

NETHER POPPLETON PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE
POPPLETON CENTRE, UPPER POPPLETON, AT 7.00PM ON MONDAY, 19
FEBRUARY 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 three members of the public and the Clerk, Mr B J W Mackman.

24/029 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

24/030 - PUBLIC PARTICIPATION

Two members of the public addressed the Cllrs. on one of the planning applications.

24/031 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

All Cllrs. being present there were no apologies.

24/032 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

None.

24/033 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 15 JANUARY 2024

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

24/034 – 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: 24/00022/FUL – Two-storey side extension, single-storey rear extension and render to all elevations following demolition of conservatory at 3 Nursery Road, YO26 6NN.	<p>The Parish Council decision on the application was D.</p> <p>This extension is an overbearing development due to the orientation of the properties at 1 and 3 Nursery Road.</p> <p>This proposed extension creates a physical barrier to light and amenity and is within approximately three metres of the existing buildings at 1 Nursery Road. There is a shared wall between the two properties.</p> <p>The proposal of the double-storey extension on the present garage is contrary to a decision expressed by the City Council on the proximity and over-bearing nature of two-storey extensions which are not parallel to the neighbours but at right angles to the property.</p>

	<p>City Council Planners noted on a similar extension between properties in Nether Poppleton reference (20/02044/FUL) Delegated Report/Development Management Office Report dated 1st February 2021: <i>“The side extension would be between 1m and 2m from the boundary with the rear of the house at No. 8 Ebor Way. No 8 has a conservatory that faces this boundary at a distance of about 2.5m, so the overall distance from the conservatory to the 2-storey extension would, on average, be about 4m. Such close proximity would normally have an unacceptable impact on the occupiers of the adjacent house.</i></p> <p>The Parish Council considers that the ruling of unacceptable impact is the same factor in this instance.</p> <p>Furthermore, from the Development Control Local Plan (Apr 2005) Chapter 7: Housing/H7 Residential Extensions: <i>“Planning permission will be granted for residential extensions where: b) the design and scale are appropriate in relation to the main building; and d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy; and e) proposals respect the spaces between dwellings.”</i> This confirms that the proposed extension does not respect this policy.</p> <p>The above decision was also made on planning application 21/0177/FUL at 47 Allerton Drive when the same orientation of buildings appeared in place between the above and 29 Midway Avenue, also in Nether Poppleton</p> <p>.</p> <p>The proposed balcony in the proposed extension could prove to be a physical intrusion on the privacy of the resident in 46 Millfield Lane and should be considered together with the points made above about the proposed extension.</p> <p>This proposed extension should therefore be refused on the planning grounds.</p>
<p>Ref: 24/00028/TCA - Fell 1 no. Sweet Chestnut and re-pollard 1 no. Bramley Apple - trees in a conservation area at 4 Wilson Cottages, Church Lane, YO26 6LQ.</p>	<p>The Parish Council decision was C.</p> <p>It is important in this conservation area to check that the tree is in fact either dangerous or diseased before it is felled.</p>

	<p>The conservation area without trees will change the potential for wildlife particularly birds and nesting in this area. Any tree felled in the conservation area should be replaced by an appropriate indigenous variety.</p>
<p>Ref: 24/00097/TPO - Fell 1no. (Root Decayed) Beech and 1no. Holly - trees protected by Tree Preservation Order no. 1-1970 at The Coach House, 38 Church Lane, YO26 6L.</p>	<p>The Parish Council decision was C These trees are in a conservation area. There is evidence on this site of an ancient Roman Road, and it would be most disappointing if, in the removal of the tree that has root damage, the remaining evidence of the road was to be destroyed or damaged. There is no evidence given that the holly tree is in anyway dangerous or diseased. Holly trees by their nature provide ideal habitat for nesting birds. This site has lost many trees of the development time of the Coach House. It is felt that a site examination would be appropriate by an officer of the planning department.</p>

(b) To note Local Authority Planning Decisions

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

- 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
- Ref: 23/02291/FUL - Single-storey front extension and render to side/rear elevations at 5 Little Garth, YO26 6NH.
- Ref: 23/02097/FUL – Single-storey front extension at Wetherby Whaler, Ings Lane, YO26 6RA.

(c) To receive an update on the proposed development at Model Farm, Upper Poppleton.

A summary of the planning meeting held by UPPC on Monday 12 February 2024 was given. The key points were that the initial planning application had been withdrawn and the new application was seeking a variation to clause 2 of the original submission. The UPPC decision voted D indicating that there was still no approval of this development. The previous comments in opposition to the development (37) would still apply as this was a resubmission under the previous application number.

24/035 – TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP

Cllr. Harper informed the Nether Poppleton councillors that Duncan Marks from York Civic Trust would like to come to Poppleton to present the findings of the University of York students in relation to the existing Listed Buildings and proposed additions to the List. There is a distinction between Listed Buildings and the York List which seeks to preserve not just buildings but views and vistas.

It was agreed that Cllr Harper would be funded to get the booklet already produced laminated to make clear which buildings, vistas, and views were being considered and that he would get the booklet reprinted for reference.

Cllr Harper undertook to arrange a public meeting and offer dates to Duncan Marks. The Last Monday of either March, April or May was suggested. **(Action Cllr. Harper)**

Cllr. Harper will liaise with the Community Centre Manager Beth Kirkham to work on a booking and publicity will be organised as this will be a meeting for all Parish Councillors and interested village residents. **(Action Cllr. Harper)**

24/036 - TO NOTE CORRESPONDENCE RECEIVED

None.

24/037 - 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 18 March 2024.

Chairman.....

Date.....