

STRENSALL with TOWTHORPE PARISH COUNCIL

Rainbow Centre, Robert Wilkinson School
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Chairman : Mr A Keith Marquis

MINUTES OF THE MEETING OF THE PARISH COUNCIL PLANNING COMMITTEE
Held on Tuesday 25th February 2014 at 7.00pm at the Village Hall, Strensall

PRESENT

Cllrs J Chapman (Chair), Plant, Scott, Chambers, Marquis and Mrs C Edwards
A member of the public

1. APOLOGIES

Were received from Cllrs Benson and Maher and the reasons accepted

DECLARATIONS OF INTEREST

Cllr Plant declared a personal interest in item 5(a)

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 P250214/01

4. ONGOING ISSUES

Possible Development on green belt land between The Village and the Railway.

An unsigned letter from a fellow resident of The Village had been delivered to the majority of houses who would be affected by any future planning application which may be submitted to the City Council in the next month or two and raising some objections to this. The Chairman pointed out several inaccuracies in the letter and also confirmed, for the avoidance of doubt, that the Parish Council are not able to make any objections to a hypothetical application but would seek to object most strongly to any application once it was lodged with CYC.

Planning Application to retail caravans at Country Park

The Chairman confirmed his intention to speak against this application at the forthcoming East Area Planning Committee meeting on 5th March.

5 PLANNING APPLICATIONS

- (a) **13/03786/OUT** proposed two storey dwelling to the rear of The Firs, Lords Moor Lane.

The Parish Council object for the following reasons:

- (i) no noise and vibration assessment has been submitted.
- (ii) the rear of the site is believed to have been contaminated by previous MOD activity
- (iii) the site entrance is very close to the railways crossing and Network Rail must be consulted as they objected to traffic exiting from the access road immediately opposite this location.
- (iv) there is a loss of amenity to the host dwelling, The Firs, and the adjacent property, Greystones, as a result of additional noise and disturbance contrary to Policy GP10 and policies H4, PPS1 and PPG 3. The Parish Council would refer to the reasons for refusal of similar applications - 06/00371/FUL and 08/00451/FUL
- (v) the Parish Council have concerns regarding the discharge of foul and surface water from the site.
- (vi) and would wish to draw attention to 06/01779/FUL, Greystones, which was withdrawn following the planning officer's advice and the reasons for his decision that the application was inappropriate still remain.

- (b) **14/00202/FUL** – Variation of condition 1 of permitted application to remove agricultural occupancy restriction at Hoxne Farm

The Parish Council object for the following reasons:

The Parish Council considered the location of the property and are aware that no detailed assessment of agricultural need has been submitted to support the application as is required under GB8 and Circular 11/95. No evidence has been produced that the property was advertised for sale or rent at a realistic affordable price to an agricultural worker.

It is understood that this property was recently purchased without the above requirements being undertaken.

- (c) **14/00214/FULM** – variation of conditions 1 and 35 to permitted application to alter the height of the walls at The Tannery Site

The Parish Council would endorse the comments of the Foss Internal Drainage Board

- (d) **14/00337/FUL** – proposed single storey rear extension to 27 Westpit Lane

The Parish Council has no objections

6. PLANNING DECISIONS

13/03267/FUL – residential development of 102 dwellings and associated highways, landscaping etc at land lying North of Brecks Lane – **APPROVED**

7. DATE OF NEXT MEETING

The next meeting to be held on Tuesday 11TH March 2014 at 6.15pm

There being no further business the meeting closed at 8.30pm

Signed..... Chairman

11th March 2014