

NETHER POPPLETON PARISH COUNCIL

MINUTES OF THE VIRTUAL PLANNING MEETING HELD ON SKYPE FOR BUSINESS AT 7.00PM ON MONDAY, 15 JUNE 2020

ATTENDING ON-LINE:

Cllrs. E M Jones (Chairman), S A Barry, J A Hook, P H F Powell and C D Steward. Also in attendance was the Clerk, Mr B J W Mackman

20/095 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

20/096 - PUBLIC PARTICIPATION

None.

20/097 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Cllr R A Harper,

20/098 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 16 MARCH 2020

The minutes of the Parish Council Planning meeting held on 16 March 2020 having been circulated prior to the meeting, were approved and will be signed at a later date.

20/099 – 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: 20/00404/FUL – Two-storey side extension and alterations to windows and door on front elevation following demolition of garage at Cornerways, 11 Hillcrest Avenue.	<p>The Parish Council decision was D. The council objects for the following Material considerations in respect of the Upper and Nether Poppleton Neighbourhood Plan passed in 2017:</p> <p>The double-storey development by replacement of garage with garage and bedrooms is considered as not in character with the surrounding single-storey bungalows or dormer bungalows adjacent to the properties.</p> <p>The Upper and Nether Poppleton Neighbourhood Plan PNP 6A is focussed on ensuring that houses that have additions or are developed should be in keeping with the adjacent surrounding to ensure that no-one is overlooked, has loss of light or amenity and that parking does not become an issue for neighbouring properties.</p>

	<p>The height of the proposed development is not in keeping with the properties surrounding this house.</p> <p>There will be significant loss of garden amenity which is a priority to protect in the NP PNP 6A.</p>
<p>Ref: 20/00465/FUL – Erection of side extension with 1no. dormer and 1no. rooflight to southwest elevation following demolition of existing garage (revised scheme) at Netherfield, 4 Sandyridge.</p>	<p>No objections - See notification from CYC</p>
<p>Ref: 20/00599/FUL – Single-storey side and two-storey rear extensions, dormer to front and side including demolition of conservatory at 14 Church Lane.</p>	<p>The Parish Council decision was D</p> <p>The councillors object to the application on the grounds of the following material considerations and with relation to the Conservation Area protection.</p> <ol style="list-style-type: none"> 1. This house is situated right in the middle of the Conservation Area. 2. The house over time has been added to and extended probably before the Conservation Area was confirmed in 1993. 3. The proposed cladding on the house will be similar to that on the house in Beech Way Upper Poppleton, which is like the cladding also on the Park and Ride Bus Terminus in Upper Poppleton. Our comment on this is that it might be fine on a new building but in a Conservation Area it is out of keeping with the cladding and street scene in this ancient part of the village. <p>Material considerations are therefore Street Scene and appropriateness of building materials in a conservation area.</p> <ol style="list-style-type: none"> 4. There has been extensive development to the original house with the bungalow becoming a dormer bungalow. So the addition of the area at the side will totally block off the ability to move round the house and since it abuts the adjoining property there are issues of drainage, potential fire hazard and difference in heights of roofs which will look most odd. <p>Material considerations are therefore Character and Appearance.</p> <ol style="list-style-type: none"> 5. The internal indication are very difficult to read as there is considerable blurring on the drawings

	<p>however the room allocation and construction of the rear highly-glassed area is again out of keeping with the neighbourhood and will look most odd and out of character and setting with the area.</p> <p>Material consideration is the height of the roof at the rear of the property is out of character, size and proportion</p> <p>6. This proposed extension is not in line with the Village Design Statement Paragraphs 11,12, 14 and 17 and stated on page 11 of the document.</p> <p>7. In terms of the Conservation Area designation on the Current version of the Local Plan 2005 and the proposed version of the Local Plan 2019 – Conservation Areas must preserve the character and design relevant to the area and the surrounding properties. This design does not do this.</p>
<p>Ref: 20/00770/FUL - Variation of conditions 2 and 3 of permitted application 19/00288/FUL to change the proposed cladding from timber to render at Gatescarth, 2 Allerton Drive.</p>	<p>The Parish Council decision was C. The decision to changing the cladding was welcomed by the councillors.</p>
<p>Ref: 20/00818/FUL – Single-storey side extension to existing detached garage at Sandham House, Main Street.</p>	<p>The Parish Council decision was B</p>
<p>Ref: 20/00860/TCA - Crown lift Sycamore and fell Cherry in a Conservation Area at The Granary, Church Lane.</p>	<p>The Parish Council decision was B</p>
<p>Ref: 20/00865/FUL - Erection of 2-storey annex following demolition of garden room at 2 Millfield Lane.</p>	<p>The Parish Council decision was D based on the following material considerations and the historical character and setting of this particular house in the Conservation area..</p> <p>a) The proposed extension is too large for the size and shape of the plot.</p> <p>b) The house was designed as a workers cottage for the farm. As such it has historical significance to the conservation area. The house is typical of the C18 with provision for living below and sleeping accommodation above.</p> <p>c) It is considered that due to the large scale, mass and footprint of the two story extension, the proposal would appear visually dominant and would not read as a subservient, secondary addition to the existing house. It would appear rather as a separate building</p>

	<p>form, rather than as a harmonious addition to the existing small, quaint house.</p> <p>It is felt that this extension would not comply with Paragraphs 127 and 130 of the NPPF relating to the Upper Poppleton and Nether Poppleton Neighbourhood Plan 2017 relating to development of a high quality design appropriate to character and appearance and the Poppleton Village Design Statement. It would be further contrary to the City of York Publication Draft Local Plan 2018 Policy D11: extensions and Alterations to Existing Buildings and the City of York Council Development Control Draft Local Plan 2005 Policy GP 1b relating to design.</p> <p>The Conservation Architects comments on developments in the Conservation Area of Nether Poppleton should also be considered.</p> <p>Finally the lack of amenity space would be seriously affected by the proposed development.</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: 19/01693/ADV - Internally illuminated fascia sign at London Ebor Developments Plc Millfield Business Centre Millfield.
- Ref: 20/00098/FUL – Two-storey side extension and single-storey extension to front at 15 Allerton Drive.
- Ref: 20/00229/FUL – Single-storey extension and alterations to front elevation and bay window extension to rear at 29 Millfield Gardens.
- Ref: 20/00375/FUL – Single-storey front and rear extensions following removal of existing rear conservatory (revised scheme to approval 19/02494/FUL) at 21 Riversvale Drive.

It was noted that the Local Planning Authority had refused the following application: -

Ref: 20/00465/FUL – Erection of side extension with 1no. dormer and 1no. rooflight to southwest elevation following demolition of existing garage (revised scheme) at Netherfield, 4 Sandyridge.

It was noted that during the lock down period of Covid 19 a series of comments had been circulated to Parish Councillors regarding the proposed development on Wheatlands. It was agreed that since the land had failed on Criteria 1 of the Local Plan and the Neighbourhood Plan site selection that no development would be supported.

20/100 - TO NOTE CORRESPONDENCE

None

20/101 - TO AGREE THE DATE OF THE NEXT MEETING

It was agreed that the next meeting would be held online on Monday 20 July.

Chairman.....

Date.....

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