**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 October 2019 at 6.30pm in the Village Hall, Strensall, York

**Members Present:** Cllrs Baxter, Bolton, Chambers, Chapman, Cllr Dr Cox, Fisher Maher, Mattinson and Mrs Smith

**In Attendance:** Parish Clerk

**Public Present:** None

1. **Apologies:** None

2. **Declarations of Interest:**

19/02044/FULM - Cllr Fisher, who is a member of the area planning committee, so would not express an interest.

19/02072/FUL – Cllr Fisher, who could see the property from his front windows.

3. **The Minutes** of 08thOctober 2019 have been circulated and were approved as written. **Resolution P221019/01**.

4. **Ongoing Issues:**

4.1 100 The Village – Appeal dismissed

4.2 3 Hawthorne Mews – Appeal dismissed

5. **Planning applications**:

1. **19/02044/FULM** – Erection of 62 bedroom care home with associated car parking and landscaping following the demolition of existing care home (resubmission of 18/02935/FULM) @ Moorlands Nursing Home - **The Parish Council unanimously agreed defer this application to the next meeting.**
2. **19/02072/FUL** – Single storey side and rear extension, 1 no. roof light to rear, double doors to front elevation and infill of existing front doorway, conversion of conservatory to sunroom @ 19 Moorland Garth – **The Parish Council has No Objections**, Proposed: Cllr Chambers, Seconded: Cllr Chapman, Unanimous

Cllrs Chambers and Cox left the meeting

1. **19/02130/FUL** -Two storeyside and rear extension, re-roof existing side extension, 6 no. roof lights to rear, 1 no. roof light to front and 2 no. roof lights to side @ 9 Oak Tree Close – **The Parish Council Objects for the reasons as follows:**

* 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 apparent inclusion of balconies will cause undue harm to the reasonable enjoyment of neighbouring properties through providing an unduly high level of external overlooking and general intrusion into a large part of the properties gardens. As such the proposal conflicts with the fourth bullet point of paragraph 17 of the National Planning Policy Framework, policy GP1 (criterion i), and H7 (criterion d) of the 2005 Development Control Local Plan and advice contained in paragraphs 3.1 and 3.4 of the House Extensions and Alterations Draft Supplementary Planning Document approved in December 2012.

Proposed: Cllr Bolton, Seconded: Cllr Chapman, Unanimous

6. **Planning Decisions:**

1. **19/01479/FUL** – Single storey side extension, first floor front extension, replacement windows throughout and render finish to dwelling @ 60 Moor Lane – **Approved**
2. **19/01831/FUL** – Single storey rear extension @ 3 Oak Tree Way – **Approved**

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

There being no other business the meeting was closed at 7.30pm

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