

Strensall with Towthorpe Parish Council

The Village Hall, Northfields, Strensall, YORK, YO32 5XW.

Tel: 01904 491569

Email: clerk-strensallpc@btconnect.com

Chairman Councillor Keith Marquis

MINUTES OF THE MEETING OF THE PARISH COUNCIL PLANNING COMMITTEE

Held on Tuesday 23rd August 2016 at 6.30pm at the Village Hall, Strensall

PRESENT

Cllr Chapman (Chair) Cllrs Marquis, Bolton, Fisher, Chambers, Harvey-Walker, Plant and Mattinson

1. APOLOGIES

Cllr Maher

2. DECLARATIONS OF INTEREST

The committee as a whole declared an interest in item 5(d)

3. MINUTES

The minutes of the previous meeting as circulated were approved and then signed as a true record **Resolution P230816/01**

4. ONGOING ISSUES

A letter in response the query sent to City Council on the posts remaining on the public land outside Moorlands Nursing Home is being investigated by an Enforcement officer.

5. PLANNING APPLICATIONS

- (a) **16/01766/FUL** – proposed retention of existing lodge (plot A) and siting of 3 lodges (plots B C & D) for holiday use at Manor Park, Sheriff Hutton Road

The Parish Council object as for the following reasons:

This site is not sustainable as it is not on a bus route and there are no pedestrian walkways between the site and Strensall village.

The Parish Council support the views of the Foss Internal Drainage Board in its entirety especially as the image of the structure “A” appears to have surface water drainage as a soakaway system.

To ensure the lodges are not let or sold as permanent accommodation-any approval must be conditioned for holiday use only and a register of such use maintained. It is believed that existing lodges located outside the area, designated in planning application 16/00033, are still used as permanent accommodation.

In this application the erection of structure A is a further example of the applicant failing to seek planning approval before erecting additional buildings.

Following the Secretary of State's decision in respect of the "Land to the North of Brecks Lane" the Parish Council understand that until such time that green belt boundaries are defined in an approved Local Plan that this site falls within the York Green Belt. The applicant must therefore declare special circumstances to support the proposed development as identified in the NPPF Section 9.

- (b) **16/01847/OHL** proposed aerial bunched connector at Duncombe Lane
The Parish Council have no comment on this proposal
- (c) **16/01842/FUL** – proposed single storey rear extension to 3 Wood Close
The Parish Council has no objections
- (d) **16/01832/TCA** – proposed felling of a multi stemmed leylandii at 18 The Village
The Parish Council would make no comment and would seek the advice of the Tree Officer
- (e) **16/01832/FULM** – proposed variation of condition 7 of permitted applicaion12/03149FULM to replace trees T50 and T52 with smaller flower bearing trees at the Tannery site
The Parish Council object to this application as it was a condition of approval of application 12/03149/FULM by City of York Council and the loss of a healthy tree is regrettable. The advice of the Planning Officer and Tree Officer would be beneficial and the Parish Council would suggest that TPOs be placed on the remaining trees.
The Parish Council would presume that the resident was aware of the existence of the trees before purchasing the property and that their continuance was part of the planning approval.
- (f) **16/01889/FUL** – Proposed dormer window to the rear of 47 The Village
The Parish Council do not object but would express concern as to the width of the dormer and overlooking with a possible loss of amenity to No 51.

6. PLANNING DECISIONS: -

- (a) 16/01518/TPO – to crown thin by 30% crown lift to 8m oak tree at 75 Northfields – REFUSED to 8m and 30% but APPROVED to 4m and 10%
- (b) 16/01207/FUL – two storey side extension to Oakwood Cottage, Pottery Lane – APPROVED
- (c) 16/01437/FUL – dormer to the rear of Oak House Blacklee Close – APPROVED
- (d) 16/01765/AGNOT – proposed erection of an agricultural building at Country Park, Pottery Lane – APPROVED

- 7. To confirm date and time of next meeting as Tuesday 13TH September 2016 at 6.30pm

Signed..... Chairman

13th September 2016