

STRENSALL with TOWTHORPE PARISH COUNCIL

Rainbow Centre, Robert Wilkinson School  
West End, Strensall

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Chairman : Mr A Keith Marquis

MINUTES OF THE MEETING OF THE PARISH COUNCIL PLANNING COMMITTEE  
Held on Tuesday 22nd April 2014 at 7.00pm at the Village Hall, Strensall

PRESENT

Cllrs J Chapman (Chair), Plant, Chambers, Benson, Maher and Mrs C Edwards

1. APOLOGIES

Were received from Cllrs Marquis and Scott and the reasons given approved

2. DECLARATIONS OF INTEREST

None

3 MINUTES

The minutes of the previous meeting had been circulated, the Committee approved these and authorised the Chairman to sign them as a correct record  
**Resolution P220414/01**

4. ONGOING ISSUES

An update on the Tannery site and the Brecks development had been circulated prior to the meeting. The Committee were disappointed that, despite assurances that the connection with the Tannery would be maintained, David Wilson Homes had named the road Fossview Close.

The proposed diversion along a single track road by Sheriff Hutton Bridge CC was totally unsuitable and the Chairman had suggested an alternative to the CYC Engineer whilst the road was closed to enable the bridge to be craned into the site

Cllr Chapman had put forward the Village Hall as a venue for the public enquiry and the Committee would re-read the comments made to the EAPC to see if any further comment was necessary to forward within the timescale of 6 weeks.

5 PLANNING APPLICATIONS

- (a) **14/00765/FUL** – proposed single storey rear extension to 124 The Village  
**The Parish Council object on the grounds that the property is within**

Conservation Area 31 and is described as having a positive contribution to the area

There would be a considerable loss of amenity to numbers 1, 2 and 3 The Sidings from the elevated roof garden refer to NPPS 56 and 64

- (b) **14/00885/FUL** – Proposed reduction of canopy by 20% and crown clean a beech tree at The Poplars, Princess Road  
The Parish Council do not object but would seek the guidance of the Tree Officer
- (c) **14/00905/FUL** – proposed two storey side extension to 12 Oaklands  
The Parish Council are concerned about the additional parking area surface and would wish to seek reassurance as to the permeable surface required  
There could also be a loss of sunlight to No 14

6. PLANNING DECISIONS

- (a) **14/00337/FUL**-a single storey rear extension to 27 Westpit lane - **APPROVED**
- (b) **14/00406/FUL** – conservatory to the rear of 2 Westpit Lane - **APPROVED**

7. DATE OF NEXT MEETING

The next meeting will be on Tuesday 6<sup>th</sup> May 2014 at 6.30pm

There being no further business the meeting closed at 7.55pm

Signed..... Chairman 6<sup>th</sup> May 2014

## Updates on the developments at The Tannery and the proposed development of land lying to the north of Brecks Lane.

### **The Tannery**

A letter was distributed by David Wilson Homes regarding the closure of Sheriff Hutton Road in early May to allow a crane to operate in safety in connection with the installation of the footbridge alongside the existing structure. The author of the letter had not researched the proposed diversion route which indicated that vehicles leaving the site would be required to travel north then via the single track roads to West Lilling, and eventually exiting on to Lords Moor Lane at Common Lane railway level crossing. The author of the letter has been made aware of the unsuitable diversion and agrees that insufficient research was made as to what constituted a suitable diversion. In any event the road closure and any diversions would need to be agreed with the local authorities concerned and then be published in the approved manner.

Another issue came to light associated with the footbridge in respect of the application 14/00624/FUL which sought permission to strengthen the river bank in the area of the foundations for the footbridge. The work has gone ahead despite the fact that the application has not received approval and concerns were expressed by both Foss Internal Drainage Board and City of York Council's Drainage Engineer that the work done would not be able to cope with flood conditions. The application has been invalidated and removed from the planning web site awaiting further information from the developer.

There are a number of applications associated with The Tannery development which have not been decided by CoYC and applications to discharge conditions on approved applications have only been partially agreed.

### **Land lying to the north of Brecks Lane**

You will all recall that on 20<sup>th</sup> February 2014 the main planning committee at City of York Council decided to approve the application by Linden Homes to build 102 dwellings on the land east of the existing Brecks developments.

The proposed site has been identified since 1998 (and possibly before) as reserved for development but due to the wording of the 2005 City of York Council Local Plan there is a requirement that a review of housing requirements must take place after 2011 to develop the site and if no such review has taken place then the land reverts to green belt. This meant that the decision to approve the application must be passed to the Secretary of State, Eric Pickles, before a decision was issued to the developer. It was expected that the SoS would respond by 19<sup>th</sup> March but as no decision had been reached the planning officer was advised not to issue any decision until authority was given by the Department for Communities and Local Government. On behalf of the parish council a request was sent to Julian Sturdy to support the community of Strensall as it appeared that no account was taken of the many legitimate objections raised.

As a result the SoS has considered the application and decided to call it in for his own determination. This now means that the planning inspectorate will be involved and will call a public enquiry to determine whether the correct decision was reached.

The main points identified for the enquiry are:

- i) The extent to which the proposed development is consistent with Government policies on Protecting Green Belt land (NPPF Section 9)
- ii) The extent to which the proposed development is consistent with the development plan for the area.
- iii) Any other matters the inspector considers relevant.

Tony Fisher, who spoke on behalf of residents at the planning committee meeting, has some experience with public enquiries and has offered his help if this is requested by the parish council.

Keith Marquis