



STRENSALL WITH TOWTHORPE PARISH COUNCIL

The Village Hall, Northfields, Strensall, York YO325XW

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**MINUTES OF A PLANNING COMMITTEE MEETING HELD ON
TUESDAY 23rd DECEMBER 2025 AT 6.30P.M.**

Councillors Present: Andrew Bolton Thomas Carmicheal
Tony Fisher Graham Green

In Attendance: Fiona Hill - Parish Clerk

Public Present: 0

24/315 a) To receive apologies for absence given in advance of the meeting:

Chris Chambers and Lawrence Mattinson

b) To consider the approval of reasons given for absence:

Resolved / Approved (Unanimous)

24/316 To receive any declarations of interest under the Parish Council Code of Conduct or Members register of interests:

Cllr Bolton, 25/02395/FUL, lives on Lords Moor Lane

Cllr Fisher, 25/02395/FUL, is a member of FIDB, was a neighbour of applicant

Cllr Green, 25/02395/FUL, is a neighbour and friend of applicant

24/317 To approve the minutes of the Planning Committee meeting of 09th December 2025:

Resolved / Approved (Unanimous)

24/318 To discuss any ongoing issues and information received: None

24/319 To consider and respond to consultations from City of York Council to the planning applications as follows:

a) 25/02395/FUL - Erection of 1no. dwelling to rear @ Birchlands, Lords Moor Lane

Resolved / Objection, (Unanimous)

The Parish Council strongly objects to this application as this development:

- breaches the Local Plan Policy GI2a: Strensall Common Special Area of Conservation (SAC): Development not directly connected with or necessary to the management of the SAC will only be permitted where it will not adversely affect the integrity of the Strensall Common SAC, either alone or in combination with other plans or projects. Proposals will be determined in accordance with the following principles: a) There is an 'exclusion zone' set at 400m linear distance from the SAC boundary. Permission will not be granted for development that results in a net increase in residential units within this zone. Proposals for non-residential development within this zone must undertake Habitats Regulation Assessment to demonstrate that they will not harm the integrity of the SAC.

A planning officer made an error when approving an extra residential unit at the rear of

Approved Chairman Date.....

Gorse Cottage, Lords Moor Lane, which is also within 400m of the SSSI/SAC, by accepting a Habitat Regulations Assessment which Policy G12a clearly states only applies to non-residential applications.

- breaches policy DH1 regarding the Promotion of Local Distinctiveness in the Strensall with Towthorpe Neighbourhood Plan, which is the development plan for the parish.

POLICY DH1: PROMOTION OF LOCAL DISTINCTIVENESS

Development proposals should have regard to the Strensall with Towthorpe Village Design Statement and Strensall with Towthorpe Character Appraisal. Development should be laid out and designed to make a positive contribution to the local character and distinctiveness of the character area. It should respect the following matters:

Gardens and Open Spaces:

Gardens and open spaces between buildings that contribute to the rural and visual character of the neighbourhood plan area should be retained. Development that would result in the sub-division of gardens should not harm the local character, distinctiveness and visual amenity. The loss of front or side gardens areas to hardstanding for vehicle parking should be avoided. Proposals should not impact on rural and visual amenity or road safety.

The openness of the large gardens in Strensall village along the west side of Moor Lane/Princess Road, both sides of Lords Moor Lane (to the north of York Golf Club) and along the north side of The Village shown on the Proposals Map should be maintained.

There is a history of flooding in the immediate vicinity and the City of York Council Flood Control Officer has described, as inadequate, the discharge of water into the water course downstream of the railway.

- a) 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
Resolved / Neutral, No Objections, subject to guidance from the City of York Council tree office and work been done by a qualified tree surgeon (Unanimous)

24/320 To note planning decisions received:

- a) 25/01906/FUL – Two storey side and rear extension and single storey rear extension @ 17 Wood Close – No Objections

24/321 To confirm date of the next meeting on Tuesday 13th January 2026 @ 6.30 p.m.
Resolved / Approved (Unanimous)

Approved

Chairman

Date.....