**Strensall with Towthorpe Parish Council**

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

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Chairman Councillor Keith Marquis

MINUTES OF THE MEETING OF THE PARISH COUNCIL PLANNING COMMITTEE

Held on Tuesday 22nd March 2016 at 6.30pm at the Village Hall, Strensall

PRESENT

Cllr Chapman (Chair) Cllrs Marquis, Bolton, Fisher, Chambers, Maher, Mattinson.

Two members of the public

1. AP0LOGIES

Received from Cllrs Harvey-Walker and Plant

2. DECLARATIONS OF INTEREST

None

3. MINUTES

The minutes were approved as circulated and signed as a true record **Resolution P220316/01**

4. ONGOING ISSUES

1. the residents of 27 Southfields Road and 16The Village had employed a tree surgeon to cut down a large old ash tree and another smaller one. When questioned it appeared that the owner of 27 was adamant that planning permission had been granted. City Council informed as no record of any permission located and both properties in the conservation area.
2. Cllr Marquis reported on latest communications from Dave Meigh at CoYC regarding s106 payments.

5. PLANNING APPLICATIONS

(a) 16/00393/FUL-proposed tarmac hard standing in front of 24 Fossview Close (retrospective)

 **The Parish Council do not object but would express concern that the loss of landscaping would set an undesirable precedent as the original planning approval included landscaping**

(b) 16/00578/FUL – proposed two storey side and rear extension to 35 Middlecroft Drive

 **The Parish Council has no objections but would comment that the brickwork should match the existing property**

(c) 16/00399/FUL – proposed single storey front extension to 60 Middlecroft Drive

**The Parish Council has no objections but would comment that the existing extension has not received planning permission. The proposed second extension should be finished to compliment the host and adjacent properties**

(d)16/00465/FUL – proposed conservatory to the rear of Ashdale, Lords Moor Lane

 **The Parish Council has no objections**

(e) 16/00458/FUL –proposed single storey rear extension to 6 Firbank Close

 **The Parish Council has no objections**

(f) 16/00332/FUL proposed conversion of an outbuilding into a dwelling at Thorngarth, Towthorpe Road

**The Parish Council do not object but would comment that, although the proposal is within the original building footprint, permitted development rights should be removed to ensure there is no future incursion into the green belt. No access design shown and City of York Council Highways should be consulted on the shared access**

(g)16/00537/FUL – proposed variation of condition 2 of permitted application to alter materials and details of dwellings, repositioning of attached garage, erection of additional garage and alterations to access at Sevenoaks, Ox Carr Lane

The Parish Council wishes to **object** to this application on the following grounds:

1. The access has been widened by about 1m on the southern side. This will lead to transit across an area of Open Space land owned by City of York Council and leased to Strensall with Towthorpe Parish Council. A Deed of Grant attached to Land Registry documents for NYK 121966 dated 13th September 1967 restricts the access as follows in this extract  *“the servient tenement” means the land situate at Strensall Common in the said Parish of Strensall comprising part of the Enclosure Numbered 7 on the said Ordnance Survey Map for the said Parish which land has a Northern boundary of approximately twelve feet in length a Southern boundary of approximately fifty feet in length an Eastern boundary of approximately twenty feet in length and a Western boundary of approximately seventeen feet in length and is shown on the said plan annexed hereto and thereon coloured blue”*

The developer has clearly not adhered to this Deed of Grant and has already moved the Western entrance pillar outside the legally defined access. The Parish Council requests enforcement to return the access to the legal arrangement. City of York Council’s Property Services must be consulted on this application.

1. The revisions to the approved plans are significant, including the erection of a new detached garage which will increase surface water run-off. The Parish Council questions as to why the applicant did not submit a revised application before proceeding with construction, instead of presenting a fait accompli. It is unclear from the plans provided what effect the revisions will have on the trees at Beech House and on possible overlooking of neighbours in Oak Tree Close, but the Parish Council would wish to be assured that there are no adverse effects.
2. CYC Drainage department confirms that the location of the lightweight concrete lid, originally installed in the verge to the west of the legal access, and is now within the access to Seven Oaks. The type installed is unsuitable for a location where there is traffic movement.

This is not the first time that a developer has ignored approved plans and constructed a development in a significantly different manner to that approved. Examples are Helmsdale and Manor Park. The Parish Council would ask that, in future, developers are reminded of the requirement to build in accordance with approved plans or to seek permission for revisions before construction. The submission of retrospective applications, against which it may be difficult to justify enforcement on cost grounds, is simply unacceptable.

 (h) 16/00528/LHE –proposed extension to 28 Hollis Crescent

 **The Parish Council has no comment to make as they are not recognized statutory consultees.**

6. PLANNING DECISIONS: -

(a) 16/00280/TCA- proposed felling of 22 trees and some pruning of others at 130 The Village -APPROVED

(b) 15/02832/FUL – proposed erection of replacement livestock building at Woodhouse Farm, Forest Lane - APPROVED

(c) 15/01608/FUL –proposed boundary fence at 2 Ash Walk- APPROVED

 7. To confirm date and time of next meeting as Tuesday 12th April 2016 at 6.30pm

Signed……………………………………………………………….... Chairman

12th April 2016