

STRENSALL with TOWTHORPE PARISH COUNCIL

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Chairman : Mr A Keith Marquis

MINUTES OF THE MEETING OF THE PARISH COUNCIL PLANNING COMMITTEE
Held on Tuesday 8th July 2014 at 6.30pm at the Village Hall, Strensall

PRESENT

Cllrs K Marquis (Chair as JC on holiday), Plant, Chambers and Scott

1. APOLOGIES

Were received from Cllr Maher, Chapman, Benson, Mrs C Edwards and the reasons given were accepted

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 P080714/01**

4. ONGOING ISSUES

- (a) The documents from the applicant were available to view and it was noted that they had requested a copy of the Ecology Report prepared by a resident of the village. KM, in conversation with the consultant, suggested that the report include a further statement from another parishioner who, as a member of the Woodland Trust and RSPB, was very knowledgeable on the site. The report would be amended and forwarded to the Planning Inspectorate. It was confirmed that the fighting fund had now reached £3,500 and the Parish Council were in a position to settle the first instalment of fees.
- (b) Cllr Marquis reported on a response he had put together in draft form and sent to councillors for comment. Apart from some minor errors the report was accepted and Cllr Marquis thanked for his hard work on this matter. Cllr Marquis to make the amendments and forward to the Clerk to send on to CYC before the deadline of 16th July. The response is attached at the end of these minutes.
- (d) Cllr Marquis reported that further S106 monies had been paid to CYC and asked the Clerk to request an update from the Team Leader in the Planning Office. £5672 had been received by CYC for Whitewalls and to ask for an explanation on the difference between the amount identified on the planning approval and for the total to be passed to the Parish Council at an early date*.

It was noted that several amounts had already been paid by applicants in respect of s106 conditions in approval (Magson's Workshop, Helmsdale and 2 Redmayne Square) **This had been done and awaiting a response*

- (e) Cllr Marquis reported that the signage for the Sheriff Hutton Road closure was inadequate and this had led to people driving through it, parking between bollards and moving barriers to assist with driving up a closed road. He showed an e-mail from the CYC Planning Officer, Victoria Bell which indicated how the planning conditions for highways work were to be met. It was agreed to continue to voice our opinions both with the contractors and CYC. A resident of Forest Lane had complained and demanded that diversion of traffic via the bridleway be stopped immediately. The family had made special signs to stop people driving down what she described as a private road. She demanded Mr Binner's (Highways Maintenance Engineer) address to go and speak to him at home.

5. PLANNING APPLICATIONS

- (a) 14/-1-92/LBC – proposed erection of an agricultural livestock building at Lambshill, Towthorpe Moor Lane
The Parish Council have no objections

6. PLANNING DECISIONS

- (a) **14/01092/LBC** – proposed cleaning of the War Memorial for Strensall with Towthorpe Parish Council – **APPROVED**
**This matter was discussed further and the Clerk confirmed that she had received an offer of a grant in the sum of £910. She had returned the copy document signed to the War Memorials Trust and instructed Wiliam Anelay to do the work. A commencement date has not as yet been advised but the committee hoped it would be before the anniversary date.*
- (b) **14/01015/FUL** proposed two storey and single storey side and rear extensions at 34 Ryecroft **-APPROVED**

There being no other business the meeting closed at 7.15pm

7. DATE OF NEXT MEETING

The next meeting is on Tuesday 22nd July 2014 at 6.30pm

Signed..... Chairman 22nd July 2014



Please find below the responses from Strensall with Towthorpe Parish Council to the above consultation.

1. General Comment.

First the Parish Council would wish to reiterate that any further development at Strensall should not be considered as part of the local plan until the infrastructure (Drainage utility supplies, highway congestion, lack of cycle route facility) and amenities (Retail, education provision, open space, sporting and other leisure) are upgraded to be able to cope with an ever increasing population (6047 in 2011). The Parish Council is aware that an appraisal of the Open Space Report 2008, from which data is used to support the sites identified in the Local Plan, is currently taking place and that several errors have been pointed out to the Officer involved.

2. Comments below are for the sites contained in the Further Sites Consultation publication:

810 – Although this site is outside the parish boundary the peak traffic problems for vehicles from Strensall/Towthorpe, and villages beyond, when joining/crossing the A1237 at Earswick, are already of concern and traffic is often currently queued back north of QE Barracks during the morning peak. Concerns over access and sustainability are already identified and until such time that solutions can be provide to address these concerns then the site should be excluded.

750 – The Parish Council do not object to this site to be considered for renewable energy but research into the condition of the site must take place as there is a forest of Himalayan Balsam at this location. The proximity of the SSSI (Strensall Common) should be noted and any effect that such an installation would have on wildlife.

3. In the various Appendices to the Further Sites Consultation the following comments apply:

Appendix 1 – this shows how the various criteria are applied to sites brought forward and although A1.4 states that “..the minimum scoring system was applied to ensure the most sustainable sites were selected for consideration” but Strensall is a linear village and it is unlikely that the minimum criteria can be met for any site in Strensall to have access to facilities.

Appendix 2 – Site 76 is shown as failing criteria 4 and the parish council would agree that this site is in an unsustainable location. The site is currently within the York Green Belt.

As mentioned in 2 above any development of sites, despite failing criteria, (754, 755, 766, 777, 781, 782) will have a detrimental effect to the residents of Strensall/Towthorpe and villages beyond.

Appendix 3 – No employment/retail sites were identified in Strensall with Towthorpe Parish and the site previously approved as a business park is currently being developed as residential only (The Tannery).

Appendix 4 – The Parish Council agree that any extension to sites 46 and 258 must be resisted for the reasons identified in the appendix. There are also foul and surface water drainage issues connected with the identified site H30 and the effect that further development within Strensall without upgrades of facilities stated in section 1 of this response will have on the village. This comment applies to both entries in this appendix. There is history of previous applications to develop at this site which is currently in the York Green Belt.

Appendix 5 – Again there are no sites included within the Strensall with Towthorpe Parish Boundary but current land within the York Green Belt should not be developed when Brownfield Sites are available.

Appendix 6 – The term Safeguarded land can be easily misunderstood – Is it safeguarded from development or safeguarded for development. This should be made clearer in the introduction with the use of other terminology.

See comments in (2) in respect of site 810 and Appendix 5 comment in relation to land in the York Green Belt.

Site SF1 although included in the table does not appear to have been amended and the parish council's responses made in June/July 2013 still apply.

Appendix 7 – Again there is no reference to sites within the Strensall with Towthorpe Parish boundary although it is known that there is already a shortfall in provision of Open Space. In addition as mentioned in (1) above there is a review taking place currently to address the errors in the 2008 Open Space Report from which data is taken to support the Local Plan.

Appendix 8 – The comments made in (2) above in respect of site 750 apply.

Appendix 9 – Again there are no identified sites within the parish boundary.

Appendix 10 – Despite the Robert Wilkinson primary academy already at/near capacity there are no suggestions within the plan that this need requires to be addressed.

Appendix 11 – Site 260 behind Lords Moor Lane has been identified as a possible car park for Strensall Rail Halt. The subject of providing such a rail facility has been raised many times and there has been no decision to proceed at any location. The response by the Parish Council in June/July 2013 which was to consider a joint facility with Haxby on Towthorpe Road still applies. The comment in the assessment also indicates that the site is subject to the "landowner giving permission for this purpose" – this appears to indicate there is little commitment to the provision of a rail halt.

Appendix 12 – The Parish Council believes that the matrix supplied in this appendix is helpful in showing how criteria scores were applied to the various sites. This is a better arrangement than the need to search the City of York Council's web site for a similar document in the June/July 2013 consultation.

Appendix 13 – The Parish Council are concerned that the way the information is portrayed in the Table A13.3. It suggests that further sites, which have not passed the criteria process, will be considered to be taken out of green belt and classified as "Safeguarded".