



STRENSALL WITH TOWTHORPE PARISH COUNCIL

The Village Hall, Northfields, Strensall, York YO325XW

Email: strensalltowthorpePC@outlook.com Telephone: 01904 491569

MINUTES OF A PLANNING COMMITTEE MEETING HELD ON TUESDAY 10th FEBRUARY 2026 AT 6.30P.M.

Councillors Present: Andrew Bolton Thomas Carmicheal
Chris Chambers Tony Fisher
Graham Green Lawrence Mattinson

In Attendance: Fiona Hill - Parish Clerk

Public Present: 0

- 24/329 a) To receive apologies for absence given in advance of the meeting: None
b) To consider the approval of reasons given for absence: N/A

24/330 To receive any declarations of interest under the Parish Council Code of Conduct or Members register of interests: None

24/331 To approve the minutes of the Planning Committee meeting of 13th January 2026:

(Meeting Cancelled – 27th January 2026)

Resolved / Approved (Unanimous)

24/332 To discuss any ongoing issues and information received:

25/02395/FUL – Birchlands

The Parish Council noted - an objection from a Ward Councillors, a comment from a neighbour's planning consultant, applicants report about drainage and comments from City of York Council Flood departments.

24/333 To consider and respond to consultations from City of York Council to the planning applications as follows:

- a) 26/00140/FUL - Single storey extension to front @ 34 Kirklands
Resolved / Objection, as this is over-development of the site, due to the extension beyond the established building line. (Unanimous)
- b) 26/00142/FUL - Single storey rear extension with first floor rear balcony @ Lawnswood, Southfields Road
- c) Resolved / No Objections. The Parish Council notes that balconies in semi urban properties are typically not allowed when there is harm caused to the amenity or privacy of a neighbouring property by overlooking from an elevated balcony. Section 3.4 of the City of York SPD on house extensions and alterations states – *“Balconies and roof gardens can cause particular concern as overlooking of neighbouring gardens or adjacent windows is normally much more direct. Issues relating to noise can also be significant. Balconies and roof gardens will only normally be acceptable where they overlook public or communal areas, or areas of neighbouring gardens that are not typically used for sitting out or already have a low level of privacy.”* In this case, it appears that the proposed balcony does not seem

Approved Chairman Date.....

- to cause harm to the amenity or privacy of a neighbouring property. (Unanimous)
- d) 26/00147/TCA – Fell 1no. Goat Willow tree in a Conservation Area @ Montana, 18 York Road
Resolved / No Objections (Unanimous)
 - e) 26/00150/FUL - Single storey rear extension @ 4 Heath Ride
Resolved / No Objections (Unanimous)

24/334 To note planning decisions received:

- a) 25/02114/TPO - Crown lift to 3m above ground level of 1no. Oak protected by Tree Preservation Order CYC 30 @ 6 Brunswick Close – No Objections
- b) 25/02320/TCA - Up to 2.4m crown reduction of 1no. Beech (rear gdn) - tree in a conservation area @ 11 Moor Lane - Consented
- c) 25/02361/FUL - Single storey rear extension @ 36 Moor Lane - Approval
- d) 25/02404/TCA - Draw back branches of Oak by up to 1.5m to give 2m clearance when tree in leaf - tree in a Conservation Area @ 103 The Village - Consented

24/335 To confirm date of the next meeting on Tuesday 24th February 2026 @ 6.30 p.m.
Resolved / Approved (Unanimous)

Approved Chairman Date.....