



Fulford

Parish Council

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Minutes of the Meeting of Fulford Parish Council held on 27th April 2023 at 6pm in the Old Library, Fulford Social Hall, School Lane, York, YO10 4LS

Present: Cllr. Clare, Cllr. de Vries, Cllr. Urmston, Cllr. Marsh and Cllr. Vevers, 4 members of the public.
The Clerk attended by Zoom link.

22209. Chair's welcome.

It was RESOLVED that in the absence of the Chair and the Vice-Chair, Cllr. de Vries would chair the meeting.

22210. To receive apologies and approve reasons for absence.

Apologies from and reasons for absence were received from and approved for Cllr. Koprowska, Cllr. Aspden and Cllr. Walker. The Clerk attended by Zoom.

22211. To receive any declarations of interest.

Cllr. De Vries declared a personal interest in Item 22214.b.iii).

22212. To receive and approve the Minutes of the Meeting of the Parish Council held on 14 March 2023 and the Minutes of the Extraordinary Meeting of the Parish Council held on 28th March 2023.

The Minutes of the Meeting of the Parish Council held on 14 March 2023 and the Minutes of the Extraordinary Meeting of the Parish Council held on 28th March 2023 were approved as a true record.

22213. To receive and consider Parishioners' Questions:

Two members of the public had submitted a statement in advance of the meeting in connection with Item 22214.b.i) and took questions from councillors on details relating to that planning application.

Cllr. Urmston explained that the Parish Council is not able to make decisions on planning applications but is merely consulted and therefore it may be advisable for the members of the public to contact the CoYC case officer for the application and explain the information presented at this meeting to them.

Members of the public spoke in connection with Item 22214.b.iii) and raised concerns over the proposed increased height of the property and sought support for their objection to the application.

Members of the public also raised concerns about the removal of the No Cycling sign on the footpath between School Lane and Fordlands Road. It was agreed this would be raised on a future agenda and queried with CoYC.

The public forum was closed by Cllr. de Vries at 18:30.

22214. To consider the following Planning matters:

It was RESOLVED to defer discussion of Item 22214.a to the last item of the meeting to allow for consideration of exclusion of press and public by virtue of s.1(2) of the Public Bodies (Admission to Meetings) Act 1960 but the minutes will record consideration of this Item in numerical order as follows.

It was RESOLVED to exclude the press and public from the discussion of any aspect of item 22214.a by virtue of s.1(2) of the Public Bodies (Admission to Meetings) Act 1960."

- a. **To consider any response to the Pre Action Protocol Letter relating to 22/02437/FUL. Conversion of Nos. 100-102 to provide 4no. dwellings with external alterations and extensions. Redevelopment of outbuildings at rear to provide 1 no. dwelling and parking. 100 Main Street Fulford York YO10 4PS and decide on any further action.**

It was noted that the CoYC response to the pre-action letter had been received and Counsel's advice on it was awaited. The Clerk advised against use of delegated powers for a decision of this nature. The Clerk counselled that in any legal proceedings the potential financial risk with loss should be balanced against any potential benefits from a successful outcome and further advised consideration of what the Council seeks to achieve with any successful outcome.

In the absence of Counsel's advice being available it was RESOLVED to instruct proceedings to the Permission Stage provided Counsel's recommendation indicates a strong likelihood of success, subject to the cost for the Parish Council not exceeding £6,000 + VAT.

b. New Applications

- i) **23/00581/FUL Change of use from restaurant (use class E) to 2no. one bedroom apartments (use class C3), demolition of existing rear extension and associated external alterations Millers Fish and Chips 77 Main Street Fulford York**

Following consideration of the recommendations of the Planning working group and representations made during Item 22213, it was RESOLVED to object to the application on the following grounds:

- Loss of retail facility;
- Lack of off-street parking; and
- Incompatibility with previous planning approval.

- ii) **23/00704/FUL Single storey rear extension and 2no. rooflights to existing garage 10 Key Way York YO19 4QS**

It was RESOLVED there were no objections.

- iii) **23/00728/CPD | Certificate of lawfulness for proposed development of single storey rear extension and dormer to rear | 57 Bishopdale Way York YO19 4AE**

Following consideration of the recommendations of the Planning working group and representations made during Item 22213, it was RESOLVED to object to the application on the grounds that other residents would be adversely impacted and the structure of the property was not suitable for such development.

It was further RESOLVED to add an item to the next meeting agenda to consider a request for an Article 4 Direction to remove permitted development rights.

c. Ongoing Applications

- i) **22/01502/FUL. Single storey rear and side extension and erection of 2no. rear garden outbuildings for additional living space. 151 Main Street Fulford York YO10 4PR**

It was noted that after seven months the case officer had responded with an apology for the delay in responding. The response was received after the Planning working group meeting so will need to be considered at the next working group meeting for recommendations to the next Parish Council meeting.

- ii) **23/00283/FUL | Flood alleviation scheme comprising a pumping station and associated inlet structure, control kiosk, access track and parking area; culvert under Selby Road; outfall structure and floodwall alignment and penstock across Germany Beck; two earth flood embankments, and a temporary construction compound and tree works within the Fulford Conservation Area | Fulford Flood Alleviation Scheme Pt Fulford Ings and Pt Playing Fields Selby Road York;**

It was noted that new information had been received and that the application will go to the Planning Committee which is likely to be in June.

22215. To consider a budget for purchase of a replacement mobile phone.

It was RESOLVED to agree a budget of £500 plus VAT for a new phone.

22216. To confirm the date and time of the next meeting.

The next full meeting of the Parish Council is 9th May from 7pm for the Annual Parish Council Meeting. It was noted that Councillors are also invited to the Annual Parish Meeting on 9th May at 6.30pm.

Cllr. de Vries closed the meeting at 19:39.

Signed (Chair / Vice-Chair)