

UPPER POPPLETON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD IN THE POPPLETON CENTRE, MAIN STREET, UPPER POPPLETON AT 7.00 PM ON TUESDAY 5 DECEMBER 2017

PRESENT

Councillor Stuart Robson (Chairman)

Councillor Kathie Brydson

Councillor Vivien Crabb

Councillor Alan Farnsworth

Councillor David Johnson.

Councillor Roper Langford

Councillor John Pannell

Five members of the public

Mr James Mackman (Clerk)

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

None.

17.215 - TO RECEIVE APOLOGIES AND APPROVE REASONS FOR ABSENCE

Apoloies for absence were received and approved from Councillor Nigel Evans.

17.216 - PLANNING APPLICATIONS

(a) *To consider the following Planning Applications*

The Chairman asked the members of the public if they wished to make comments on the planning applications to be considered. Four members of the public read their prepared statements on application 17/01968/FUL – 5 Cherry Grove.

Councillor Brydson communicated the Planning Committee's comments on the plans below, details of which were projected on to the big screen so that the Councillors could appreciate the details. The plans were then discussed by all the Councillors and the agreed comments are shown below: -

Details of Planning Application	Comments
Ref: 17/01968/FUL – Erection of dormer bungalow to rear of 5 Cherry Grove (resubmission) by Mrs R Wardle.	<p>The Parish Council objects on the following planning grounds: -</p> <p>All the objections in the full application still apply.</p> <ul style="list-style-type: none">• GB10 Subdivision of gardens and infill permission will only be granted for subdivision of an existing garden where this would not be detrimental to the character and amenity of the local environment (draft local plan 4th set of changes 2005).• Proposed building would be too close to No 5 Cherry Grove leaving this property

	<p>with an inadequate rear garden.</p> <ul style="list-style-type: none"> • The building line at the front does not appear to align with other properties. • The building would be overbearing for 8 Orchard Way with loss of amenity space. • GB 15a development and loss of the garden could adversely reduce the natural drainage towards the beck and result in excess retention of water. Cherry Grove is within the designated flood Zone. • An outline application for construction of a bungalow and garage has previously been refused. (97/00676/OUT) • This amendment seeks to address the flooding problem only —The advice from Topping Engineers strategy is to direct surplus surface water into the sewer system, this decision can only be taken by the Water authority and/or York City Council. Historically this area floods regularly and the building of a bungalow on this site loses essential green space to absorb water. In the event of climate change this problem will only intensify. Both 5 Cherry Grove and the planned new build suffer a great loss of private amenity space <p>The Parish Council recommends that this application is called in.</p>
<p>Ref: 17/02654/FUL – Single-storey front and rear extensions at 9 Westfield Close by Miss Nicola Fenton.</p>	<p>No objections</p>
<p>Ref: 17/02748/FUL – Extension to bed and breakfast accommodation to form two bed and three bed self-catering accommodation and two-storey extension to residential property at Crescent Farm, Hodgson Lane by Mr Rob Whamond.</p>	<p>The Parish Council has no objections but we wish to point out that this farm is within the Greenbelt and may already have had some redevelopment.</p>
<p>Ref: 17/02763/TPO – Notification to remove 1 no. Silver Birch and crown reduce 1 no. Cherry in a Conservation Area at Bitteswell, The Green by Mr Noel; Winteringham.</p>	<p>No objections</p>

(b) To note Local Authority Planning Decisions

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

- Ref: 17/01668/FUL – Single-storey front and rear extensions, erection of detached garden room building and garden shed building to rear and conversion and extension of existing garage into living accommodation at 103 Station Road by Mr & Mrs Mawle.
- Ref: 17/02143/FUL – Sub-division and extension of existing station house to form 2no. holiday lets and erection of 1no. detached dwelling with associated car parking and outbuilding to rear at 49 Station Road by Mr Graham Falcus.
- Ref: 17/02228/FUL – Variation of condition 2 (approved details) of permitted application 17/00665/FUL to alter position of oil tank at Angel Villas, Burlands Lane by Ms Anne Hayward.
- Ref: 17/02311/TCA – Crown thin by 20%; crown lift to a height of 4m; crown reduce by 2.25m to balance Pine tree in a Conservation Area at Ebor House, Main Street by Mrs P Pye.
- Ref: 17/02354/TCA – Crown lift Oak to 3m, remove large lower limb from Ash – tree works in a Conservation Area at 1 Oak Villa, Hodgson Lane by Mr Peter Watson.

17.217 - TO CONSIDER MINOR MATTERS

None.

17.218 - TO CONSIDER ITEMS FOR THE NEXT AGENDA

None.

17.219 - TO AGREE THE DATE OF NEXT MEETING AS MONDAY 8 JANUARY 2018

This was agreed.

There being no other business the Chairman closed the meeting at 8.10pm.

CHAIRMAN

DATE.....

James Mackman, Clerk 39 Calder Avenue, Nether Poppleton, York, YO26 6RG
Tel: 01904 399277 - email jmackman3@gmail.com