**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 22ND MARCH 2022 AT 6.30PM**

**Councillors Present:** Andrew Bolton Chris Chambers John Chapman Tony Fisher Ray Maher

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

**Public Present:** 0

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

Parish Councillors Lawrence Mattinson

**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:** Cllr Bolton had been approached by the neighbours of Caerglow, as they were seeking advice on commenting on planning application. Cllr Bolton had given advice, without offering an opinion, so would be able to partake in the discussion and voting.

1. **To approve the minutes of the monthly Parish Council meeting of 08th March 2022:** Resolved – Approved (Unanimous)
2. **To discuss any ongoing issues and information received:** None

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

**planning applications:**

* 22/00449/FUL - Two storey and single storey side extension following demolition of garage @ 6 Coulson Close

Resolved – Objection (4 votes in favour, 1 abstention)

The development will have a detrimental affect on the street scene due to insufficient spatial separation with neighbouring property.

* 22/00521/TPO - Fell 1no. Pine tree protected by Tree Preservation Order no. CYC230 @ 22 Moor Lane

Resolved – Objection (Unanimous)

Unless the City of York Council Tree Officer provides clear proof the tree is diseased. If felling is necessary the applicant should plant a suitable replacement.

* 22/00464/FUL - Raising of ridge height to facilitate loft conversion and partial rendering of external elevations @ Caerglow, Lords Moor Lane

Resolved – Objection (Unanimous)

The Parish Council has no objections to the raising of the ridge height and partial rendering of the main property, as per the submitted plans.

However the Parish Council would request that important dimensions are added to the drawings in order to avoid any misinterpretation of the plans. eg. New height.

The Parish Council objects to the addition of the Storage Structure proposed in the front garden.

It will damage the charming rural character of Lords Moor Lane whose key characteristic is large open front gardens, free from any development or structures.

City of York SPD

The proposed storage structure would contravene City of York Council’s House Extensions and Alterations Draft Supplementary Planning Document (December 2012).

Quoting the City of York SPD:

7.2 The character of an area will be a major factor in determining the appropriate form, size and relationship to the boundary of an extension.

Key criteria include the degree of enclosure of the street, the character of the space between the buildings, the form and detail of the buildings, and the form and detail of the landscaping. In most instances, where a street has a relatively uniform housing type and building line this should be respected in submitted proposals.

9.2

Prospective applicants should note, however, that a ‘visual appearance’ assessment will also be made and in most cases proposals to erect buildings across a large area of garden will cause concern, as it would be likely to conflict with policies that seek to protect neighbours living conditions and the open landscaped character of the area.

7.4 Adherence to the following principles should help to ensure that character and street scene criteria are met:

a) The siting of an extension should not be detrimental to the pattern of buildings and the spacing between them. Where a street or group of buildings has a clearly defined building line it should be retained and extending forward of a streets’ building line should be avoided.

xiii) Detached Garages and other Outbuildings

15.1 Garages and other outbuildings can have as much impact on the overall visual appearance of a property as any other addition.

15.2 Outbuildings should normally not be in front of dwellings unless, within the development, there is an irregular arrangement of buildings.

Prior cases in Lords Moor Lane whereby proposed structures in the front garden were removed from the initial application submissions due to neighbour objections and advice from the City of York planning officer include 11/02261/FUL and more recently 20/02183/FUL. In the latter case, the Development Managers report stated:

“It is considered that the main attractive feature of Lords Moors Lane are the long front gardens and semi rural feel.”

Strensall with Towthorpe draft Neighbourhood Plan

The proposed storage structure in the front garden would contravene the Strensall with Towthorpe draft Neighbourhood Plan.

Quoting from the Neighbourhood Plan :

POLICY DH1: PROMOTION OF LOCAL DISTINCTIVENESS

The Village Design Statement and the Character Appraisal undertaken by Woodhall Planning and Conservation Development identify the key characteristics that give Strensall with Towthorpe its sense of place. Development that will have an adverse impact on the recognised character and appearance of the designated area will be resisted, where development that will make a positive contribution will be supported. Development will be expected to respect the following matters.

Character Areas

Strensall with Towthorpe is situated in a rural setting. All development should preserve or enhance the positive character of the neighbourhood plan area. An assessment of the neighbourhood plan area found there to be 21-character areas, which are presented under Appendix Four prepared by Woodhall Planning and Conservation. Any development within the character areas are expected to preserve or enhance the positive identified key characteristics of the particular character area.

Gardens and open spaces between buildings that contribute to the rural charm of the neighbourhood plan area should be retained. Subdivision of these spaces as a result of development will only be supported where it does not harm the character and visual amenity. The range and location of open spaces together with their features make them vitally important to the character of the neighbourhood plan area.

The Character Assessment of Lords Moor Lane says:

18. Lords Moor Lane

This is characterized by mid to late twentieth century detached housing set back from the highway behind large front gardens.

Summary

The Parish Council requests that the proposed storage structure in the front garden is removed from the application.

1. **To note planning decisions received:**
* 22/00026/FUL – Replacement of cooler plant and erection of 2.4m high enclosure to rear @ Tesco, 40 The Village – Approved

 **21/120 To confirm date of next meeting as Tuesday 12th April 2022 @ 6.30 p.m.** Resolved – Approved (Unanimous)