

NETHER POPPLETON PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 18
DECEMBER 2023

PRESENT: - Cllr. E M Jones (Chairman), Cllrs. G R M Bates, R A Harper and J A Hook, also present was the Clerk, Mr B J W Mackman.

23/320 - TO RECEIVE DECLARATIONS OF
DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY
MATTERS OF BUSINESS

None.

23/321 - PUBLIC PARTICIPATION

None

23/322 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE
MEETING

Apologies were received from Cllr. S P Barry.

23/323 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

Cllr. Barry's reason for absence was approved.

23/324 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 20
NOVEMBER 2023

The minutes of the Parish Council Planning meeting held on 20 November, having been circulated prior to the meeting, were approved and signed.

23/325 – 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: 23/02097/FUL – Single-storey front extension at Wetherby Whaler, Ings Lane, YO26 6RA.	The Parish Council decision was B
Ref: 23/02114/FUL – Two-storey side and rear extensions and dormers to front and side at 9 Hillcrest Avenue, YO26 6LD	The Parish Council decision was D for the following planning reasons: This house has already been expanded from the single-storey bungalow originally on the site. The proposed extension is in excess of the permitted limits of house expansion in the Local Plan Policies on extensions D 11 as it will alter the scale and proportion of the property.

	<p>This house is situated within the Conservation Area of Nether Poppleton although it is the 1980's development it still is protected by the limitations of conservations areas are per the local Plan D4</p> <p>The developments in this cul-de-sac were designed to provided for different stages of housing need, e.g. first-time buyers and retired downsizing. All the houses in this cul-de-sac were designed with this in mind. The extension to a very large family house is not compatible with the street scene.</p> <p>There is a loss of garage facility as it is being nominated as a bike store so cars will have to park within the curtilage of the property to avoid inconvenience to neighbouring properties.</p> <p>There are heritage asset buildings that border this property that will be affected by the increase in size and all neighbouring properties should be advised of the potential impact on their house for value, privacy and being overlooked.</p> <p>Under Local Plan D11 bullet point 3 any extension should contribute to the setting, townscape, landscape, and views. It is felt that this proposed extension will have a negative effect on the surrounding properties.</p> <p>There are significant trees in the immediate vicinity of the proposed extension which as they are in the Conservation Area are protected by TPOs</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: 23/01968/FUL - Single storey side extension between the existing house and existing detached garage at 62 Allerton Drive, YO26 6NP.
- Ref: 23/01985/FUL – Single-storey rear extension at 7 Midway Avenue, YO26 6NT.

23/326 - TO NOTE CORRESPONDENCE

It was agreed that given the new information on the development proposals on 25 Church Lane that were not available at the last Nether Poppleton Parish Council meeting, a letter should be sent to the Planning Department to request that there is compliance with the Local Plan, Neighbourhood Plan and other strategic planning documents concerning the size of the new build that has been forced by the demolition by the builders.

23/327 - 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 15 January 2024. It will be preceded by the Parish Meeting at 6.00pm.

Chairman.....

Date.....