

Strensall with Towthorpe Parish Council

The Village Hall, Northfields, Strensall York YO32 5XW
Tel: 491569 e-mail: clerk-strensallpc@btconnect.com

Chairman: Councillor Keith Marquis

MINUTES of The Parish Council Planning Committee Meeting held on Tuesday 26th May 2015 at 7.00pm in the Village Hall, Strensall

PRESENT

Cllrs Chapman (Chair), Marquis, Chambers, Harvey-Walker, Maher and Plant:

1. APOLOGIES

Mrs S. Nunn, Parish Clerk.

2. DECLARATIONS OF INTEREST

None

3. MINUTES

The minutes of the meeting on 12th May had been circulated and were approved. The Chairman signed these as a true and correct record.

Resolution P260515/01

4. ONGOING ISSUES

Cllr Chapman advised members that he had received an email from CoYC regarding the condition of TPO'd trees on land thought to be owned by the Parish Council. A reply had been sent to the Officer stating that some of the trees were on land still owned by the developer (T1) and the occupier of 3 Wood Close (T2). Only (T5) is on parish owned land.

Cllr Chambers and Chapman spoke about the meeting held at City of York Council on 20th May where s106 payments and enforcement procedures were discussed.

5. PLANNING APPLICATIONS

- (a) **15/00959/EIASN** – Environmental Impact Assessment in respect of the erection of three additional buildings at Queen Elizabeth Barracks.
– Item not discussed as application already decided by Planning Officer – see Item 6 (c).

- (b) **15/00948/FUL** – Change of use of Redmayne Lodge, Park Gate from Office (B1) to Complementary Therapy Centre (D1) –

The Parish Council are in agreement in principle that this building is capable of contributing to the employment prospects of Strensall residents despite the entry against item 19 of the application which states that no-one will be employed by the proposed new business.

However the following objections must be taken into account by the Planning Officer:

(i) The amenity of neighbouring properties must be considered as the increase in use of the first floor rooms on the East side affects their privacy.

(ii) The documents provided do not give any indication of car parking for staff or visitors. Any on street parking in the vicinity of the building would create a danger to other road users as the access is close to the junction of Park Gate with Brecks Lane and the exit from the bus terminus.

(iii) The proposed hours of opening indicated in Section 20 are excessive in a residential area and should be conditioned by any approval.

(iv) The use of two of the current ground floor offices as "Float" rooms appears to indicate that there will be a major increase in the amount of heavily salinated water into the waste water system. Yorkshire Water must be consulted about this aspect. The use of chemical beauty products must also be considered despite the statement in Section 16 that there will be no trade effluent.

(c) **15/00953/NONMAT** - Amendments to approved application 13/03733/FUL - This item has been made invalid by City of York Council and was not discussed.

(d) **15/01007/FUL** - two storey and single storey extension at 4 Shelley Drive.

The Parish Council has no objections

(e) **15/00928/LHE** - Single storey extension to rear

The Parish Council has no objections but as the property is within Conservation Area 23 would request that the advice of the Conservation Officer be sought.

6. PLANNING DECISIONS:

(a) **14/02962/OUTM** - erection of 11 dwellings behind 92 - 100 The Village - **WITHDRAWN**

(b) **15/00797/LHE** - Erection of single storey extension at 21 Middlecroft Drive - **APPROVED**

(c) **15/00959/EIASN** - Environmental Impact Assessment in respect of the erection of three additional buildings at Queen Elizabeth Barracks. - **EIA NOT REQUIRED**

7. NEXT MEETING

There being no other business the meeting closed at 7.50pm

The next meeting will be on Tuesday 9th June 2015 at 6.30pm

Signed.....Chairman

9th June 2015