**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 26th March 2019 at 6.30pm in the Village Hall, Strensall, York

**Present:** Cllrs Chapman (Chairman)**,** Bolton, Chambers, Dr Cox, Fisher, Maher and Mrs J Smith

1. **Apologies:**  Cllrs Mrs Hails\* and Mattinson

 \* Cllr Hails has moved away, so has resigned from the Parish Council

2. **Declarations of Interest:** None

3. **The Minutes** of 12thMarch 2019 have been circulated and were approved as written. **Resolution P1260319/01**.

4. **Ongoing Issues:**

 Pullman Buses – Cllr Chapman had circulated suggested wording, that he would read out, at the CYC Planning Committee Meeting –

“Good Afternoon, John Chapman, Chair of Planning Committee, Strensall with Towthorpe Parish Council;

1.     We have always and will always support employment opportunities and the need for school and coach services;

2.     Application number 09/00725/FUL for change of use of redundant barn and buildings from caravan storage to coach bus storage and maintenance was approved with conditions;

3.     I quote condition 4 – all within the buildings to prevent the site becoming unsightly and to protect the character and visual amenity of the open countryside;

4.     As the application site is now designated as in the Green Belt, having seen other Green Belt applications in the parish, refused as inappropriate development and this application has failed to demonstrate a sufficient case for very special circumstances;

5.     The proposed development would constitute inappropriate development in the Green Belt that does not fall within the listed exceptions in paragraphs 145 and 146 of the National Planning Policy Framework (2018). There is the potential for further harm to the openness of the Green Belt and the purposes of including land within it and general visual amenity, due to the intrusion into the landscape of the bus depot and incongruous screening. The considerations put forward by the applicant are not considered to amount to the very special circumstances that are required to clearly outweigh the substantial definitional and other harm identified. The proposal is therefore considered to be contrary to paragraphs 143-146 of the National Planning Policy Framework.

We recommend the committee to support the officer and REFUSE”

Five Cllrs voted in favour and two Cllrs voted against

Therefore, Cllr Chapman would make an appointment to speak at the meeting.

Northern Gas Networks (NGN) – Cllrs Chambers and Chapman attended the meeting, in parish earlier today, to discuss the imminent upgrade of the gas distribution network at Strensall.

5. **Planning applications**:

1. **19/00335/FUL** – single storey side and rear extension @ Fairbank, 23 Newton Way – **No Objections**
2. **19/00398/FUL** – Convert garage into living accommodation with associated external alterations and link to main dwelling @ 86 Middlecroft Drive – **No Objections, but the Parish Council has two serious concerns:**
3. The applicant must contact Northern Gas with regard to moving the gas meter box, so it is not within the property when extension is built.
4. The extension will result in the loss of an off-street parking space, within the garage, so a parking place with a permeable space, should be sited at the front of the dwelling.

6. **Planning Decisions:**

1. **19/00042/FUL** – Erection of four detached dwellings and conversion of existing outbuilding into single dwelling following demolition of existing outbuildings @ Manor Farm, 1 The Village – **Withdrawn**
2. **19/00085/FUL** – Single storey rear extension and roof-lights to front and rear roofslopes @ 9 Redmayne Square – **Approved**
3. **18/02901/FUL** – Section 73 application to vary Condition 2 (approved plans) of planning permission 17/02974/FUL to amend scheme to provide a first floor window on side elevation and solar panels to side facing roof-slope @ Blue Firs, Southfields Road – **Approved**
4. **19/00339/OUT** – Outline application for erection of 1 no. detached swelling and garage with all matters reserved - **Withdrawn**

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7 **NEXT MEETING** will be on Tuesday 09th April 2019 at 6.30pm

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

Signed ……………………………………. Chairman Dated 09th April 2019