**Strensall with Towthorpe Parish Council**

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

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Chairman Councillor A Fisher

**Minutes** of the meeting of **The Parish Council Planning Committee** held on Tuesday 22nd January 2019 at 6.00pm in the Village Hall, Strensall, York

**Present:** Cllrs Bolton, Chambers, Chapman, Dr Cox, Fisher, Mrs Hails, Maher

1. **Apologies:**  Cllr Mrs Smith

2. **Declarations of Interest:** DH – application site can be seen from her property

3. **The Minutes** of 08thJanuary 2019 have been circulated and were approved as written. **Resolution P220119/01**.

4. **Ongoing Issues:**

* City of York Council – Planning Consultation Procedure Changes

The Parish Clerk had forwarded these emails to Cllrs

* 18/01899/FUL, 63 Barley Rise – Revised Drawings

The Parish Council unanimously agreed “No Further Comments”

* Soil dumping on River Foss Flood Plain at Westpitt Lane

Cllr Fisher had informed City of York Planning Enforcement and would now inform

the Environment Agency

* City of York Planning Portal

The Parish Council would lodge a complaint, as responses submitted online, were not appearing against the relevant application.

5. **Planning applications**:

1. **18/02935/FUL** – Erection of 58 bedroom care home with associated car parking and landscaping following the demolition of existing care home @ Moorlands Nursing Home, 10-12 Moor Lane – **The Parish Council Objects**

* It is considered that the proposal, by virtue of the size and extent of the building footprint and its excessive scale and massing, would adversely affect the amenity and outlook of the occupiers of adjacent residential properties\* and would be unduly harmful to the character and appearance of the area. Thus it would conflict with Central Government advice on design contained within Planning Policy Statement 1 (“Delivering Sustainable Development”) and policies GP1, GP10 and C1 of the City of York Draft Local Plan
* The lack of a Daylight & Sunlight Assessment demonstrates that the developer has not assessed the impact of natural light and potential environmental effects this application would cause. It is noted in the City of York Council: House Extensions and Alterations Draft Supplementary Planning Document (December 2012) that overshadowing and loss of light is covered in sections 4.1, 4.2, 4.3, 4.4, 4.5, 4.6 and 4.7
* The premises shall be used only as a residential care home for older people within Use Class C2 and shall not be used for any other purpose, including any other purpose in Class C2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order. For the avoidance of doubt, older people are defined as over 55 years of age. This is in order to allow consideration of the impact of any changes on amenity, and because the consideration of the planning application has taken account of the need for older persons accommodation.
* Application 09/01776/OUT which was refused and dismissed at appeal (APP/C2741/A/10/2126146) that has clears parallels to this application.

\* Moor Lane – 1 3 5 7 8 9 11 13 14 15 16 17

Harvest Close - 1 2 3

Highlands Avenue - 18 20 22 24

Station Square - 9 10 11 12 13 14 15 16 17 19 21 23

6. **Planning Decisions:**

1. 18/02049/NONMAT – Non-material amendment to permitted application 17/02974/FUL to add first floor window to side and alter window and door configuration throughout @ Blue Firs, Southfields Road – Refused
2. 18/02644/ABC3 – Change of use of agricultural building to 1no. dwelling under Class Q Part 3 Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015 @ Cowslip Hill, Brecks Lane – No Objections
3. 18/02737/TPO – Lateral crown reduction of Oak protected by Tree Preservation Order no. 1989/131 @ 2 Oak Tree Close – No Objections

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7 **NEXT MEETING** will be on Tuesday 12th February 2019 at 6.30pm

There being no other business the meeting was closed at 7.15pm

Signed ……………………………………. Chairman Dated 12th February 2019