**STRENSALL WITH TOWTHORPE PARISH COUNCIL**

The Village Hall, Northfields, Strensall, York YO325XW

e-mail: strensalltowthorpePC@outlook.com phone: 01904 491569

Chairman : Mr A H Fisher

**MINUTES OF A PLANNING COMMITTEE MEETING HELD REMOTELY ON TUESDAY 28 JULY 2020 AT 6.30PM**

**Councillors Present:** Andrew Bolton (AB) Chris Chambers (CC) John Chapman (JC) Dr Helen Cox (HC) Tony Fisher (TF)\*

**In Attendance:** Fiona Hill (FH) - Parish Clerk

**Public Present:** 0

\* City of York Council Strensall Ward Councillor

1. **To note apologies for absence and approve the reasons given:** Tony Gavin (TG) – who is currently away, so unable to attend meeting

Resolved – Approved

1. **To receive any declarations of interest under the Parish Council Code of Conduct or**

**Members register of interests:**

None

1. **To approve the minutes of the monthly Parish Council meeting of 10th March 2020:**

Planning Committee Meetings scheduled for 24th March, 14th/28th April, 12th/26th May, 09th/23rd June and 14th July 2020 were cancelled in accordance with “The 2020 Regulations”)

Resolved – Approved (Unanimous, proposed TF, seconded HC)

1. **To ratify decisions made between meetings:**

Resolved – Approved (Unanimous, proposed JC, seconded TF)

* 20/00246/FUL - Change of use of land to garden curtilage (retrospective) @ 3 Hawthorne Mew - Object:

This retrospective application does little to mitigate the reasons for the refusal of 17/01938/FUL dated 29th Sept 2017
And dismissed at appeal dated 26th sept 2018 also 18/02834/FUL refused 7th Feb 2019 and dismissed 19th Aug 2019

Nadine Rolls, Development Management Officer, City of York Council, on 01 March 2019, wrote in her Design, Conservation & Sustainable Development for application 18/02795/FUL as follows:

The River Foss has been identified as a Regional Green Corridor through the Yorkshire & Humber Green Infrastructure Mapping Project in 2009 led by Natural England, and incorporated within the evidence base for the City of York Local Plan and Local Biodiversity Action Plan. It is not only the river itself that is important but the adjoining habitats as well. Water Voles and Otters are known to be active in this stretch or river; both are protected under the Wildlife and Countryside Act 1981 (as amended), and Otters are also a European Protected Species. In times of high river levels the land may act as refuge for these species ....

... The following policy extracts are most relevant to this application and their impact on the River Foss Green Corridor;

National Planning Policy Framework 2018

Section 15 of the NPPF (2019) sets out the aim to conserve and enhance the natural environment and requires planning decisions to contribute to this by "minimising impacts on and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures" (Para 170. d)).

City of York Local Plan Publication Draft 2018

Policy GI 1: Green Infrastructure

York's landscapes, geodiversity, biodiversity and natural environment will be conserved and enhanced recognising the multifunctional role of green infrastructure in supporting healthy communities, cultural value, a buoyant economy and aiding resilience to climate change. This will be delivered as part of the Council's Green Infrastructure Strategy and subsequently through the following:

iii. maintaining the integrity of existing green corridors and their role in the green infrastructure network and enhancing and extending it where possible through major new development;

Policy GI 2: Biodiversity and Access to Nature

In order to conserve and enhance York's biodiversity, any development should where appropriate:

vi. maintain and enhance the rivers, banks, floodplains and settings of the Rivers Ouse, Derwent and Foss, and other smaller waterways for their biodiversity, cultural and historic landscapes, as well as recreational activities where this does not have a detrimental impact on the nature conservation value;
Policy GI 3: Green Infrastructure Network

In order to protect and enhance York's green infrastructure networks any development should where relevant:

i. maintain and enhance the integrity and management of York's green infrastructure network, including its green corridors and open spaces;

Finally, on page two of the Design & Heritage Statement is states:

"The site is presently free from structures, garden furniture, play equipment and other additions which would undermine the largely open appearance of these areas. We would be happy to accept a removal of permitted development rights to restrict the construction of garden buildings within the area thereby maintaining their open appearance. This area is at the furthest extent of the relatively long garden so there will be no intrusion in these areas which would undermine the character and appearance of the site, either singularly or collectively".

You will see from the photos, which we have sent by email, that this is not true and the Parish Council would ask if the removal of permitted development rights is lawful?

* 20/00248/FUL - [Change of use of land to garden curtilage (retrospective)](https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?keyVal=Q5A9MLSJM3P00&activeTab=summary) @ 4 Hawthorne Mews - Object:

This retrospective application does little to mitigate the reasons for the refusal of 17/01938/FUL dated 29th Sept 2017
And dismissed at appeal dated 26th sept 2018 also 18/02834/FUL refused 7th Feb 2019 and dismissed 19th Aug 2019

Nadine Rolls, Development Management Officer, City of York Council, on 01 March 2019, wrote in her Design, Conservation & Sustainable Development for application 18/02795/FUL as follows:

The River Foss has been identified as a Regional Green Corridor through the Yorkshire & Humber Green Infrastructure Mapping Project in 2009 led by Natural England, and incorporated within the evidence base for the City of York Local Plan and Local Biodiversity Action Plan. It is not only the river itself that is important but the adjoining habitats as well. Water Voles and Otters are known to be active in this stretch or river; both are protected under the Wildlife and Countryside Act 1981 (as amended), and Otters are also a European Protected Species. In times of high river levels the land may act as refuge for these species ....

... The following policy extracts are most relevant to this application and their impact on the River Foss Green Corridor;

National Planning Policy Framework 2018

Section 15 of the NPPF (2019) sets out the aim to conserve and enhance the natural environment and requires planning decisions to contribute to this by "minimising impacts on and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures" (Para 170. d)).

City of York Local Plan Publication Draft 2018

Policy GI 1: Green Infrastructure

York's landscapes, geodiversity, biodiversity and natural environment will be conserved and enhanced recognising the multifunctional role of green infrastructure in supporting healthy communities, cultural value, a buoyant economy and aiding resilience to climate change. This will be delivered as part of the Council's Green Infrastructure Strategy and subsequently through the following:

iii. maintaining the integrity of existing green corridors and their role in the green infrastructure network and enhancing and extending it where possible through major new development;

Policy GI 2: Biodiversity and Access to Nature

In order to conserve and enhance York's biodiversity, any development should where appropriate:

vi. maintain and enhance the rivers, banks, floodplains and settings of the Rivers Ouse, Derwent and Foss, and other smaller waterways for their biodiversity, cultural and historic landscapes, as well as recreational activities where this does not have a detrimental impact on the nature conservation value;

Policy GI 3: Green Infrastructure Network

In order to protect and enhance York's green infrastructure networks any development should where relevant:

i. maintain and enhance the integrity and management of York's green infrastructure network, including its green corridors and open spaces;

* 20/00268/FUL – Change of use of land to garden curtilage (retrospective) @ 2 Hawthorne Mews - Objects:

This retrospective application does little to mitigate the reasons for the refusal of 18/02813/FUL dated 11Feb19 and refused at appeal dated 20Aug19

Nadine Rolls, Development Management Officer, City of York Council, on 01 March 2019, wrote in her Design, Conservation & Sustainable Development for application 18/02795/FUL as follows:

The River Foss has been identified as a Regional Green Corridor through the Yorkshire & Humber Green Infrastructure Mapping Project in 2009 led by Natural England, and incorporated within the evidence base for the City of York Local Plan and Local Biodiversity Action Plan. It is not only the river itself that is important but the adjoining habitats as well. Water Voles and Otters are known to be active in this stretch or river; both are protected under the Wildlife and Countryside Act 1981 (as amended), and Otters are also a European Protected Species. In times of high river levels the land may act as refuge for these species ....

... The following policy extracts are most relevant to this application and their impact on the River Foss Green Corridor;

National Planning Policy Framework 2018

Section 15 of the NPPF (2019) sets out the aim to conserve and enhance the natural environment and requires planning decisions to contribute to this by "minimising impacts on and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures" (Para 170. d)).

City of York Local Plan Publication Draft 2018

Policy GI 1: Green Infrastructure

York's landscapes, geodiversity, biodiversity and natural environment will be conserved and enhanced recognising the multifunctional role of green infrastructure in supporting healthy communities, cultural value, a buoyant economy and aiding resilience to climate change. This will be delivered as part of the Council's Green Infrastructure Strategy and subsequently through the following:

iii. maintaining the integrity of existing green corridors and their role in the green infrastructure network and enhancing and extending it where possible through major new development;

Policy GI 2: Biodiversity and Access to Nature

In order to conserve and enhance York's biodiversity, any development should where appropriate:

vi. maintain and enhance the rivers, banks, floodplains and settings of the Rivers Ouse, Derwent and Foss, and other smaller waterways for their biodiversity, cultural and historic landscapes, as well as recreational activities where this does not have a detrimental impact on the nature conservation value;

Policy GI 3: Green Infrastructure Network

In order to protect and enhance York's green infrastructure networks any development should where relevant:

i. maintain and enhance the integrity and management of York's green infrastructure network, including its green corridors and open spaces;

* 20/00325/FUL - Single storey side and rear extension @ 2 Hollis Crescent - Neutral:

The Parish Council has, No objection, but is concerned about the loss of amenity space to the rear

* 20/00495/FUL - Porch to front @ Holme Lodge  1 Holme Lea - Neutral, No Comment
* 20/00501/FUL - Single storey side and rear extensions @ 7 Brunswick Close - Neutral, No Comment
* 20/00573/FUL - Two storey side and single storey rear extensions @ 5 Ryecroft - Neutral, No Comment
* 20/00595/FUL - Erection of detached two storey dwelling, alterations to garage and alterations to access (renewal of planning approval 17/00308/FUL) @ Middleton House  2 Redmayne Square - Objects:

On viewing the revised drawing/proposed site plan date 27 April 2020 it indicates the retention of the 1.8 m timber fence.

The Parish Council feel strongly that the wooden fence must be removed as it is out of character in the street scene, is adjacent to the public open space and would set a dangerous precedent.

On the Brecks Estate the Parish Council note most of estate has the same metal fence boundary treatment as standard - Heathride, Redmayne Square, Park Gate, Lakeside Gardens, Fold Walk, Steadings Yard, Littlethorpe Close and some of Thompson Drive.

The Parish Council are greatly concerned with the excavated material being deposited in the paddock area and the implications of raising the ground level to the rear of the development and Heath Ride

Neutral

The Parish Council does not have any concerns about the erection of the dwelling as long as it conforms to the revised NPPF [2018]

The main issue is the proposed plan in no way reflects the site as is. The trees and hedge as indicated on the proposed site plan at the public access to the Brecks open space have been removed and replaced with a 2m wooden fence.

The Paddock Area [not part of the application] has had its height increased by the excavated earth from 18/01041 /FUL. There have been bonfires on site. There was work was done on Good Friday 10th April and he works for long periods on Sundays, as they appear to ignore the hours of working and no bank holiday working. There is no record on the planning web site indicating discharge of any conditions for 18/01041/FUL

* 20/00626/FUL - Single storey side and rear extension @ 63 Northfields - Neutral:

No Objection, subject to sufficient storage available following the removal of the shed

* 20/00636/FUL - Retention of brise soleil and installation of juliet balcony to rear doors @ Greensleeves  Lords Moor Lane - Objects:

The dictionary description of a brise soleil ("sun breaker") is a device such as a perforated screen or louvre for shutting out direct or excessive sunlight.

The removal of the glass screens and fitting of a Juliet balcony in front of opening inwards doors in no way makes it a brise soleil.

This can only be achieved by removal of the solid balcony and the fitting of a structure that fulfils the brief of a brise soleil.

If this application were approved and conditions attached, these could be removed at a later date via another application.

* 20/00639/FUL - Erection of 3no. single storey dwellings with associated parking and landscaping following demolition of existing buildings @ Manor Farm  1 The Village - Neutral:

Due to the close proximity of the Manor House and St Marys Church, the Parish Council would ask that Permitted Development Rights are removed to avoid the additions of dormers, sheds and general paraphernalia.

Conditions should be attached to protect the open field "Coney Garth", so that no encroachment would be permitted on to this historical site.

There are still to vital document missing from the planning portal:

4.9 A Bat Scoping Assessment prepared by Wold Ecology.

* 20/00654/FUL – Two storey side extension, with open sided carport at ground floor, single storey flat roof rear extension, with part conversion of garage to habitable room, following demolition of existing conservatory @ 2 Creaser Close - Objects:

- Overdevelopment of the site
- Large increase in non-permeable area
- Reduced amenity space

The Parish Council is concerned about the claim of additional garden land recently purchased, being used to mitigate the loss of amenity space, as the change of use of this land was refused, see planning application 18/01445/FUL, therefore the purchased land cannot be used as garden.

* 20/00671/FUL – Single storey side and rear extension @ 10 Ryecroft - Neutral, No Comment
* 20/00684/TCA – Remove single branches from 2no. Ash trees in a Conservation Area @ 3 Hawthorne Mews - Objects:

This is the third application for tree works on this site (18/00905/TCA, 20/00695/TCA)

The Parish Council is concerned about this, especially as the trees are to North of the property, so will have no effect on sunlight

* 20/00695/TCA - Remove low branch from a Hornbeam tree in a Conservation Area @ 3 Hawthorne Mews - Neutral:

No Objection, subject to approval of the City of York Council Tree Officer

* 20/00715/FUL - Single storey rear extension following partial demolition of sun room @ 5 Netherwoods - Neutral:

No Objection, but the building is to be used as a garden room/office and not a separate dwelling.

* 20/00718/FUL - Two storey side and single storey rear and front extensions @ 3 Oak Tree Close - Neutral, No Comment
* 20/00720/FUL - Single story rear extension @ 2 Chaldon Close - Neutral, No Comment
* 20/00732/FUL - Erection of building for vehicle repairs and storage following the demolition of the existing building @ Ward Cars New Lane - Objects:

Having viewed documents currently on the planning portal, the Parish Council is concerned about the comment by Emma Tindal from Public Protection on page 3 under noise, where she states that the proposed building is of a similar size to the existing building. The existing building is 207.5 sq m and the proposed is 425.5 sq m, which is more than twice as we stated. Please can this error be corrected within the report.

In addition, picking up the point made by a Mr James about noise pollution, he states the site is currently quiet. The new application will be much larger and is for a vehicle repairs and storage, so it will be certain to be much noisier.

* 20/00778/FUL – Single storey rear extension to replace existing conservatory @ 10 Coulson Close - Neutral, No Comment
* 20/00878/FUL - Single storey extension on south-facing elevation @ 128 The Village -

Neutral, No Comment

* 20/00898/FUL - Single storey rear extension after removal of existing conservatory @ 6 Netherwoods - Neutral, No Comment
* 20/00966/FUL - Single storey side and rear extension @ 8 Lakeside Gardens - Neutral, No Comment
* 20/01065/FUL - Erection of detached dwelling and garage after demolition of existing storage building @ Fieldholme Sheriff Hutton Road - Objects:

1. The application site is in open countryside/green belt and no exceptional circumstances have been presented.
2. The application is outside the development limit of Strensall
3 The location is unsustainable with low accessibility other than by car to the nearest public services and facilities. Note: See 05/00185/FUL Refusal and Appeal Dismissed Swallowfields, Pottery Lane. Also see 11/00438/FUL Refused and Appeal Dismissed Green Acres Sherriff Hutton Road

We await information on reason for refusal and appeal 3/131/62/PA and 3/131/62A/OA, two dwellings on this site

- 20/01092/FUL - Raising of ridge height, dormer and 2no. rooflights to front, 3no. dormers

 to rear and single storey rear extension @ Little Ridge Lords Moor Lane - Objects:

1. The location plan is out of date and does not show Pinewood to rear of Beechwood, which was built in 2002
2. No bat survey has been submitted, as it would appear a full roof removal is to be carried out
3. No sunlight/daylight survey has been carried out, noting the impact on Beechwood and Pinewood

- 20/01179/FUL – Single storey rear extension following demolition of porch, 1no. rooflight to front, dormer to rear, and replacement windows @ 28 The Village -  Objects:

The Parish Council has concerns:
- over the full width dormer, contrary to supplementary planning guidance 2012, re 7.5 state dormer windows should not extend across more than one third of the roof span and should not dominate the existing roof.
- Regarding the impact on 30 The Village, due to brick wall directly in line with kitchen window

* 20/01260/TCA -  Fell group of Holly trees in a Conservation Area @ 18 West End -

Neutral – Whilst the Parish Council is disappointed at the prospect of loosing trees, it will be guided by the City of York Tree Officer

1. **To discuss any ongoing issues and information received**

-19/01912/FUL - Greensleeves, Lords Moor Lane – Appeal part dismissed, part allowed - 19/02513/FUL - 58 Barley Rise – Appeal Lodged by applicant

The Parish Council noted receipt of the above

1. **To consider and respond to consultations from City of York Council to the following**

**planning applications:**

None

1. **To note planning decisions received:**

18/02795/FUL - Erection of 1no. dwelling (resubmission) @ New Lane - Refused

` 19/02728/FUL - Single storey extension to garage @ Manor Farm Towthorpe Road – Approved

20/00025/FUL - Replacement of timber framed windows with UPVC windows to all elevations at first floor level @ 19A The Village - Approved

20/00163/FUL - Two storey side extension @ 29 Barley Rise – Approved

20/00200/FUL - Extension to form site office with staff facilities and relocation of 1no. feed silo @ Woodhouse Farm Forest Lane – Approved

20/00241/TCA - Reduce tree back to the boundary - tree works in a Conservation Area @ 101 The Village Strensall – Consented

20/00278/FUL - Installation of ramp to front and alterations to front door opening @ 23 Pasture Close – Approved

20/00325/FUL - Single storey side and rear extension @ 2 Hollis Crescent - Approved

20/00495/FUL - Porch to front @ Holme Lodge  1 Holme Lea – Approved

20/00501/FUL - Single storey side and rear extensions @ 7 Brunswick Close - Approved

20/00573/FUL - Two storey side and single storey rear extensions @ 5 Ryecroft - Approved

20/00595/FUL - Erection of detached two storey dwelling, alterations to garage and alterations to access (renewal of planning approval 17/00308/FUL) @ Middleton House 2 Redmayne Square @ Approved

20/00626/FUL - Single storey side and rear extension @ 63 Northfields – Approved

20/00636/FUL - Retention of brise soleil and installation of juliet balcony to rear doors @ Greensleeves  Lords Moor Lane - Approved

20/00671/FUL – Single storey side and rear extension @ 10 Ryecroft - Approved

20/00684/TCA - Remove single branches from 2no. Ash trees in a Conservation Area @ 3 Hawthorne Mews – Consented

20/00695/TCA - Remove low branch from a Hornbeam tree in a Conservation Area @ 3 Hawthorne Mews - Consented

20/00715/FUL - Single storey rear extension following partial demolition of sun room @ 5 Netherwoods- Approved

20/00718/FUL - Two storey side and single storey rear and front extensions @ 3 Oak Tree Close - Approved

20/00720/FUL - Single story rear extension @ 2 Chaldon Close - Approved

20/00778/FUL – Single storey rear extension to replace existing conservatory @ 10 Coulson Close – Approved

20/00878/FUL - Single storey extension on south-facing elevation @ 128 The Village - Approved

1. **To confirm date of next meeting as Tuesday 25th August 2020 @ 6.30 p.m.**