

STRENSALL WITH TOWTHORPE PARISH COUNCIL

Rainbow Centre, Robert Wilkinson School, West End, Strensall, YORK YO32 5UH
Phone: 01904 491569 e-mail: clerk.strensallpc@talktalk.net

Minutes of the Meeting of the Parish Council's Planning Committee held on Tuesday 26th January 2010 at The Village Hall, Strensall at 18.30

1. Present

Cllrs Chapman (Chair), Blacklee, Chambers, Cuthbertson, Jesse, Marquis, Plant, Scott, Young

2. Apologies for Absence

None

3. In Attendance

4 members of the public, Ms Janine Riley from CoYC and Mr Philip Thorpe from CPRE

4. Declarations of Interest

None

5. Minutes of Previous Meeting

Minutes of the previous meeting (held 12/01/10) were approved as a true record.

6. Matters Arising

None.

7. Planning Applications

The following planning application had been received and was considered by Members:

- a) 9 Knapton Close, Strensall YO32 5ZF (Ref. 10/00012/FUL). Erection of chimney to side (Mr Paul Kelly).
RESOLVED that no objection be made but that the safeguard be sought that neighbours should be consulted.

RESOLVED that this response be notified to City of York Council.

8. Enforcement Action re land adjacent to 102 Middlecroft Drive

The Chair reported that enforcement action was being taken by CoYC against the owner of 102 Middlecroft Drive – it is understood that a fence has been built to annex part of this land and that reinstatement of this land is being sought. It was understood that no action was being taken against the owner of 3 Wood Close because no encroachment had taken place.

RESOLVED that the report be noted.

9. Decision Notices and Correspondence

The Chair reported that a letter had been received from CoYC advising that there was to be an appeal in respect of application 09/01767/OUT. The Parish Council had not commented because it was understood that (under local policy HE2) outline applications would not usually be submitted in a conservation area, but had supported CoYC's decision.

RESOLVED that the Parish Council write to the Planning Inspector explaining why no comment had been made at the local consultation stage and affirming its support for the Local Planning Authority's decision.

The Chair also reported that no decision notices had been received from CoYC.

10. Conservation Area Appraisal

Janine Riley of CoYC presented a report and discussion of the conservation area appraisal process as it might affect Strensall.

Along with the Terry's site, Strensall's two conservation areas at the village centre and at Towthorpe had been described as 'under threat' after English Heritage had created a new conservation areas register. Strensall's third conservation area (Railway Buildings) should be considered alongside the other two. Unlike Terry's (where the issues centre on lack of development), Strensall's conservation areas are thought to be under threat because of too much pressure for development but Ms Riley could not say whether this was the reason behind English Heritage's decision.

In 2006, a Conservation Area Appraisal had been carried out for the Terry's site to aid the assessment aspects of the planning process. It was proposed that a similar kind of appraisal be carried out covering Strensall's three conservation areas. A feature of the process is that it assesses an area rather than individual buildings, considering the way in which the place is made up – its roots, boundaries, trees, open spaces, spaces between buildings – and focuses on how it has developed and what distinguishes it from more 'commonplace' areas.

In conservation area planning appeals, Inspectors have scrutinized proposals bearing in mind the special qualities of the area, the level of local support for a development and individual characteristics of a proposal. English Heritage has also produced booklets on 'Guidelines for Conservation Area Appraisals' and 'Managing a Conservation Area Appraisal Process'.

The appraisal which CoYC is proposing involves starting the process in February then going out to tender. It is expected that the process would be carried out by independent consultants and would take about a year to complete; its cost is estimated at £5000 for the three conservation areas. A consultation process involving the Parish Council, trusts, environment and other local groups would then be carried out and the results drawn together into a report which would go to CoYC's main Planning Committee for approval. Because of budgetary constraints within CoYC, a contribution from the Parish Council would most probably be requested; £1000 had recently been contributed towards a similar study elsewhere in the city by another parish council.

Not much seems to be known about the English Heritage conservation areas register – its recent launch at the Terry's site did not involve CoYC officers and little consultation (formal or informal) about it appears to have been done. Members asked that CoYC obtain as much information as possible about the register and its purpose.

A boundary review would be a part of the appraisal process. It is quite possible that new parts could be added to or existing parts removed from the conservation areas and the Parish Council could make suggestions at the start of the process.

Members agreed to consider existing boundaries, to consider possible ideas for Article 4 directions and to mark areas of concern on maps provided by Ms Riley. Members would also ask that the Planning Department contact owners of derelict sites within the conservation areas to get information about their intentions.

The Chair thanked Ms Riley for her report on behalf of the Committee.

RESOLVED that the report be noted and that Members review the existing conservation area boundaries, considering possible items for Article 4 Directions and marking areas of concern on the maps of the conservation areas, also that the matter of the Appraisal be placed on the Agenda of the next Parish Council meeting.

11. Reserved Land at Brecks Lane

Cllr Cuthbertson outlined the reasons for the wording of this Agenda item – all the aspects described would need to be covered in the Committee's assessment of what would be needed for any development on the reserved land. Members agreed to consider the matter over a period of time, leading to an initial report to the Annual Parish Meeting.

RESOLVED that the matter be placed on the Agenda for the next meeting and that Members prepare observations and proposals for consideration in due course.

12. Date of Next Meeting

RESOLVED that, unless any matters requiring urgent consideration arise, the next meeting of the Parish Council's Planning Committee be held on Tuesday 9th February 2010 at The Village Hall, Strensall.

The meeting closed at 20.07

NB These minutes are unconfirmed and subject to confirmation at the next meeting of the Parish Council's Planning Committee