



Minutes of the Planning Committee Meeting held on Wednesday 13th March 2024 commencing at 7:00pm in Huntington Community Centre

PRESENT:	Councillor D. Jobling - Chair, Councillor K. Orrell (KO), Councillor M. Duncanson (MD), Councillor S. Jobling (SJ), Councillor A. Hawxby, Councillor S Rawlings (SR) Liam Tate (LT) Barratt/David Wilson homes a member of the public, and Lorraine Frankland (LF) – Parish Clerk/RFO – in attendance
ITEM 1 APOLOGIES:	Councillor Y, Safder (YS), Councillor D. Geogheghan-Breen (DB), and Councillor J. Willis (JW)
CIRCULATION:	To all attendees, apologies, and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	11/03/24
DATE TO BE APPROVED:	13/03/24

1. To Note Apologies for Absence

Councillor J. Willis absent due to; private commitments
 Councillor Y, Safder absent due to; work commitments
 Councillor D. Geogheghan-Breen absent due to; attendance at another meeting
It was resolved to approve the apologies and reason for absence.

2. To Receive Declarations of Personal, Prejudicial or Disclosable Pecuniary Interests (not previously declared) on any Items of Business

Non declared.

3. To Approve Minutes of Planning Committee meeting held on 21/02/24

Minutes of 21/02/24 were approved as a true and accurate record signed and dated by the Chair.

4. To consider the presentation from Liam Tate - Planning Manager to Barratt Homes Yorkshire East Division & David Wilson Homes Yorkshire East Division for Land off New Lane, Huntington

Liam Tate gave a presentation on behalf of the developers Barratt Homes & David Wilson Homes in relation to Huntington South Moor New Lane Huntington York 24/00282/REMM Reserved Matters, please see **Appendix A**

The representative for Barratt Homes & David Wilson Homes and the members of the public left the meeting at this point on the agenda at 8:10pm

5. Planning Applications Considered on 13/03/24

The following applications received from City of York Council were considered and below are the comments of the Planning Committee which have been forwarded to the Planning Directorate.

CYC Reference	Address	Description
24/00315/TPO	11 Chiltern Way Huntington York YO32 9RS	Remedial pruning of 1no. Sycamore protected by Tree Preservation Order 152/1990 to clear phn line and crown reduce up to 3m.
Committee Comment: B We have no objections.		
24/00288/FUL	Monks Cross Shopping Park Trust Unit 18 Monks Cross Shopping Park Monks Cross Drive Huntington York YO32 9GX	Variation of condition 3 of permitted application 3/66/650K-3/61/207G to reduce gross floor space to 675sqm

Committee Comment: B We have no objections.		
CYC Reference	Address	Description
24/00222/FULM	Unit 12A Monks Cross Shopping Park Monks Cross Drive Huntington York YO32 9GX	Amalgamation of units 12A and 12B and increase Mezzanine provision
Committee Comment: B We have no objections.		
24/00056/FUL	2 Meadow Way Huntington York YO32 9QD	Erection of 1no. detached dwelling to side and garage with associated landscaping and access
Committee Comment: D We object on the planning grounds set out.		
<ol style="list-style-type: none"> 1. Have an adverse effect on the residential amenity of neighbours, by reason of overlooking and loss of privacy 2. Result in unacceptably high density/over-development of the site, especially as it involves loss of garden land and the open aspect of the neighbourhood (so-called 'garden grabbing') 3. The visual impact of the development would be negative 4. Effect of the development on the character of the neighbourhood result in cramped appearance. 		
24/00282/REMM	Huntington South Moor New Lane Huntington York	Reserved matters application for layout, scale, appearance, landscaping and access of 275 dwellings and associated infrastructure following outline planning permission 21/00305/OUTM.
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
<u>Site</u>		
<ol style="list-style-type: none"> 1. We are concerned about the build out process and where the compounds are to be situated, as those residents in Saddlers Court, and the Grange don't want them situated near their homes and the cemetery committee would prefer not to have it situated too close to the Southern boundary 2. We are concerned about the amount of noise that will be generated by the compound, particularly in relation to internments at the cemetery is it possible to have an agreed time of 30-40 minutes once a week were noise is stopped to allow for internments 3. Huntington Parish Council are still extremely concerned that this development will exacerbate road safety on an already difficult section of road and have a negative impact on local traffic putting pressure on existing traffic congestion and air quality 4. We have concerns about HGV's arriving at site through the village and nearby residential streets, and also concerns of a build-up of stationary HGV's on New Lane waiting to get onto site 5. We are concern about the location of the two service roads it would appear that the Northern access road is both very close to the mini roundabout from Monks Cross reducing reaction times for drivers, it is also only marginally offset from Anthea Drive opposite we would like to see measures in place to prevent drivers and cyclists from attempting to cut straight across the main carriageway 6. We would like to see a designated cycle lane on length of New Lane delineated with the standard green markings 7. We are concerned that; as this is an unplanned development in terms of City of York Councils draft Loal Plan then the 300 dwelling have not been included in the calculations for service provision including Schools and GP's, and whilst a developer contribution may be made towards these services, the actual infrastructure may not be in place to service these developments and future residents will be left without school provision and GP services 8. The developer has intimated that they are going to service the site with gas heating releasing circa 70 dwelling per year, and the current proposal to be 'on Gas', this does not take into account the 'Future homes standard 2021', which indicates that by 2025 all new dwellings must be 'off Gas'. As such we are concerned that low carbon heating is not being installed as 		

a matter of course rather than only if necessary.

9. We would be interested in knowing at what point on the river Foss does attenuation tank discharge and whether site calculations include any disturbance/flooding predictions for the residents of Huntington Road
10. There is also some concern about parking on the development during match days

Cemetery

11. The large buffer afforded to the Roman Camp, has not be replicated with the cemetery, we would like some sort of buffer and well-developed and established screening, to include Black Poplar *Populus nigra*, together with a mix of native trees running along the side of the development.
12. We are concerned about proximity of the development to the cemetery and any the nature of any potential screening, and how long it will take to become established
13. We are concerned about the interruption to funerals and would like to see a system implemented that would allow for the respectful silence appropriate to the nature of the cemetery whilst funerals are taking place
14. Summarily whilst most funerals take place during school hours and the play area is likely to be used outside these hours, we would like to sufficient screening to prevent children and young people from entering the cemetery from the paly area and from throwing things into the cemetery

Huntington Grange

15. Concerns about the close proximity to The Grange of both the proposed flats and the cycle path, especially if the six fruit trees are left in situ as in the past fruit form the trees has been thrown over the hedge, we would like to see a great buffer zone between the development and the Grange on the Eastern side of the Grange
16. Currently there is a space in the hedge to the North of the Grange we would like to see this filled with mature hedging asap and a temporary support/shelter fence on the development side of the hedge to until the hedge becomes established
17. The have been concerns raised about dog fouling being thrown over the hedge into the Grange, we would support a planting scheme which would deter this, and the installation of dog bins well away from any residences
18. The Grange are currently discharging into a septic tank, would it be possible for the developer to connect the Grange to the site foul drainage

Saddlers Close/Forge Close

19. Residents at Saddlers Close and Forge Close are concerned that the new development gardens should not be sited higher than their gardens as they do not want surface water runoff from the new development.
20. Whilst the right to a view is not a given in planning terms, never the less the residents at Saddlers Close and Forge Close have until very recently been afforded an open view across fields, we would like to see consideration given to the both the location of the houses on the new development and to the position of the windows within the properties, together with the provision of adequate screening in terms of planting, so that both existing residents and new residents don't feel over looked.

6. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
23/02371/ADV	JOHN LEWIS Unit C Vangarde Way Huntington York	Display of 6no. illuminated signs. GO Outdoors.	Refused 20 Feb 2024
23/02202/TPO	43 Alexander Avenue York YO31 9HX	Fell 1 no. wind-damaged Oak tree protected by Tree Preservation Order CYC 50.	Consent 4 Mar 2024
23/02168/LBC	Kuki Hair & Beauty Spa 367 Huntington Road York YO31 9HR	Change of use from Hair and Beauty Spa (use class E) to 1no. Dwelling (use class C3).	Approved 6 Mar 2024
23/02167/FUL	Kuki Hair & Beauty Spa 367 Huntington Road York YO31 9HR	Change of use from Hair and Beauty Spa (use class E) to 1no. Dwelling (use class C3).	Approved 6 Mar 2024
23/02152/ADV	Restaurant 3 LNER Community Stadium Kathryn Avenue Huntington York	Display of 2no. internally illuminated fascia signs, 2no. internally illuminated projecting signs, 2no. applied letters above the public entrances and 1no. internally illuminated menu board	Approved 13 Mar 2024
24/00071/FUL	18 Strensall Road York YO32 9RG	Single storey rear extensions and alterations to fenestration following demolition of conservatory	Approved 15 Mar 2024

7. Planning Enforcement Issues

- It was noted that the greenhouse erected at Manor Farm (584 Huntingtin Road), was still in situ and that the CoYC officers are looking to take enforcement action, it would appear that now additional buildings and walkways with foundations have appeared in the paddock **Agreed** that; LF to chase this matter with CoYC Enforcement Team.
- It was further noted that Cllr D Breen had raised the matter of the lean-to in Broome Close, however there had been no response.

8. To confirm date and time of next meeting.

To be held on Wednesday 03/04/24 by written procedure in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed 8:47pm

LT - So the outline permissions you'd be aware were granted in October 23 by the Secretary of State on an appeal of the application. The outlet application was for circuit, 300 dwellings, 30 percent of which will be affordable. Provision of landscape in open space and then two new, access points, which I can show on the layout, but I'll table layout as well, so I'll talk you through that on the screen. The outline itself you've probably seen this already just to explain what these are again, these are what we call parameter plans, so, as you'd expect we set the blueprint for what we can build is the outlined area.

So, on the plan the white is effectively areas to be preserved. The yellow is developed to maximum of two stories and then the blue area is two and a half/ three stories. That's not to say all the properties will be that high, it's to say, that's the maximum height we can achieve. Then obviously, that's then leaves the areas of open space so the areas that will be left free from development, so, just to quickly talking around, you're obviously got the schedule Ancient Monument, which is the triangle like shaped area on the Eastern side overlooking the stadium.

You've got area in the bottom right-hand corner which will reserved for service wash attenuation which I'll come on to a bit more detail.

You've got Huntington Grange on the western boundary, and we've got areas to the North and South of that to protect that because that's a list of building and to protect the setting.

You then got trees into trees that are being retained hedge rows cutting across the site which again we'll retain and then you've got trees on the Northern East and Western boundaries.

This then followed through to a very indicative high level master plan which accompanied the outline, so, the nature outline application is very much stripped back and it's very to establish principles there's very little detail on it, but normally what we do is a very indicative master plan just show roughly what developer there will be where access roads will be etc and that then accompanies the outline application as well.

Following the grant of outline permission we, then obviously work at the proposal in a bit more detail that's then led to this detailed layout, which you've got on the table here, I don't know if you want to pass it around and talk you around it. But this is just a detail layout that's been submitted to York Council so it's 275 dwellings in the end.

There's the two access points on New Lane itself again, you retain the areas of open space, you've got the roads cutting across you've got an area in here, which is surface water attenuation. So, that is effectively a big tank completely underground which is 55m x 35m by 3 metres deep so it's a hell of a tank, which will be dug underground, which surface water will be collected across the site obviously in permeable areas and then the attenuated by a series of pipes dotted across the site. They will, then feeding to this attenuation tank and then will then discharge into an off-site connection further off site, which I can come to.

We've got, obviously these are the roads, they're (shown) different coloured obviously, you've got the tarmac and you've got a shared surface this is a brick block work type design You have also got trees being retained and includes additional tree planting throughout this scheme.

Obviously you might be aware this in the scheduled Ancient Monument it's a former Roman Camp so as part of the scheme working with English Heritage, we've had to include a forty-metre standard off, so that's 40, metres from there to any built development and we've included a walkway round in connection points through to the Vanguard area

So, there's two (vehicular to the site) access points and various pedestrian access points as well. 30 percent affordable (dwellings) I don't know if people have looked at the layout the affordable units are denoted by another red stars they're dotted cross the site.

We have obviously got the tree planting like I said you've got a play area down in this area. It was at this location which we thought would be better more central to the scheme itself. Ward Councillors actually made the point their preference would be to locate it out here so that's moved.

We've got a pumping station so that's again completely underground all the infrastructure itself is underground and there's a fence around it obviously, for security reasons and that's to provide access to it for maintenance and that will actually pump surface water and foul water to where it's required to the tank into and, to the sewer etc.

The different (Coloured) lines (indicate that) you've got different widths of paths, this purple dotted line, denotes a footpath (1.5 metres wide), this orange and purple line denotes a cycle path so, that's typically three metres wide, the cycle path goes all the way around the site and obviously that connects to New Lane and to Vanguard itself. We've also got trim trail around the site itself which is to encourage dog walkers to use the site itself.

I think that's it; I'll pause there if that's okay, I've got a series of plans in terms of how the scheme evolves in terms of design. I've got various house types itself.

I'll pause there and if there's any questions I can maybe come back to stuff and refer to plans if that's all right.

DJ - Have we got the questions

SR - My first question comes around the water attenuation tank, there's an awful lot of land there that's been tarmacked over which obviously, leads to surface water problems, just on the South of that, that runs into the cemetery where there is also a problem with flooding and water gambling, particularly this time of the year, what guarantees are the at least tank will be sufficient to supply and take care of all of these surface water, and any addition because it looks to me that if it isn't we're going to get a flooded issue on the cemetery and that's obviously very sensitive issue.

LT - I'll answer that one then and so, surface water I explain to your colleague I do counts of these across our divisional patch and the service water, highways and things always get raised as a main concern, quite rightly so. Obviously the site itself is a green field, with very little drainage there's obviously drainage ditches that come across the site but for intents and purposes an agricultural field so there's very little the farmer might do to attenuate this water so surface water at the minute, just simply comes from the sky drops onto the surface and then pools and will then discharge it appropriate rate. Once you come forward with a development, there are conditions in our outline scheme, which requires to have attenuation on the sites so all water collected is then collected within pipes within the body of the site itself, its then discharged into to the tank, then discharges into a beck off site at what we call a greenfield run off rate which is a very, very, very slow rate of discharge and all along to that's checked by York Council, Yorkshire Water and various regulators so there'll be a massive improvement in terms of surface water on the site itself and then obviously discharge off the site itself just by the very nature of bringing it forward and having to discharge at an appropriate rate there will be an improvement

SR - Let me throw in the cheeky one then, the cheeky one would be, we have a problem on the cemetery as well, so whilst that tank is there, there was an opportunity for a working relationship to help with our drainage on that cemetery area. It wouldn't be a requirement of more.

LT - I concern ask the question in all honestly that tank as it's currently design will be designed to accommodate an attenuate that scheme.

SR - I appreciate

LT - If there's an opportunity to attenuate some from the cemetery up that's going to beyond my remit. I am more than happy to ask the question

SR - And of course the tank is directly next to the cemetery.

LT - It's the lowest part of the site the Southeast Corner

DJ - Will, that corner be lower than the cemetery side?

SR - there have been a lot of Issues in the past, a lot of people didn't want the development in the first place ideally, but that's history in my in my book planning has been done. The better of a working relationship we have the better it is for everyone.

LT – Absolutely, more than happy to feedback like I say this is well outside my remit and the drainage side of it love attenuation and all that sort of stuff. So, I am more than happy to speak to drainage colleagues on technical colleagues. Ask the question initially and then if it's going to be something that can bring them along and explain whether it's feasible or what is feasible, and how we can look at it I don't want the issues are you're tell me tonight there's is an issue I can ask college to look and see what they think.

SR - With the tank being quite close it seems logical conversation to have at this.

SR - And so rolling off from that landscape along that edge, clearly a few of my questions will be related to the sensitivity of working next to a cemetery and the potential actually in building that the other side of the cemetery as well at future day, so clearly, there are concerns and there are going to be concerns of yours from a sales point of view because an outlook directly onto a cemetery is maybe deemed to be an open space but some people might deem that to be a barrier to sales as well. So, I'm very keen to know what kind of barrier you're putting in there. Will it be soft barrier? I know it's only an outline at the moment. So, the details, what we're there but at some stage we need other conversation on whether it be a soft hedge type thing which will take out sound whether it will be an acoustic wall that's pulling there, whether it'll be a fence, which personally my least favourite option because wooden fence is deteriorate over time in 20 years' time and you've gone we're still left with a problem. So, has that been talked through yet? Or is it still only stages and I'm just kind of,

DJ - The design Statement, there's two paragraphs in your design statement which probably answer some of the questions on that, what they're saying, in here is the proposed new homes will be set back from the Southern boundary, they will have progressively filtered potential view, so they're going to put some sort of hedge and trees in that area.

It might eventually that was protect the cemetery in the view from the houses to the cemetery, but obviously the trees bushes, don't grow instantaneously and also that area there. The bottom left-hand corner is the lowest point on the site.

LT - offered to supply a cross-section plan to show the levels of the site especially in relation to the houses at Saddlers Close and where it meets the cemetery

LT - Community Contribution be the developer were listed including £3 million for education, a space for a car club, £178k for sport, LT offered to send the list, he did highlight that this comes

LF - Asked when the site was due to be completed?

LT - Indicated that they envisaged starting the site by September 2024 and would look to release 70 dwelling per year

LF - Asked if this was the case how were they going to service the site, as the current proposal to be 'on Gas', doesn't take into account the 2017 Clean Growth Strategy which indicates that by 2026 all new dwellings must be 'off Gas'

DJ - Thanked both LT and the members of the public for their attendance