

NETHER POPPLETON PARISH COUNCIL
MINUTES OF THE VIRTUAL PLANNING MEETING HELD AT 7.00PM ON MONDAY,
15 FEBRUARY 2021

Attending online: - Cllrs. E M Jones (Chairman), S A Barry, R A Harper, J A Hook, C J Lamb, P F H Powell and C D Steward. Also in attendance was one member of the public and the Clerk, Mr B J W Mackman.

21/036 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

21/037 - PUBLIC PARTICIPATION

None

21/038 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

None

21/039 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

None

21/040 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 18 JANUARY 2021

The minutes of the Parish Council Planning meeting held on 18 January 2021 having been circulated prior to the meeting, were approved and will be signed at a later date.

21/041 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 3 FEBRUARY 2021

The minutes of the Parish Council Planning meeting held on 3 February 2021 having been circulated prior to the meeting, were approved and will be signed at a later date.

**21/042 – 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 Application	Comments
Ref: 21/00099/FUL - Conversion of detached barn to rear artist studio with single-storey front extension and erection of detached garage following demolition of existing garage at 32 Church Lane.	The Parish Council decision was D based on the following material considerations. This property is situated in the Conservation Area of Nether Poppleton. This property was originally two properties on two separate plots which have been joined by the current owner and developer The proposal to develop the Barn which has historic character to the Conservation Area is opposed as it will change the character and setting of the barn in the Conservation Area.

	<p>The Barn is adjacent to a public footpath and additional height will be obvious in the Conservation Area.</p> <p>The property circa 1800 has been extensively modernised since the original proposal on the site. This application contains of two distinctly different building proposals and while the garage was considered as an improvement the total change of the Barn was considered inappropriate so the decision D to object to the development was based on this premise. It is recognised that this development could become a separate dwelling and therefore would involve plot subdivision. This would not be acceptable under PNP 6 B of the Poppleton Neighbourhood Plan: conversion of existing buildings to residential use.</p> <p>It is considered that Future Permitted Development Rights should be withheld should the application be approved.</p>
<p>Ref: 21/00102/FUL – Two-storey side and single-storey front and rear extensions at 2 Nursery Road.</p>	<p>The Parish Council decision was B</p>
<p>Ref: 21/00146/FUL - Erection of single storey side extension to extend existing showroom at Minstergate Hull Ltd, Great North Way.</p>	<p>The Parish Council decision was C. The following should be carefully considered. At the present time parking for both the employees of the garage and the care home is conducted on the emergency entrance to the Poppleton Park Estate during the day. Parking should not take place on any of the green verges surrounding the garage site as was originally covered in the original planning development of the York Business Park in 2000. The hedge that surrounded this site has been removed already. The hedging was agreed to ‘soften’ the development of the Business Park.</p>
<p>Ref: 21/00177/FUL – Single-storey rear extension at 30 Hillcrest Avenue</p>	<p>The Parish Council decision was B</p>
<p>Ref: 21/00184/FUL - First floor side extension and single-storey rear extension connecting to existing detached garage at 16 Poppleton Hall Gardens.</p>	<p>The Parish Council decision was D</p> <p>This property although built in the 1970s is sited within the Nether Poppleton Conservation Area and has several buildings near to it which form the rural character and setting of the village.</p> <p>Some of the buildings date from the 18th century and still have the form of the agricultural buildings now occupied as residences.</p> <p>The street scene would be adversely affected by the addition of a first-floor extension as it would be highly visible from the main road and therefore the setting would be significantly altered.</p>

	<p>The design is poorly considered in terms of the NPPF P118 (e) which states that good design will be supported when it is complementary to the overall street scene, well-designed and can maintain safe access and egress for occupiers.</p> <p>NPPF 124 The creation of high-quality buildings and place is fundamental to what the planning and development process should achieve. Good design is key aspect of sustainable development.</p> <p>The linking of the house to the garage is not deemed to be good design.</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: 20/01931/FUL – Single-storey extension to courtyard facing elevation and insertion of 4no. rooflights at The Granary Church Lane.
- Ref: 20/02044/FUL – Two-storey side extension and conversion of garage to habitable area at 27 Allerton Drive.
- Ref: 20/02208/FUL – Single-storey side and rear extension at 6 Long Ridge Lane.
- Ref: 20/02341/FUL – Single-storey front (north) extension after demolition of existing single-storey north extension due to structural deficiency at Poppleton Hall Cottage, Church Lane.

21/043 – TO CONSIDER A FORMING A WORKING GROUP WITH UPPER POPPLETON PARISH COUNCIL TO RESEARCH BUILDINGS OF HISTORIC VALUE IN THE POPPLETONS.

It was agreed that Cllrs. Lamb and Harper would join with the two volunteers from Upper Poppleton and City Councillor Hook and Cllr. Jones in a Zoom meeting with the City of York Conservation Officer to see how this could be developed as a plan to progress this proposal.

21/044 - TO NOTE CORRESPONDENCE

None.

21/045 - TO AGREE THE DATE OF THE NEXT MEETING

It was agreed that the next meeting would be held online on Monday 15 March 2021.

Chairman.....

Date.....

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