENCE**

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

**23/186 - 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 21 August 2023.

Chairman.....

Date.....