

**UPPER POPPLETON PARISH COUNCIL**

**MINUTES OF THE VIRTUAL PARISH COUNCIL MEETING HELD ON ZOOM  
AT 7.00 PM ON MONDAY, 8 MARCH 2021**

**ATTENDING ON-LINE:**

Councillor Stuart Robson (Chairman)

Councillor Alan Catterick

Councillor Robin Garland

Councillor Anne Hook

Councillor David Johnson

Councillor Roper Langford

Councillor Neil Lawrence

Councillor Sheri Scruton

Councillor Rae Youngman

Four members of the public

Mr James Mackman (Clerk)

Owing to the continuing restrictions on meetings because of the coronavirus pandemic the meeting was held online through the Zoom application.

**21.043 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST  
(NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

**21.044 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE  
MEETING**

All Councillors being present there were no apologies.

**21.045 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE**

All Councillors being present there were no apologies to consider.

**21.046 - TO APPROVE THE MINUTES OF THE MEETING HELD ON 8 FEBRUARY  
2021**

The minutes of the meeting held on 8 February 2021, having been circulated and read, were accepted and will be signed at a later date.

**21.047 - PUBLIC PARTICIPATION**

Members of the public present made comments all opposing the planning application for 50 Dikelands Lane.

**21.048 - TO RECEIVE THE CITY OF YORK COUNCILLOR'S REPORT – FOR  
INFORMATION ONLY**

City Councillor Anne Hook reported that Yorkshire Water are endeavouring to deal with the broken sewer in Long Ridge Lane. The consequence of the break means that the waste from houses on the Green is having to be extracted by a mobile sewage tanker until the repairs are complete. Another consequence is that the No. 10 bus has been diverted down Station Road so Councillor Hook has made sure that the bus stops not being visited are displaying notices to this effect.

## 21.049 - PLANNING APPLICATIONS

(a) The Councillors considered the planning applications received since the February Parish Council meeting as listed below: -

Details of Planning Applications	Comments
<p>Ref: 20/01920/FUL - Creation of gable roof to include a front and rear dormer, single-storey rear extension and increase in overall roof height (revised scheme) at 25 Dikelands Lane.</p>	<p>No objections</p>
<p>Ref: 21/00163/FUL - Erection of two-storey dwellinghouse following demolition of existing bungalow at The Cedars, 50 Dikelands Lane.</p>	<p>The Parish Council objects on the following material considerations: -</p> <ul style="list-style-type: none"> <li>a) It is out of keeping with the street scene and as a flat-roofed building is contra to the Village Design Statement.</li> <li>b) This design is based on the premise that the existing house is unsuitable for habitation and this is not the case.</li> <li>c) This design is contra to PNP 6 A of the Neighbourhood Plan that was made in 2017 and had 91.3% backing vote of the residents of Poppleton.</li> <li>d) This proposal is in contravention of PNP 4 of the Poppleton Neighbourhood Plan which supports the VDS ( Village Design Statement made in 2003)</li> <li>e) All new development within the settlement limits of the villages should respect the Design Guidelines.</li> <li>f) The height of the building will affect the properties adjacent to this site namely 48 Dikelands Lane and 1 Springfield Road.</li> <li>g) The replacement of a perfectly habitable building with such a modern construction is against the Local Plan 2019 currently under inspection in that the street scene of the rural village, dating in parts from the Doomsday Book, will be significantly changed by this ultra-modern edifice.</li> <li>h) Para 196 and 197 of the NPPF supports the development of houses provided that the character is in keeping with the character and setting of a historic area. The effect of an application on the significant of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In this case the Heritage asset is the village setting as set out above.</li> <li>i) The materials proposed are not specified to the extent that is required for the development in Poppleton of a new building.</li> </ul>

	<p>j) Any vehicles working or visiting this building must have access to parking on the property as the Dikelands Lane and Main Street junction is within 20 feet of the entrance to this property.</p> <p>k) The property will be highly visible as its boundary is adjacent to the public footpath that joins Upper Poppleton to Nether Poppleton. This proposal fails to comply with design guidance on the Local Plan (2004) and the proposals in the currently Local Plan currently with the Inspectorate.</p>
Ref: 21/00187/FUL – Two-storey side extension and single-storey extension to side and rear at 42 Station Road.	No objections
Ref: 21/00292/TCA - Fell 1no. Kanzan Cherry, 1no. Silver Fir, 1no. Sitka Spruce, and 1no. Norway Spruce; prune 1no. Deodar Cedar and 1no. Dawn Redwood - tree works in a Conservation Area at Oberland, Hodgson Lane.	No objections
Ref: 21/00385/FUL - Variation of condition 2 of permitted application 20/00516/FUL to relocate main entrance door and alter fenestration at 5 Cherry Grove.	No objections
Ref: 21/00442/FUL – Single-storey rear extension at Carr House, Boroughbridge Road.	No objections

*(b) To note Local Authority Planning Decisions*

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

- Ref: 20/01920/FUL - Creation of gable roof to include a front and rear dormer, single-storey rear extension and increase in overall roof height (revised scheme) at 25 Dikelands Lane.
- Ref: 20/01926/FUL - Conversion of former cart shed and kennels into habitable accommodation annexed to barn conversion, and vehicular access with parking for barn and cottage at Model Farm, The Green.
- Ref: 20/01927/LBC - Internal and external alterations in conjunction with conversion of former cart shed and kennels into habitable accommodation annexed to barn conversion, vehicular access with parking for barn and cottage at Model Farm, The Green.
- Ref: 20/02060/FUL – Two-storey side and rear extension, single-storey side extension following demolition of existing flat roof projections at 6 Pear Tree Avenue.
- Ref: 20/02412/FUL - Single and two-storey rear extension at Carr House, Boroughbridge Road
- Ref: 20/02516/TPO - Crown reduce Sycamore by 1.5m to the height and 1m to the spread - protected by Tree Preservation Order no. 1/1970 at 9 Bankside Close.
- Ref: 21/00005/TCA - Fell 1no. Paper Birch tree in a Conservation Area at Beech House, 141A Long Ridge Lane.

## 21.050 - FINANCE

### (a) To receive a financial statement

The Clerk had emailed Councillors a detailed report showing the actual income and expenditure for the year for the period to 8 March 2021. The report reflected the receipts and payments below. The bank balances on 8 March were: -

Current Account	£500.00
Business Money Manager Account	£36,600.95

### (b) To note accounts for payment (net of VAT);

2150	Ken Falkingham	New notice board and repairs to fence post	£230.00
2151	James Mackman	Salary – March	£537.26
2152	HM Revenue & Customs	Income tax - March	£134.20
2153	James Mackman	Expenses	£9.65

### (c) To receive a report on income received

City of York Council	Double taxation relief	£2,349.40
HSBC	Bank interest	£0.91
HMRC	VAT refund	£127.14

### (d) To agree the process for making payments by electronic banking

The Councillors considered a report produced by the Clerk and the Chairman. It was agreed that a financial risk assessment on the subject be undertaken by an independent person. It was agreed that the Chairman, the Vice-Chairman and Councillor Lawrence would have access to the bank account and authorise the Clerk to make payments. **(Action Clerk)**

## 21.051 - TO CONSIDER MATTERS RELATING TO THE VILLAGE GREENS, ALLOTMENTS AND GUILD HUT

### (a) To consider a report from the Greens Working Group

Prior to the meeting Councillor Garland had circulated a report from the working group. Its contents were noted.

### (b) Trees including the removal of the tree stump in Chantry Green

i. It was agreed that the stump on Chantry Green be removed.

ii. Councillor Scruton announced she had been in correspondence with the City of York Council and Harrogate Borough Council re the damage to trees on Westfield Lane and Broad Lane as a private individual. The Chairman asked her to make similar representations with the authority of Upper Poppleton Parish Council in order to try and help rectify the problem allegedly caused by a local farmer. **(Action Councillor Scruton)**

### (c) Events

None

### (d) Maintenance including: -

#### i. Replacing the bus shelter on the Green

It was reported that work on this subject is ongoing and that a report will be produced in due course and submitted for the Councillors to consider.

*ii. Agreeing the location of the horse trough*

It was reported that work on this subject is ongoing and that a report will be produced in due course and submitted for the Councillors to consider.

*(e) Allotments including replacing the broken gatepost*

The Councillors confirmed the decision to replace the broken gatepost at the allotments.

The Clerk reported that he had been told there was a problem with the gate at the side of the Guild hut and that he would investigate. The Councillors agreed that any necessary repairs to solve the problem should be made. **(Action Clerk)**

*(f) Guild Hut*

No news on this subject

*(g) Village in Bloom*

Councillors agreed that the Chairman could purchase bulbs for the tubs round the Green.

**21.052 - TO CONSIDER MATTERS RELATING TO HIGHWAYS, FOOTPATHS, LAMPOSTS & SIGNS**

*(a) To consider reports on vandalism*

No reports.

*(b) The unauthorised removal of hedge in the village*

It was noted that the hedge on the A59 opposite the Park & Ride has been removed. Councillor Scruton said that a number of local authorities are aware of this and the Councillors agreed not to pursue the matter for the time being.

*(c) To consider removing the leaning yucca in the tub at the corner of Long Ridge Lane and Station Road*

It was noted that the yucca tree in the tub at the corner of Long Ridge Lane and Station Road is leaning. It was agreed that the plant and tub should be removed. **(Action Clerk)**

*(d) To receive other reports*

None.

**21.053 – TO CONSIDER COUNCILLOR & CLERK TRAINING**

Councillors had considered the courses on offer by the YLCA. It was agreed that Councillor Lawrence could attend the YLCA Annual Conference Zoom meeting on 21-22 April. **(Action Clerk)**

**21.054– TO DISCUSS THE ONGOING SUBJECT OF OPENING THE STATION COAL YARD AS A CAR PARK**

Councillor Robson reported that he had been unable to make any progress on this subject despite having written many letters. It was agreed to remove the subject from future agendas.

**21.055 - TO RECEIVE COMMITTEES' REPRESENTATIVES REPORTS**

*(a) Poppleton Community Trust*

No report.

*(b) Youth Club*

It was reported that with the current lockdown there is no building available where the Youth Club could meet.

(c) *YLCA York Branch*  
No report.

(d) *Any other meeting*  
No reports.

#### **21.056 - TO RECEIVE A REPORT ON VILLAGE POLICING**

Prior to the meeting the Clerk had given each Councillor a schedule of incidents in Upper Poppleton reported to the police in February 2021. The schedule was noted.

#### **21.057 - TO RECEIVE THE CLERK'S REPORT ON PROGRESS ON THE FOLLOWING:**

(a) *Replacing the notice board in Dikelands Lane (Min. 21.031b)*  
It was noted that the new notice board is in place.

(b) *The new seat on Chantry Green (Min. 21.037a)*  
The Chairman explained that the supplier of the seat is currently in lockdown and unable to install the seat.

(c) *The City Council's amendment to its Register of Village Greens (Min. 21.037c)*  
Councillor Langford reported that he is still working on this subject and will produce a paper for discussion at the April meeting. **(Action Councillor Langford)**

(d) *The easement for Model Farm (Min. 21.037d)*  
The Clerk reported that the Parish Council's solicitor has now produced a draft easement but is waiting for the applicant's solicitor to send a plan.

(e) *The possibility of Listing more buildings in the village (Min. 21.034)*  
It was noted that two Nether Poppleton Councillors have volunteered to be on a working group which is scheduled to meet on 11th March.

#### **21.058 - TO NOTE CORRESPONDENCE RECEIVED**

*21.058.1 It was noted that the correspondence received since the February Parish Council meeting, as listed below, had been circulated to the Councillors.*

- (a) CYC - Local Government Re-organisation
- (b) Explore York Libraries & Archives - Census 2021 details
- (c) Julian Sturdy MP - Newsletter
- (d) MEWP Ltd - Kettlewell Lane development website URL
- (e) Open Spaces Society - eZine February 2021
- (f) Selby District Council - Local Government Re-organisation
- (g) YLCA - Conference booking details

*21.058.2 - The Clerk referred to the following item of correspondence*  
E.ON Next - Welcome letter

#### **21.059 – TO NOTE FORTHCOMING MEETINGS**

None.

#### **21.060 - TO CONSIDER MINOR MATTERS**

The Parish Council has received a request to grant an easement for a property on the Green which currently has no vehicular access. The question of the legality of this request needs to be

considered before discussion can take place. The Clerk was authorised to ask the Parish Council’s solicitor for his opinion. **(Action Clerk)**

**21.061 - TO CONSIDER NEW ITEMS FOR THE NEXT AGENDA**

None.

**21.062 - TO AGREE THE DATE OF NEXT MEETING**

It was agreed that the next meeting be held on Zoom on Monday 12<sup>th</sup> April 2021.

There being no other business the Chairman closed the meeting at 8.52pm.

CHAIRMAN .....

DATE.....

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