

NETHER POPPLETON PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 15 JANUARY
2024

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

24/001 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

24/002 - PUBLIC PARTICIPATION

None.

24/003 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

All Cllrs. being present there were no apologies.

24/004 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

None.

24/005 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 18 DECEMBER 2023

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

**24/006 – 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: 23/02254/FULM - Installation of a solar farm with associated infrastructure, access, security fencing and landscaping at land to the south of New Farm, Lords Lane.	The Parish Council decision was B
Ref: 23/02291/FUL - Single-storey front extension and render to side/rear elevations at 5 Little Garth, YO26 6NH.	The Parish Council decision was B
Ref: 23/02302/FUL - Variation of conditions of permitted application 15/00524/OUTM to alter green infrastructure, increase building heights, updates to detailed configuration of proposed Main Street access road, alterations to the drainage strategy and updates to	The Parish Council decision was D. This is based on the following planning considerations with regards to the increase of height on the proposed development along the Main Street access road, as altered in the application.

<p>approved illustrative phasing plan at British Sugar Corporation Ltd, Plantation Drive.</p>	<p>Three-storey development is Urban Development. While this is a large development the proposal to place these taller structures at the very limit of the rural area is considered inappropriate. The increase in traffic that will be generated on to Millfield Lane is a concern as this is also the site of Manor Academy where traffic congestion at the start and end of the school day is already causing alarm and is potentially an accident waiting to happen. 1200+ children attend Manor Academy with associated bus, car and pedestrian traffic.</p> <p>There is a concern that the increase in green infrastructure is at the expense of sufficient parking for individual and shared housing. This has already proven to be the case at Sovereign Park closer to the City of York. There is an assumption that people will cycle into the city but this is not proven by traffic counts throughout the year.</p> <p>The impact on to the Ring Road A 1237 from this exit onto Millfield Lane will add to the already congestion roundabout at peak times which is currently exacerbated by the increase of cars and the increased frequency of the Harrogate to York train service.</p> <p>There was a proposed train halt originally on the Poppleton Park estate which has never been followed up and this could be used by residents to this new proposed development.</p>
<p>Ref: 23/02330/FUL – Single-storey rear extension, refurbishment of existing dormer windows, removal of 1no. chimney stack and replacement windows throughout following demolition of garage and conservatory at 2 Hillcrest Avenue, YO26 6LD.</p>	<p>The Parish Council decision was B</p>

(b) To note Local Authority Planning Decisions

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

- Ref: 23/01940/FUL - One and two storey rear extensions to dwelling to include replacement roof with increased ridge height at Town Farmhouse 25 Church Lane, YO26 6LF.
- Ref: 23/02009/FUL – Two-storey side extension, single-storey rear extension, porch to front and rear extension to detached garage following removal of conservatory at 7 Kyle Way, YO26 6RH.

- Ref: 23/02096/TCA - Fell 1 no. Silver Birch and 1 no. Cherry tree, crown reduce and thin 3 no. trees - trees in a conservation area (rear garden) at 2 Hillcrest Avenue, YO26 6LD.
- Ref: 23/02114/FUL – Two-storey side and rear extensions and dormers to front and side at 9 Hillcrest Avenue, YO26 6LD.

24/007 – TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP

It was agreed to remove this item from the agenda until July 2024.

24/008 - TO NOTE CORRESPONDENCE RECEIVED

None.

24/009 - 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 February 2024.

Chairman.....

Date.....