

**Notice of a public meeting of
Decision Session - Executive Member for Transport and Planning**

To: Councillor Gillies (Executive Member)

Date: Thursday, 7 January 2016

Time: 4.00 pm

Venue: The Thornton Room - Ground Floor, West Offices (G039)

AGENDA

Notice to Members – Post Decision Calling In:

Members are reminded that, should they wish to call in any item* on this agenda, notice must be given to Democratic Services by **Monday 11 January 2016 at 4:00 pm**.

*With the exception of matters that have been the subject of a previous call in, require Full Council approval or are urgent which are not subject to the call-in provisions. Any called in items will be considered by the Corporate and Scrutiny Management Policy and Scrutiny Committee.

Written representations in respect of items on this agenda should be submitted to Democratic Services by **Tuesday 5 January 2016 at 5.00pm**.

1. Declarations of Interest

At this point in the meeting, the Executive Member is asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which he might have in respect of business on this agenda.

- 2. Minutes** (Pages 1 - 8)
To approve and sign the minutes of the Decision Sessions held on 3 and 9 December 2015.

- 3. Public Participation**
At this point in the meeting, members of the public who have registered their wish to speak at the meeting can do so. The deadline for registering is **Wednesday 6 January 2016 at 5:00pm.**

Members of the public may speak on an item on the agenda or an issue within the Executive Member's remit.

Filming or Recording Meetings

Residents are welcome to photograph, film or record Councillors and Officers at all meetings open to the press and public. This includes the use of social media reporting, i.e. tweeting. Anyone wishing to film, record or take photos at any public meeting should contact the Democracy Officer (whose contact details are at the foot of this agenda) in advance of the meeting.

The Council's protocol on Webcasting, Filming & Recording of Meetings ensures that these practices are carried out in a manner both respectful to the conduct of the meeting and all those present. It can be viewed at:

https://www.york.gov.uk/downloads/file/6453/protocol_for_webcasting_filming_and_recording_council_meetingspdf

- 4. Strensall Neighbourhood Plan** (Pages 9 - 28)
This report summarises the responses received during the recent consultation on the application by Strensall with Towthorpe Parish Council for a Neighbourhood Plan area. It recommends that the application by Strensall with Towthorpe Parish Council to designate the Parish of Strensall with Towthorpe as a Neighbourhood Planning area is approved.
- 5. Urgent Business**
Any other business which the Executive Member considers urgent under the Local Government Act 1972.

Democracy Officer:

Name: Judith Betts

Contact Details:

- Telephone – (01904) 551078
- Email – judith.betts@york.gov.uk

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی مہیا کی جاسکتی ہیں۔ (Urdu)

 (01904) 551550

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City of York Council

Committee Minutes

Meeting	Decision Session - Executive Member for Transport and Planning
Date	3 December 2015
Present	Councillor Gillies

30. Declarations of Interest

At this point in the meeting, the Executive Member was asked to declare any personal, prejudicial or pecuniary interests he may have in the business on the agenda. None were declared.

31. Minutes

Resolved: That the minutes of the last Decision Session held on 12th November 2015 be approved and signed by the Executive Member as a correct record.

32. Public Participation - Decision Session

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

33. Public Rights of Way - Proposal to Restrict Public Rights over the following Alleyways using Public Spaces Protection Order Legislation; Baile Hill Terrace/Kyme Street, Micklegate Ward, and; Cornlands Road Park, Westfield Ward

The Executive Member considered a report which outlined a proposal to restrict public rights, using Public Spaces Protection Order legislation over alleyways at Baile Hill Terrace/Kyme Street, Micklegate Ward, and Cornlands Road Park, Westfield Ward.

The Executive Member noted that there had been no objections to the Orders and was happy to approve the recommendation.

Resolved: That the Executive Member agreed to seal and make operative the Public Spaces Protection Orders for Baile Hill Terrace/Kyme Street and Cornlands Road Park.

Reason: No formal objections or representations have arisen as a result of the formal consultations for both schemes.

34. Public Rights of Way - Presentation of Petition for the Closure of two Alleyways to the rear of Properties on Bachelor Hill and Gale Lane and Bachelor Hill

The Executive Member considered a report which presented a petition submitted by Councillor Sue Hunter, Ward Member for Westfield Ward, requesting that alleyways 30-38 Gale Lane, 1-9 Bachelor Hill and to the rear of 11-15 Bachelor Hill be gated for reasons of security. The Executive Member is asked to consider not progressing the request at this time, but to add the request to the list of other requests for Alley-gating so that it may be prioritised accordingly.

It was reported that since the agenda was published, there had been two further written representations as follows:

- A further representation from Councillor Hunter detailing an amendment requested by residents that the southern gate in the alleyway between Gale Lane and Bachelor Hill should be positioned after the streetlight walking from the junction with Bachelor Hill with Gale Lane due to low walls of the surrounding properties.
- A representation from two residents of Bachelor Hill highlighting problems they have experienced with the alleyway at the rear of their home.

The Executive Member commented that while the petition does have merit, the crime and anti-social behaviour statistics from the Police show that there were no recorded crimes in the area, therefore he agreed to add the alleyways to the list of requests, along with the additional alleyways connecting Gale Lane to Haddon Close/Tennent Mews as detailed in the report.

Resolved: That the Executive Member agreed:

Not to progress the petition request at this time, but add the two alleyways in questions to the list of other alley-gating requests to be prioritised accordingly.

Reason: The requirements of the legislation are not currently being met in this instance.

Councillor Gillies, Chair

[The meeting started at 2.00 pm and finished at 2.05 pm].

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Meeting	Decision Session - Executive Member for Transport and Planning
Date	9 December 2015
Present	Councillor Gillies

35. Declarations of Interest

At this point in the meeting, the Executive Member was asked to declare any personal, prejudicial or pecuniary interests he may have in the business on the agenda. None were declared.

36. Public Participation - Decision Session

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme.

It was reported that a written submission had been received from Mr Allan Charlesworth who had been hoping to attend the meeting. The written submission was read out by the Executive Member and the main points were as follows:

- The application is out of touch with village thinking and the current village plan is adequate.
- The issue of joint designation had not been put to Huntington or Strensall Parish Councils.
- It is inaccurate to state that there is no obvious relationship between Huntington, Strensall and Earswick
- Residents of Earswick would be better served if the Parish Council initiated a joint venture with adjacent parishes of Strensall and Huntington to take a more holistic view of infrastructure and services.
- Mr Charlesworth requested that the decision over designation be deferred and be referred back to Earswick Parish Council with the recommendation that tri-parish talks should take place to explore the benefits of a combined submission for one joint designated area.

There had been one registration to speak on agenda item 3 Earswick Neighbourhood Plan.

Ian Yeowart spoke on behalf of Earswick Parish Council. He advised that the Parish Council had created a Neighbourhood Plan Working Group and as part of the work undertaken, 200 questionnaires had been distributed around the village which had resulted in a 63% response rate. In response to the objections received during the consultation period and by Mr Charlesworth in writing at the meeting, he advised that the comments do not reflect the views of the whole village and that the process had been open and transparent. He stated that in a meeting this week, members of the community had unanimously voted against a tri-parish plan. He confirmed that he did not wish to see the application deferred.

37. Earswick Neighbourhood Plan

The Executive Member considered a report which summarised the responses received during the recent consultation on an application by Earswick Parish Council for a Neighbourhood Plan Area. The report also recommended that the application to designate the Parish of Earswick as Neighbourhood Planning Area be approved.

In response to the points raised in the written submission by Mr Charlesworth, the Council's Legal Officer spoke to confirm that the matter of the boundary sits with the Neighbourhood Plan Applicant, in this case the Parish Council, and as they did not wish the matter to be deferred then there was no reason why the Executive Member could not determine application.

The Executive Member advised that having acknowledged the comments made in respect of the application and the advice of the legal officer, he was minded to approve Option 1.

Resolved: That the Executive Member approved Option 1 to approve the application to designate the neighbourhood area for Earswick Neighbourhood Plan, including the proposed boundary (Annex A of the report) without modification.

Reason: To allow Earswick Parish Council to progress the Neighbourhood Plan.

38. Free Youth Bus Travel for January 2016

The Executive Member considered a report which provided details of an offer which will provide free local bus travel on Saturday and Sunday for the months of January and February 2016 within the City of York administrative area for children and young people up to the age of 18 years old.

Officers outlined the report and advised that the offer was the result of commercial negotiations with bus companies following a one off sum of £100,000 which was allocated for the provision of incentives which would make bus travel more attractive for young people.

The Executive Member was aware of a representation from the Labour Group who had queried why Option 1 to use the funding until it ran out, had not been recommended. Officers advised that it would be preferable to pause to assess the effectiveness of the offer after a short period rather than continuing the expenditure until it is exhausted.

Resolved: That the Executive Member approved Option 2b and approved funding of the free weekend bus travel initiative for the months of January and February 2016. Officers will then bring a report to a further Executive Member Decision Session summarising the costs and benefits of the initiative before proposing a further extension of the scheme.

Reason: In the short term, to encourage young people to make greater use of the local bus network. In the longer term, to persuade young people to apply for a 'YOzone' card which will encourage and embed sustainable travel habits in the months and years ahead.

Councillor Gillies, Executive Member
[The meeting started at 4.00 pm and finished at 4.15 pm].

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**Executive Member Decision Session –
Transport and Planning**

7 January 2016

Proposed Strensall with Towthorpe Neighbourhood Plan Area

Summary

1. This report summarises the responses received during the recent consultation on the application by Strensall with Towthorpe Parish Council for a Neighbourhood Plan area. The report recommends that the application by Strensall with Towthorpe Parish Council to designate the Parish of Strensall with Towthorpe as a Neighbourhood Planning area is approved.

Background

2. As part of the Localism Act 2011, local communities are encouraged to come together to get more involved in planning for their areas by producing Neighbourhood plans for their area. Neighbourhood plans are centred specifically round creating plans and policies to guide new development.
3. Neighbourhood planning is about letting the people who know about an area plan for it. It is led by the residential and business community, not the Council, and is about building neighbourhoods – not stopping growth.
4. If adopted by the Council, Neighbourhood Plans and orders will have weight becoming part of the statutory plan making framework for that area. Designation of a Neighbourhood Area is the first stage in the preparation of a Neighbourhood Plan.
5. In line with National Planning Practice Guidance (NPPG) paragraph 24¹:

¹ ID 41-024-20140306

'an application to produce a Neighbourhood Plan must be made by a parish or town council or a prospective neighbourhood forum to the local planning authority for a Neighbourhood Area to be designated (Regulation 5 of the Neighbourhood Plan (General) Regulations 2012 (As amended). This must include a statement explaining why the proposed neighbourhood area is an appropriate area'.

6. The regulations state that where a relevant body, in this case Strensall with Towthorpe Parish Council, submits an area application it must include:
 - A map which identified the area to which the area applications relates;
 - A statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
 - A statement that the organisation or body making the application is a relevant body for the purposes of Section 61G of the 1990 Town and Country Planning Act as applied to Neighbourhood Plans by Section 38a of the Planning and Compulsory Purchase Act (2004).
7. Strensall with Towthorpe Parish Council is progressing work on a neighbourhood plan for the parish. In August 2015 the Parish Council submitted to the Council an application to designate the whole of the parish area of Strensall with Towthorpe as a Neighbourhood Area for this purpose. This application and associated boundary map is attached at Annex A.
8. As detailed in the statement submitted the application is made by Strensall with Towthorpe Parish Council who is a 'relevant body' as defined by the relevant regulations². The statement also advises that the area that is the subject of the neighbourhood area application is the entire parished area of Strensall with Towthorpe and that the boundary proposed directly follows the parish boundary. The statement details the reasons why the parish boundary is considered to be an appropriate neighbourhood area.
9. When an area application is received, the Council must publish the following details of the Plan:
 - The name of the neighbourhood area;

² A relevant body means a) a parish or town council or b) an organisation or body which is, or is capable of being, designated as a neighbourhood forum.

- A map identifying the area; and
- The name of the Parish Council who applied for the designation.

Consultation

10. The Neighbourhood Planning (General) Regulations 2012 (Regulation 6) and the Neighbourhood Planning (General) (Amendment) Regulations 2015 requires that the information to be published is:

- *A copy of the application*
- *Details of how to make representations*
- *Details of the deadline for representations, not less than 4 weeks after the date of publication.*

This should be published on the website and in such other manner as is considered likely to bring the area application to the attention of people who live, work or carry on business in the area to which the area application applies.

11. The Council formally published the Strensall with Towthorpe Parish Council's application on 16th November for a 4 week period until 14th December 2015.
12. The application was published in the following ways which are legally compliant with the Act and with the Council's adopted Statement of Community Involvement:
- A letter, with the application attached was sent to the Parish Council (for info);
 - A notice and a copy of the application was put up at several prominent locations around Strensall including Parish notice boards;
 - A letter with the application attached was sent to businesses and landowners/agents in Strensall;
 - A letter and copy of the application and boundary was sent to all neighbouring Parish Councils and neighbouring local authorities, these are:
 - Sutton on the Forest PC
 - Flaxton PC
 - Earswick PC
 - Haxby TC
 - Stockton on the Forest PC
 - Hambleton DC

- Ryedale DC
 - North Yorkshire County Council
- A webpage has been created at www.york.gov.uk/neighbourhoodplanning where the Strensall application is available to view as well as additional information on the Neighbourhood Planning process.
 - A specific email address neighbourhoodplanning@york.gov.uk has been set up for representations as has a freepost address.
13. The Council has received two responses to the consultation which are included as Annex B to this report. In summary this includes a response from Linden Homes who welcome the preparation of a Neighbourhood Plan for Strensall and support the proposed Neighbourhood Plan boundary. The other response is from a local resident who objects to the proposed Neighbourhood Plan on the basis that the application boundary includes a site on which the Secretary of State upheld a refusal earlier this year.

Options

14. The following options are available for the Executive Member to consider:

Option 1 – approve the application to designate the neighbourhood area for Strensall with Towthorpe Neighbourhood Plan, including the proposed boundary (attached at Annex A) without modification; or

Option 2 – designate a modified area.

Analysis

15. National Planning Practice Guidance (paragraph 35) states that the “*local planning authority must designate a Neighbourhood Area if it receives a valid application and some or all of the area has not yet been designated*” In making the decision the Local Planning Authority should take into account the relevant body’s statement explaining why the area applied for is considered appropriate for designation. Officers have considered the statement from Strensall and Towthorpe Parish Council (the ‘relevant body’) and consider that the parish boundary applied for is an appropriate boundary and that the application received is valid. It is considered that it is not desirable that only part of the Parish Council area be designated.

16. Practice Guidance also advises that when a neighbourhood area is designated a “*local planning authority should avoid pre-judging what a qualifying body may subsequently decide to put in its draft neighbourhood plan. It should not make assumptions about the neighbourhood plan that will emerge from developing, testing and consulting on the draft neighbourhood plan when designating a neighbourhood area*”. For these reasons, the objection received from a local resident who raises concerns about the potential inclusion of a site within the Neighbourhood Plan area should not be a material consideration when making a decision on the boundary as there is no indication that the Parish Council intend to support development on this land through the neighbourhood plan.
17. There is also a statutory requirement to consider whether the authority should designate the area proposed as a business area. As the area is not wholly or predominantly business in nature, it is not considered appropriate to designate the area as a business area.

Next Steps

18. If approval is granted on the neighbourhood area application, Strensall with Towthorpe Parish Council can prepare the Neighbourhood Plan with advice and assistance from the Council. They are then required to undertake pre submission consultation by publicising the proposals and inviting representations for a period of not less than 6 weeks.
19. The Parish Council can then submit the Neighbourhood Plan to the Council along with a consultation statement containing details of those consulted, how they were consulted, summarising the main issues and concerns raised and how these have been considered, and where relevant addressed in the proposed Neighbourhood Plan.
20. On receipt of the draft Neighbourhood Plan, the Council needs to publicise the Plan and invite representations for a period of not less than 6 weeks. Once the Council is satisfied that the Plan meets the requirements of the Town and Country Planning Act 1990 the Council then appoints an independent inspector. The Council is responsible for paying the costs of the examination so it is in the Council’s interests to ensure that the proposed plan meets the requirements.

21. The Examination and subsequent Referendum will follow. Should the vote be in favour (50% plus 1), then the Council will publish the Neighbourhood Plan.

Council Plan

22. The proposed Strensall with Towthorpe Neighbourhood Plan will be a positive contribution to the Council Plan priority of '*A council that listens to residents - to ensure it delivers the services they want and works in partnership with local communities*'.

Implications

23. **Financial/Programme** – If the neighbourhood plan area for Strensall with Towthorpe is approved, the council will be required to advise and assist the Parish Council in the production of Neighbourhood Plan and to pay for the examination and the subsequent referendum. The Council can apply for the Neighbourhood Planning Grant from the Department for Communities which is a staged payment totalling £30,000. The cost of producing a Neighbourhood Plan will vary depending on the complexity and size of the proposal and the available supporting evidence. This will need to be funded through the grant provided and from existing resources.
 24. **Human Resources** – None.
 25. **Equalities** – None.
 26. **Legal** – The designation of Neighbourhood Plan Areas is to be made in accordance with the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning (General) (Amendment) Regulations 2015 and the provisions of the Localism Act 2011.
 27. **Crime and Disorder** – None.
 28. **Information Technology** – None.
 29. **Property** – None.
- ### **Risk Management**
30. No significant risks are associated with the recommendation in this report have been identified.

Recommendation

31. The Executive Member is recommended to:

Approve the application as per Option 1.

Reason: To allow Strensall with Towthorpe Parish Council to progress the Neighbourhood Plan.

Contact Details:

Authors

Chief Officer Responsible for the report

Rebecca Harrison
Development Officer
Tel No: (01904) 551667

Michael Slater
Assistant Director Planning and Sustainable
Development

**Report
Approved**



Date 22-12-15

Specialist Implications Officer(s)

Patrick Looker
Finance Manager
Tel No: (01904) 551633

Sandra Branigan
Senior Solicitor
Tel No: (01904) 551040

Wards Affected:



Strensall Ward

For further information please contact the authors of the report.

Annexes:

Annex A – Strensall with Towthorpe Neighbourhood Plan application area map and supporting statement

Annex B – Representations made during the consultation period

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Annex A

Strensall with Towthorpe Application for a Neighbourhood Plan
Area

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**Strensall with Towthorpe Parish Council**

The Village Hall, Northfields, Strensall, YORK, YO32 5XW

Tel: 01904 491569

Email: clerk-strensallpc@btconnect.com

Chairman: Mr A K Marquis

Neil Ferris,
Acting Director of City and Environmental Services,
West Offices,
Station Rise
YORK,
YO1 6GA

27th August 2015

Dear Mr Ferris,

STRENSALL WITH TOWTHORPE PARISH
APPLICATION FOR DESIGNATION OF NEIGHBOURHOOD PLAN AREA

Please find enclosed formal application to permit Strensall with Towthorpe Parish Council to commence preparation of a Neighbourhood Plan for the parish of Strensall with Towthorpe.

We look forward to working closely with officers of City of York Council to produce a Neighbourhood Plan for this parish.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'A K Marquis'.

A. K. Marquis
Chairman

cc. Rebecca Harrison.

STRENSALL WITH TOWTHORPE PARISH COUNCIL**APPLICATION TO CITY OF YORK COUNCIL FOR
DESIGNATION OF NEIGHBOURHOOD PLAN AREA****1. INTRODUCTION**

Strensall with Towthorpe Parish is located in the Strensall Ward of the City of York Council and is some 6 miles north from the city centre of York. In 2009 the separate parishes of Strensall and Towthorpe, administered by one parish council, were combined into the parish of Strensall with Towthorpe. The village of Strensall and the hamlet of Towthorpe are included within the parish. The extensive MoD owned Queen Elizabeth Barracks, Towthorpe Lines Training Centre and the firing ranges are also contained within the parish and are collectively located on land known as Strensall Common although owned by the Crown as detailed in the 1884 Strensall Common Act. Strensall Common is a Site of Special Scientific Interest and the SSSI includes the MoD owned and Yorkshire Wildlife Trust owned land.

The attached map (Appendix A) shows the boundary of the parish.

**2. STATEMENT EXPLAINING WHY THE PARISH IS CONSIDERED AN
APPROPRIATE NEIGHBOURHOOD AREA.**

Strensall with Towthorpe Parish Council plays a lead role in the parish and represents the interests of all its residents. The Parish Council, as a statutory consultee, deals with a substantial number of planning applications throughout the parish. Following consultation on 29th January 2015, between Parish Council Representatives and the Commanding Officer at Queen Elizabeth Barracks, it was agreed that the MoD owned land should also be included within any boundary for a Neighbourhood Plan. Strensall with Towthorpe Parish Council played a lead role in the 2011 appraisal of the three conservation areas within the parish – CAA 23 Strensall, CAA 31 Strensall Railway Buildings and CAA 32 Towthorpe. At the August 11th 2015 meeting of Strensall with Towthorpe Parish Council it was resolved that the Neighbourhood Plan Area boundary should be the parish boundary.

3. STRENSALL WITH TOWTHORPE PARISH COUNCIL AS RELEVANT BODY

Strensall with Towthorpe Parish Council is the first tier of local government and enjoys support from the community. It is fully prepared to engage with the community to produce a Neighbourhood Plan in conjunction with Officers of City of York Council. The production of a Neighbourhood Plan is a logical step forward from the Village Design Statement which was approved by the Cabinet of City of York Council on 3rd March 2015. At the Annual Parish Meeting held in the Village Hall on 7th April 2015, following a presentation by Rebecca Harrison of City of York Council, the residents were given the opportunity to discuss the merits of having a Neighbourhood Plan and it was unanimously agreed that a plan should follow the successful production of the Village Design Statement.

4. CONCLUSION

Strensall with Towthorpe Parish Council looks forward to receiving formal designation of the Neighbourhood Plan area.

A. K. Marquis

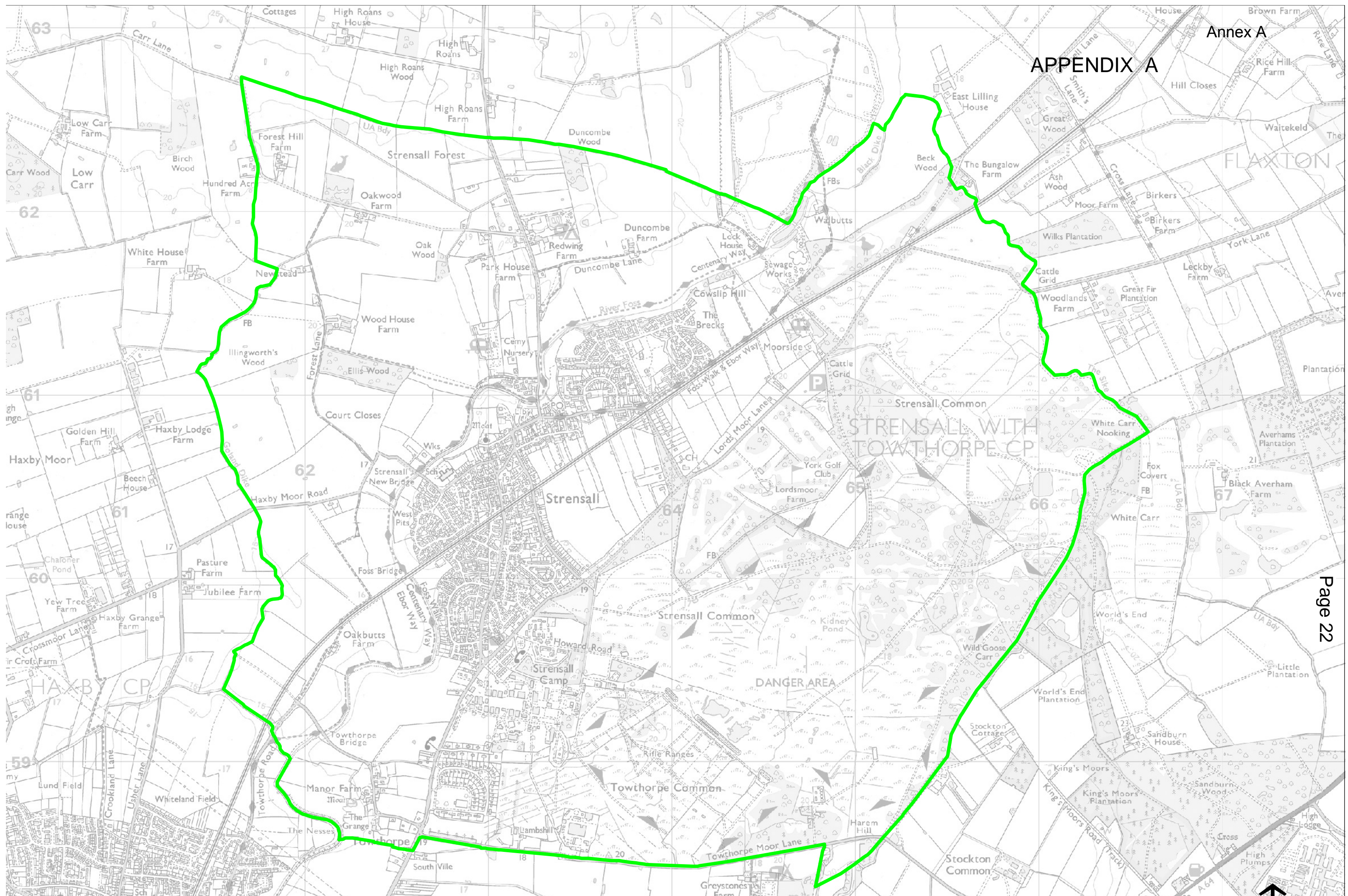


Chairman

Strensall with Towthorpe Parish Council

APPENDIX A

Annex A



 Strensall with Towthorpe Parish Boundary

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Annex B

Responses to Strensall with Towthorpe Neighbourhood Plan

Area Application

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Harrison, Rebecca

From: Michael Watts [mwatts@nlplanning.com]
Sent: 30 November 2015 13:52
To: neighbourhoodplanning@york.gov.uk
Cc: Andy.Cramer@lindenhomes.co.uk
Subject: Strensall with Towthorpe Neighbourhood Plan [NLP-DMS.FID358283]

Dear Ms Harrison

I refer to your letter dated 11 November 2015 concerning the above matter.

Nathaniel Lichfield & Partners act for Linden Homes in relation to the land at Brecks Lane, Strensall. Linden Homes welcome the preparation of a Neighbourhood Plan for Strensall and support the proposed Neighbourhood Plan boundary.

My client's consider that it is important that the Parish Council, when preparing the Neighbourhood Plan, take full account of the scale and location of land for housing set out in the emerging York Local Plan for the village. As stated in your letter, the objective of the Neighbourhood Plan should be about building communities and not stopping growth.

Linden Homes look forward to working with the Parish Council in the formulation of the plan. The Brecks Lane site has the opportunity of providing much needed affordable and market housing to meet the needs of the community, building on the infrastructure that has already been put in place to deliver the site. The Parish Council is therefore urged to allocate the land for housing.

Please can you ensure the we are recorded in the Council's database for any future consultation on the Strensall with Towthorpe Neighbourhood Plan.

Regards

Michael Watts

Senior Director, Head of Manchester Office

Nathaniel Lichfield & Partners, 3rd Floor, One St James's Square, Manchester M2 6DN
 T 0161 837 6130 / M 07967 108124 / E mwatts@nlplanning.com

nlplanning.com  



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[REDACTED]

From: [REDACTED]
Sent: 03 December 2015 21:59
To: neighbourhoodplanning@york.gov.uk
Subject: Fw: Objection Strensall

We wish to object on the following grounds

- 1 The site forms part of a larger site on which The Secretary of State upheld an earlier Refusal and a refusal earlier this year
- 2 The subject site forms part of the Green Belt
- 3 The Bone Dyke [REDACTED] over capacity and is prone to flooding
- 4 We already have traffic problems especially with the regular bus service to York and Large Lorries servicing Tesco Especially between 8.30 and 9.30 every morning when children are going to school often on bikes and scooters.
- 5 Because of on street parking (which has been modified by extending yellow lines that part of the Village has become more dangerous, traffic travels more quickly because there are no parked cars etc to slow them down) where part is only single carriageway causes congestion at a time when children are going to school the opening of the post office and patients visiting the Dr Surgery (on Southfields Road)
- 6 Strensall's infrastructure is already inadequate for the existing population The Main Village Street is congested, The School has no land on which to expand and already the playing fields have been built on (for additional; School Accommodation) The Main Drain in the Village overflows and backs up our drains flooding our garden with sewage this will be confirmed by Yorkshire Water [REDACTED] and it is only in the past 12 years any drainage problems have been experienced. Year by year they become more frequent and although the pumping system keeps being upgraded the drains were laid in the 1880 /1890 with no upgrade to size [REDACTED]

[REDACTED]

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