

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 28th January 2014 at 7.00pm at the Village Hall, Strensall

PRESENT

Cllrs J Chapman (Chair), Plant, Scott, Chambers, Marquis, Maher and Mrs C Edwards.

Two members of the public

1. APOLOGIES

Were received from Cllr Benson who had forwarded his comments in advance of the meeting

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 P280114/01

4. ONGOING ISSUES

(a) **Proposed Development at the Brecks**

The Parish Council need to submit a response to the amended application by 3rd February and therefore it was approved that KM would formulate a response for circulation and approval by the Committee and submission by the Clerk on Friday 31st January **P280114/02**

(b) **Criminal Damage at Wildhaven**

This matter was no longer an urgent issue and it was agreed that it would be deferred to the February Parish Council meeting **P280114/03**

5 PLANNING APPLICATIONS

- (a) **14/00010/FUL** – proposed extension to 12 West End
 The Parish Council object to this application and would agree with the comments of the Conservation Officer in relation to the inappropriate design of this building in Conservation Area 23
- (b) **13/03821/FUL** – proposed extension to 34 Ryecroft
- (i) The Parish Council would object that the scale and mass of this proposed extension on an extension makes the property more than twice its original size
 - (ii) a sunlight assessment is requested due to the loss of amenity to 16 Waincroft.
 - (iii) the dominance and outlook to neighbouring properties are affected by the plan to build forward of the existing building line
- (c) **13/03733/FUL** – proposed demolition of bungalow and erection of two detached dwellings at Helmsdale, York Road
 The Parish Council do not object but would request the advice of the drainage officer with regard to surface water drainage as there are serious reservations as to the effectiveness of rainwater harvesting and how any surplus is discharged from the site.
- (d) **14/00096/FUL** – proposed change of use of part of a caravan site to display and sell caravans at Park House Farm, (Country Park Touring Caravan) Pottery Lane.
- (i) the Parish Council object that the site is not permitted to be open for 12 months a year.
 - (ii) This development is inappropriate as it will create a retail outlet within the green belt
 - (iii) The Parish council would refer to the reasons for refusal of application No: 13/00760/FUL which is currently awaiting appeal decision.
 - (iv) Should this application be approved then the types of caravan allowed to be displayed should be defined. The site is a facility for touring caravans only and an undefined description of a caravan could lead to touring caravans, static caravans and lodges being displayed on this site.

6. PLANNING DECISIONS

- (a) **13/03719/FUL** – conservatory at 20 Westpit Lane – APPROVED

7. PRESENTATION

A representation from Shirethorn (John Blacker) with Suzanne Eastwood (landowner) Mark Johnson (planners) and Duchy Homes (developer) had asked if they could present

their ideas to the Parish Council Planning Committee to ascertain their views on what they might propose at the appropriate time.

The Committee felt that any application was premature until the adoption of the draft local plan but, having made various observations regarding the amenities and infrastructure in the village and also the issues regarding bone dyke, they were interested in the idea of high value low density properties. The plan showing a group of affordable housing for the over 55s was preferable than the scatter effect to some members. Both plans were for an area larger than that identified as H30 on the draft local plan.

The Committee thanked the delegation for consulting them from the beginning of their proposals and looked forward to a further consultation at a later date and a public consultation event should a development application be proposed. The chairman then drew the meeting to a close.

8. DATE OF NEXT MEETING

The next meeting to be held on Tuesday 11TH February 2014 at 6.30pm

There being no further business the meeting closed at 8.40pm

Signed..... Chairman 11th February 2014