

**NETHER POPPLETON PARISH COUNCIL**  
**MINUTES OF THE PARISH COUNCIL PLANNING MEETING HELD IN THE**  
**POPPLETON CENTRE, UPPER POPPLETON, AT 7.00 PM ON MONDAY, 16 JANUARY**  
**2023**

**PRESENT:** - Cllrs. E M Jones (Chairman), S P Barry, G R M Bates, R A Harper, J A Hook and C D Steward. Also in attendance were seven members of the public and the Clerk, Mr B J W Mackman.

**23/001 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS**

None.

**23/002 - PUBLIC PARTICIPATION**

None.

**23/003 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING**

Cllr Lamb sent apologies in advance of the meeting.

**23/004 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE**

Cllr. Lamb’s apologies were accepted.

**23/005 - TO CONFIRM THE MINUTES OF THE PLANNING MEETING HELD ON 21 NOVEMBER 2022**

The minutes of the Parish Council Planning meeting held on 21 November 2022, having been circulated prior to the meeting, were approved, and signed.

**23/006 – 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: 22/02344/OUTM - Outline application for residential development of up to 70no. dwellings and associated infrastructure with all matters reserved except access at Atkiro Oaktree Nursery, Boroughbridge Road, Upper Poppleton, YO26 6QB.	<p><b>The Parish Council decision was D. This was based on the following planning reasons.</b></p> <p><b>1. PNP 1 of the Poppleton Neighbourhood Plan has this area clearly marked in the CYC’s agreed Green Belt to prevent coalescence with the urban City of York.</b></p> <p><b>2. The Site Assessment carried out during the development of the Neighbourhood Plan for Poppleton concurred with the assessment of the City of York Planners in that the site was suitable for agriculture/horticulture and employment. This is the current use. The City of York Planners also concluded during the development of the latest iteration of the Local Plan that the site was unsuitable</b></p>

for housing development as the exit was within 100m of the busy junction of the A59 and A 1237 with is a three laned highway to allow traffic to flow on the ring road and the one of the main bus and access routes to the city centre. There would be no possibility of a right turn out of the site as the speed limit at this section is 40mph.

3. The Neighbourhood Plan also concurred with the maps provided by the CYC Planners that the boundary of this section of the Villages of Upper and Nether Poppleton are protected to preserve the character and setting of the village. Some parts of the settlement predate the Domesday Book and the establishment of a church in Poppleton dates from 731AD.

4. In the present planning documentation of Poppleton 2005 4<sup>th</sup> set of changes there is a clear line showing the agreed settlement line of the village which was agreed with the Parish Councils of Upper and Nether Poppleton and Harrogate Borough Council in the 1970s and was further consolidated with CYC in 1993 when the Poppletons were absorbed into the Unitary Authority of York This was further agreed with the development of the Neighbourhood Plan and the latest iteration of the Local Plan. This present site is clearly outside the village settlement line.

5. The Highways authority refused permission to develop housing on the land because of the requirement of part of the boundary for further road expansion in the future which would be severely curtailed should housing be developed on the land.

6. The was picked up by the team involved in developing the Neighbourhood Plan and was cited in the Site Assessment criteria which is part of the documentation on the City of York Website relating to the Upper and Nether Poppleton Neighbourhood Plan.

7. At a recent consultation meeting held in the Poppleton Tiger Football Pavilion in the summer in 2022 objections to the outline plan were raised by over 50 people in a one-hour session. No further communication was received in response to this by any of the village participants.

8. At present the only road into the centre A59 is extensively used and housing developments at Langley Gate (266 houses), in progress will discharge more than 200 cars at peak times

	<p>onto the road. This road is already extremely congested at peak times and further housing development will only exacerbate the situation.</p> <p>9. There is no shortage of housing development in this area as a further 1200 houses are planned for the former British Sugar Site which has been cleared in preparation for building to commence.</p> <p>10. Maps referred to in the Parish Council decision can be found <a href="https://Plan4poppleton.co.uk">https://Plan4poppleton.co.uk</a> or at the City Council website relating to Neighbourhood Plans.</p> <p>Hard copy of the maps have been sent to the proposing developer, and will be sent by the Parish Clerk to the City Council Planners for further authentication.</p>
<p>Ref: 22/02361/FUL - Installation of fresh air and exhaust louvers to the exterior of the first-floor walls of Units 21 and 22 with flammable cabinet to exterior at The Environment Agency, Unit 21, Rose Centre, Rose Avenue.</p>	<p><b>The Parish Council decision was B</b></p>
<p>Ref: 22/02363/FUL - Single-storey front extension, bay window to front, replacement windows and roof covering, new render and refacing to front elevation at 5 Easthorpe Drive, YO26 6NU.</p>	<p><b>The Parish Council decision was B</b></p>
<p>Ref: 22/02486/FUL – Single-storey rear extension following demolition of existing conservatory at 17 Millfield Lane, YO26 6NE.</p>	<p><b>The Parish Council decision was B</b></p>
<p>Ref: 22/02555/FUL - First floor side extension and single-storey rear extension with 2no. rooflights to front after demolition of existing conservatory at 70 Allerton Drive, YO26 6NP</p>	<p><b>The Parish Council decision was B</b></p>
<p>Ref: 23/00023/FUL - Fell 1no. Eucalyptus tree in a Conservation Area at Blossom House, 8 Church Lane, YO26 6LB.</p>	<p><b>The Parish Council decision was D.</b></p> <ol style="list-style-type: none"> <li>1.This tree is showing no sign of disease or decay.</li> <li>2 This tree presents no danger to the public</li> <li>3.The tree is in a Conservation Area.</li> <li>4.While the tree is not indigenous to Britain it provides a tree canopy for birds in this conservation area.</li> </ol>

*(b) To note Local Authority Planning Decisions*

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

- Ref: 22/01652/FUL – Two-storey side extension, single-storey rear extension and carport to rear following demolition of existing side extension and garage at 54 Millfield Lane.
- Ref: 22/01971/FUL – Two-storey side and front extensions and partial conversion of garage to habitable space at 5 Little Garth, YO26 6NH.
- Ref: 22/02119/TPO - Fell 1no. Scots Pine protected by Tree Preservation Order no. CYC286 at 12 Church Lane, YO26 6LB.
- Ref: 22/02361/FUL - Installation of fresh air and exhaust louvers to the exterior of the first-floor walls of Units 21 and 22 with flammable cabinet to exterior at The Environment Agency, Unit 21, Rose Centre, Rose Avenue.

It was noted that the following application had been withdrawn: -

- Ref: 22/01437/OUT - Outline application for the erection of 3no. dwellings with some matters reserved at Avon Dhu, Millfield Lane, YO26 6PA.

**23/007– TO RECEIVE A REPORT FROM THE LISTED BUILDINGS WORKING GROUP**

Cllr Harper reported that the University Students who are using this as part of their course are at the moment making lists of the buildings and referencing their work the evidence collated by the working group. The Clerk offered Councillor Harper some documentation that had been collected over a long period and remains at present in the Parish Council files. This was gratefully accepted as a further way of progressing this work. Cllr Harper was thanked for his continued support and work on this project.

**23/008 - TO NOTE CORRESPONDENCE**

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

**23/009 - 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 20 February 2023.

Chairman.....

Date.....

James Mackman, Clerk 39 Calder Avenue, Nether Poppleton, York, YO26 6RG  
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