



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 24th May 2016 at 6.15pm at the Village Hall, Strensall

PRESENT

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

1. APOLOGIES

none

2. DECLARATIONS OF INTEREST

Cllr Fisher declared a personal interest in item 5(g) and Cllr Mattinson in item 5(b)

3. MINUTES

The minutes of the previous meeting as circulated were approved and then signed as a true record **Resolution P240516/01**

4. ONGOING ISSUES

It was noted that excavation work was in progress at Sevenoaks and it would appear that the provision of services to the new properties was being diverted onto land not leased to the Parish Council. The Clerk was requested to contact Transcore to enquire if this was the case **Resolution P240516/02**

5. PLANNING APPLICATIONS

- (a) **16/01061/FUL** – proposed change of use of land and buildings to a bus depot –extension to the north of the main building complex and a detached single store office building and hard standing at Forest Hill Farm, Pottery Lane
The Parish Council still have objections to this application as most of the reasons for objection and refusal of 15/00711/FUL are still valid –
- (i) The site is in an inappropriate location as the access road is narrow and impossible for two vehicles to pass without damaging the verge. There is no request in the application to upgrade the access road to provide passing places or upgrade of the road surface itself. Most of the vehicles using that road are either agricultural or commercial and therefore larger and wider than a normal car, making passing a bus impossible without damage
 - (ii) The screening must be with mature trees and shrubs which will be effective more quickly than semi-mature ones.
 - (iii) Consultation with North Yorkshire County Council Highways and Hambleton District Council must take place to ensure that the highway and verges under their control are affected by this transport

operation and establish how the highway may be widened and/or the verge damage reduced or eradicated.

- (b) **16/01060/FUL** –proposed first floor rear extension to 4 Princess Road
The Parish Council has no objections
- (c) **16/01070/FUL** – proposed single storey rear extension to 18 Moor Lane
The Parish Council has no objections
- (d) **16/01085/FUL** –construction of concrete pads, access roads and parking spaces for siting of residential caravans at Vale of York Caravan Park, Sheriff Hutton Road -
The Parish Council are concerned that this is yet another retrospective application on the site as it is understood that work has already started despite the wording of the Certificate of Lawful Proposed Use (16/00033/CPU).
At present all foul water treatment is via cesspools. The Environment Agency objected to a previous application (11/02460/FUL) but withdrew their objection as the site was conditioned for holiday lets only. If the site is to house permanent homes, then these concerns need to be addressed by the Environment Agency and the City of York Council’s Drainage Officer as it is considered that a full treatment plant would be required.
(ii) the site is in a non-sustainable location as there is no pedestrian access or public transport links to any facilities nearby
(iii) it is also understood that there is a large propane tank within the boundary of the site and it would appear that no permission has been requested.
- (e) **16/01089/FUL** – proposed conservatory to rear of 4 Lakeside Gardens
The Parish Council has no objections
- (f) **16/01132/TCA** – Proposed felling of cherry tree at 41 The Village
The Parish Council cannot see any reason for the destruction of a seemingly healthy tree and would wish to seek the advice of the Tree Officer as the site is in conservation Area 23
- (g) **16/01125/FUL** – proposed single storey side extension to 1 Moorland Garth
The Parish Council would object that the design is not in keeping with the street scene and would look completely at odds with the surrounding properties. There does not appear to be any provision for off street parking and the site is on a corner of a very busy road where roadside parking is impossible without causing an obstruction.
Any extension should blend with the existing and be in traditional materials to compliment the surrounding properties.

6. PLANNING DECISIONS: -

- (a) 16/00654/FUL – single storey rear extension to 5 Duncombe Drive -
APPROVED
- (b) 16/00399/FUL –single storey front extension to 60 Middlecroft Drive –
APPROVED

- (c) 16/00434/FUL – single storey front extension and side canopy at Army Welfare Services Hirst Hall - APPROVED
- (d) 16/00612/FUL – rear extension at 9 Church lane – APPROVED
- (e) 16/00816/TCA – fell fir tree at 4 Hawthorn Mews – APPROVED
- (f) 16/00819/TCA – fell trees at 12 The Village – APPROVED
- (g) 16/00702/FUL – extension and conversion of garage at 6 Westpit Lane – APPROVED
- (h) 16/00729/FUL – proposed erection of a boundary wall at 2 The Village - APPROVED

7. To confirm date and time of next meeting as Tuesday 14th June 2016 at 6.30pm

Signed..... Chairman

14th June 2016