

Massey, Neil

From: Jeanne Fletcher [parishclerk@fulford39.fsnet.co.uk]
Sent: 05 March 2012 16:55
To: Massey, Neil
Cc: planning.teamenquiries@york.gov.uk
Subject: Planning Comments

Planning Application 11/03367/FUL

Two storey rear extension with room in roof, single storey extension and porch to side for Ms Karin de Vries (revised plans)

The Parish Council has asked me to send the following comments to this application:

In determining Planning Application 11/03367/FUL on Thursday 8th March, would you please ensure that all members of the Sub-Committee is advised of the following.
While FPC recognises that the Germany Beck development may be considered material to this application, it considers that it would be incorrect in planning terms to judge it on the assumption that the reserved matters application will be approved in its current form, if at all. The proposal should be judged on its merits as it stands now and due regard should be given to the prominent location of the site which is currently surrounded on three sides by open countryside.
On the green belt, FPC fundamentally disagrees with the officer's assessment of impact and his interpretation of the Secretary of State's findings. She acknowledged the green belt status of the Germany Beck site and confirmed that the development would be harmful to the green belt, but she concluded that the special circumstances created by housing need of 700 homes justified this harm. Although the extension itself does not lie in the green belt, if harm to the green belt is caused by a proposal then very special circumstances would need to exist in order to justify that harm. We therefore request that the objections raised by FPC are given due consideration and assessed against green belt policy, particularly with regard to the scale and massing of the extension and its impact on visual amenity.

Jeanne Fletcher
Clerk (for and on behalf of Fulford Parish Council)
5th March 2012.

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