**Strensall with Towthorpe Parish Council**

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

**Tel: 01904 491569**

**Email:** **strensalltowthorpepc@outlook.com**

Chairman Councillor A Fisher

**Minutes** of the meeting of **The Parish Council Planning Committee** held on Tuesday 14th January 2020 at 6.30pm in the Village Hall, Strensall, York

**Members Present:** Cllrs Baxter, Bolton, Chambers, Chapman, Dr Cox, Mattinson

**In Attendance:** Parish Clerk

**Public Present:** Two, including Parish Councillor Mrs Nunn

1. **Apologies:** Cllrs Fisher, Maher and Mrs Smith

2. **Declarations of Interest:** LM - 19/02717/TCA

3. **The Minutes** of 10thDecember 2019 have been circulated and were approved as written. **Resolution P140120/01**.

4. **Ongoing Issues:**

1. Moorlands Nursing Home – The Parish Council noted that a Shadow Assessment had been uploaded to the planning portal
2. New Lane – The Parish Council noted that an extension had been granted

5. **Planning applications**:

5.1 19/02524/FUL - Two storey side extension to include self-contained annex to ground floor and additional accommodation to first floor with dormer to front and juliet balcony to rear @ 18 Middlecroft Grove – **The Parish Council has No Objections**

5.2 19/02513/FUL - Two storey side extension, first floor extension incorporating solar panels to the roof slope, Juliet balcony to rear and single storey rear extension to transform bungalow into two storey dwelling, single storey side extension and pitched roof to detached garage @ 58 Barley Rise

 **The Parish Council Objects** for the reasons as follows:

* The properties 56 and 60 are shown the wrong way around
* No daylight/sunlight assessment has been done
* The design is not in keeping with the surrounding street scene
* The application goes against section 130 of NPPF 2018, which says *“Permission should be refused for development of poor design that fails to take the opportunities available for improving tha character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents”.*
* The application goes against the City of York Council: House Extensions and Alterations Draft Supplementary Planning Document (December 2012) –

Points a) and b) of section H7: Residential Extensions:

1. the design and materials are sympathetic to the main dwelling and the locality of the development;
2. the design and scale are appropriate in relation the main building

Points a) and b) of section GP1: Design: Development proposals will be expected to: a) respect or enhance the local environment; b) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials

In addition, the Parish Council would scan/email a copy of the drawing on the photograph used by the Parish Council during the consultation, a copy of which is kept with these minutes.

5.3 19/02717/TCA - Crown reduce canopy of Beech tree by up to 20% - tree works in a Conservation Area @ The Poplars Princess Road

**The Parish Council has No Objections, but will be guided by the Tree Officer**

6. **Planning Decisions:**

6.1 19/02329/FUL - Two storey side extension and single storey rear extension following demolition of existing detached garage @ 100 The Village - Approved

6.2 19/02534/TCA - Crown reduce Maple tree by 25% in a Conservation Area @ 12 West End – Consent

6.3 19/01983/CPD - Erection of detached store to rear with alterations to existing window and door configuration to side/rear @ 116 The Village – Granted

6.4 19/02405/FUL - Single storey rear extension with 2no. glazed lanterns @ 2 Fossview Close - Approved

7 **NEXT MEETING** will be on Tuesday 28th January 2020 at 6.30pm

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

