**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 13 JULY 2021 AT 6.30PM**

**Councillors Present:** Chris Chambers John Chapman Lawrence Mattinson

**In Attendance:** Fiona Hill - Parish Clerk

**Public Present:** 0

1. **a) To receive apologies for absence given in advance of the meeting:**

Andrew Bolton andTony Fisher

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

Resolved - Approved (Unanimous)

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 27th April 2021:** Resolved – Approved (Unanimous)
2. **To ratify decisions made since legislation ended allowing remote meetings:**

21/00725/FUL - Erection of detached dwelling to side/west of 12 The Village following the demolition of  2no. single storey extensions and front garden wall @ The Sycamores, 12 The Village - Objection (Unanimous):-

The proposal is incongruous with the street scene, within the Conservation Area, due to the front façade, the roofing materials and the lack of a chimney.  
The lack of turning circles on site will prevent vehicles entering and exiting the site in a forward gear onto a busy part of the village near a bend.  
The Balconies to the rear of the property will a harmful effect upon the living conditions of the occupants of the adjacent properties and are in breach of City of York Supplementary Planning Document (SPD).  
The proposal contravenes a number of the design guidelines within Village Design Statement and the submitted draft Neighbourhood Plan.  
The Neighbourhood Plan states that proposed developments within gardens would be resisted, as this will result in a loss of open space within the Conservation Area.  
We do not believe that the front side extension, which is proposed for demolition is additional, we believe it is part of the original build.

21/00937/FUL - Two storey side extension and single storey rear extension @ 74 Middlecroft Drive - Neutral / No Objections (Unanimous)

21/00841/FUL - Single storey rear extension following demolition of existing offshoots @ 8 Kirklands - Neutral / No Objections (Unanimous)

21/01016/FUL - Two storey side extension, single storey side and rear extensions and bay window to front with pitched roof @ 40 Middlecroft Drive - Neutral / No Objections (Unanimous)

21/00944/FUL – Conversion of garage into habitable space (part retrospective) @ 15 The Village - Objection / The Parish Council Objects, on the basis that the wheelie bins and cycle store is on the front of the property, which would impact on Conservation Area 23 (Unanimous)

21/01310/FUL - Single storey side and rear extension @ 5 The Laurels - Neutral/No Comments (Unanimous)

21/01270/FUL – Car park resurfacing and installation of tree protection system @ Robert Wilkinson Primary School - The Parish Council supports this application and hopes this reduces the on street parking along Haxby Moor Road and West Pit Lane (Unanimous)

APP/C2741/W/21/3275099 - Removal of conditions 7 and 8 of permitted application 12/03270/FUL to allow year round opening @ Country Park, Pottery Lane - The Parish Council fully supports the response of City of York Council and absolutely nothing material has changed since the last decision that would justify approval of this application

1. **To discuss any ongoing issues and information received:** NTR
2. **To consider and respond to consultations from City of York Council to the following**

**planning applications:**

- 21/01431/ADV - Display of 2no. non-illuminated fascia signs, 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign @ Tesco, 40 The Village

Resolved – Objection (Unanimous):-

The Parish Council objects to the above application for the following reasons:

City of York Council has  planning guidelines on advertising signs, especially in Conservation and Historic areas.

The site is in the heart of the Strensall Conservation Area and as such, any advertising sign, in terms of size, design, materials, colouring and any form of illumination should not detract from the visual amenity of the areas in which they are displayed, particularly with regard to the character of listed buildings and conservation areas.

Internally Illuminated Signs

This Application includes two Internally illuminated signs. These are not acceptable in the Conservation Area.

We refer to the Decision and Delegated report for advertising signs at the same site. – 10/00438/ADV, and quote from this document :

  Quote

“4.5 The site is located in a Conservation Area, and the position in which the signs would be displayed would face the main access into and out of the village centre within the heart of Strensall Conservation Area. Given the prominence of the site, it is considered that internally illuminated box signage within a conservation area would be unacceptable.

4.6  The latest plan shows externally illuminated boarded fascia and projecting signs which are considered to be more sympathetic to the character and appearance of the conservation area. Furthermore, the proposed signage would be in proportion with the overall size of the building and the general settings of the locality ; the proposed choice of colour, together with the choice of material would not unduly harm the character and appearance of the Conservation Area”

Unquote

Nothing has changed and the above still applies. The Conservation ( History) dept. of City of York Council had serious concerns about internally illuminated signage within the Strensall Conservation Area

  Size of the protruding sign

It is noted that the protruding sign size in this application is larger than the existing sign, increasing from 800mm x 500mm to 800mm x 650mm. This is not acceptable in the Conservation Area

  Colour of the sign

The current approved sign has a black background and is more subdued and in keeping with Conservation Area. This application is requesting an illuminated white background which is more prominent and unacceptable in the Conservation Area.

  Wording on the protruding sign –  (Clarification for the avoidance of doubt)

It is noted in the application that the  wording on the protruding sign in the Proposed Elevation is TESCO express, which is no problem. However, the drawing for the Illuminated Projecting sign says TESCO express 24hr cash. It is assumed that this is solely a generic drawing. For the avoidance of doubt, it should be clarified that what is being applied for is as per the Proposed Elevation.

There is no ATM at this site and any such proposal would require an additional  full planning application.

  Any illumination should be restricted to the opening times of the store only

  It is recommended by The Parish Council, that this application is Refused

- 21/01465/TCA - Fell Conifer tree in a Conservation Area @128A The Village

Resolved – Neutral (Unanimous):-

The Parish Council would support a replacement tree

- 21/01496/FUL - Two storey side extension, single storey rear extension, porch to front and alterations to existing garage roof pitch @ 2 Newton Way

Resolved – Neutral (Unanimous):- No Comment

- 21/01566/LHE - Erection of single storey extension extending 4.3 metres beyond the rear wall of the existing enlargement, with a total enlargement of 6.3 metres, height to the eaves of 2.85 metres and a total height of 3.9 metres @ 50 Moor Lane

Resolved – Objection (Unanimous):-

The Parish Council believe it is not acceptable to submit an LHE application, as an existing extension has already been built (see 06/01524/FUL)

1. **To note planning decisions received:** NTR
2. **To confirm date of next meeting as Tuesday 27th July 2021 @ 6.30 p.m. Resolved** – Approved (Unanimous)