

**NETHER POPPLETON PARISH COUNCIL**  
**MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE**  
**POPPLETON CENTRE, UPPER POPPLETON, AT 7.00 PM ON MONDAY, 21**  
**FEBRUARY 2022**

**PRESENT:** - Cllrs. E M Jones (Chairman), R A Harper, J A Hook, C J Lamb and C D Steward.  
 Also in attendance was Mr G Bates and the Clerk, Mr B J W Mackman.

**22/029 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST**  
**(NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

**22/030 - PUBLIC PARTICIPATION**

None.

**22/031 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE**  
**MEETING**

Apologies were received from Cllr. S P Barry.

**22/032 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE**

Councillors accepted the apologies from Cllr. S P Barry.

**22/033 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 17**  
**JANUARY 2022**

The minutes of the Parish Council Planning meeting held on 17 January 2022, having been circulated prior to the meeting, were approved and signed. The Chairman explained the reasons for the draft minutes being amended due to a factual error which was corrected, hence the minutes being circulated twice.

**22/034 – 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: 22/00099/FUL – Variation of condition 2 of permitted application 21/00099/FUL to raise eaves and ridge line of internal storage deck area and raise roof above office block to keep a balanced proportion at 32 Church Lane.	<p><b>The Parish Council decision D.</b></p> <p><b>The old farm building is in the Nether Poppleton Conservation Area and as such has some protection.</b></p> <p><b>The material considerations expressed are that raising the height of the barn roof and proposed extension roof to match would mean that it was higher than originally anticipated as a studio. This made the proposed building look more like a house and less like a barn.</b></p> <p><b>There is only a CAD interpretation of the appearance however the land is significantly higher than the road to the front of the property. The land is adjacent</b></p>

	<p><b>to the Public Right of Way leading from Nether Poppleton Conservation Area to the main part of the village. The variation in height would be viewed from the path. Paragraph 7.3 and 7.4 of the ‘made’ Neighbourhood plan indicates that Backland development creates unforeseen complications and is not supported.</b></p>
<p>Ref: 22/00331/TPO - Fell 1no. Black Pine and 1no. Sycamore; crown reduce 2no. Cedar trees - protected by Tree Preservation Order no. 1/1970 at Poppleton House, 3 Main Street.</p>	<p><b>The Parish Council decision was C. It is clear from the report that trees have become crowded and that there is a potential danger to the property from overhanging branches. The Parish Council supports the crown lifting of the trees in this area. If trees are removed in the Conservation Area as a matter of consistency it is hoped that a replacement tree would be planted on the site.</b></p>

*(b) To note Local Authority Planning Decisions*

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

- Ref: 21/02807/TCA - Fell 2no. Conifer trees in a Conservation Area at Poppleton Hall Cottage, Church Lane.

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

- Ref: 20/02513/FUL – Erection of 2no. dwellings on land to the rear of the Lord Nelson public house (resubmission) at The Lord Nelson 9 Main Street.

*(c) To note the Parish Council’s response to the “calling in” of the Lord Nelson planning application*

The Parish Council had received the report from the City of York Council and noted the comments and various planning regulations from the NPPF, Local Plan and Neighbourhood Plan that had been quoted.

**22/035 – TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP**

Cllr Harper the Chairman of the Listed Buildings Working Groups circulated the report that he had compiled for Nether Poppleton. It will be discussed at the next meeting of the group on 9 March 2022. Cllr Harper had produced a similar report for Upper Poppleton and left it with Cllrs. Scruton and Garland in October 2021, together with the original template, but had not received any further information despite many emails and visits to the councillors.

**22/036 - TO NOTE CORRESPONDENCE**

The Clerk had previously circulated a series of correspondence relating to planning issues.

**22/037 - 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 21 March 2022.

Chairman.....

Date.....

James Mackman, Clerk 39 Calder Avenue, Nether Poppleton, York, YO26 6RG  
Tel: 01904 399277 - email: netherpoppletonclerk@poppleton-pc.org.uk

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