



Minutes of the Planning Committee Meeting held on Wednesday 21st December 2023 commencing at 7:00pm in Huntington Community Centre

PRESENT:	Councillor D. Jobling – Chair, Councillor S. Jobling, Councillor A. Hawxby, Councillor K. Orrell, two members of the public and Lorraine Frankland (Parish Clerk/RFO) – in attendance
ITEM 1 APOLOGIES:	Councillor Y. Safder and Councillor M. Duncanson and Councillor S. Rawlings
CIRCULATION:	To all attendees, apologies, and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	09/11/23
DATE TO BE APPROVED:	29/11/23

1. To Note Apologies for Absence

Councillor M. Duncanson absent due to; private commitments

Councillor Y. Safder absent due to; work commitments

Councillor S. Rawlings absent due to; A/L

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

KO declared an interest in all items by virtue of his position on CoYC Planning Committee and took no part in any decisions made by the committee. Application 23/02257/REMM was discussed first after which KO left the meeting.

3. To Approve Minutes of Planning Committee meeting held on 08/11/23 and 06/12/23

Minutes of 08/11/23 and 06/12/23 were approved as a true and accurate record signed and dated by the Chair.

4. Planning Applications Considered on 21/12/23

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
23/02200/FULM	T.K.Maxx Unit 2 Monks Cross Drive Huntington York	Erection of food store and drive-thru restaurant both with associated access, parking and landscaping.

Committee Comment: **D We object on the planning grounds set out.**

1. Whilst we do not wish to see this site remain empty and would support any redevelopment of the existing site the following point remains
2. City of York Council have acknowledged a climate emergency, should applications be granted on brownfield sites where perfectly feasible buildings exist that allow for the removal of all the existing buildings (and all the negative environmental impact that removal has) to then rebuild covering a similar footprint. An annual audit of England's heritage suggests that buildings should instead be upgraded and reused to save energy. It claims that by "*thoughtfully adapting*" an old building in the right way, CO2 emissions could be reduced by more than 60 per cent. <https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/>

CYC Reference	Address	Description
23/01868/FUL	8 Gormire Avenue York YO31 9JB	Hip to gable roof extension and dormer to rear.
<p>Committee Comment: D We object on the planning grounds set out.</p> <p>Whilst we have no objections to the ground floor the following objections remain:</p> <ol style="list-style-type: none"> 1. We do however object to the proposed development of the second floor (and therefore the installation of an access staircase in the current first floor bathroom) 2. The second floor proposal is considered to represent poor design and conflicts with paragraphs 130 and 134 of the National Planning Policy Framework, Policy H4 of the Huntington Neighbourhood Plan, policies D1 and D11 of the Publication Draft Local Plan 2018, the House Extensions and Alterations SPD (referred to in policy D11) in particular sections providing advice on character and street scene and policy GP1 a) and b) and policy H7 a) of the Development Control Local Plan 2005. 3. Adverse effect on the residential amenity of neighbours, by reason of (among other factors) overlooking, loss of privacy, overshadowing. 4. Unacceptably high density/over-development of the site involving the loss of the open aspect of the neighbourhood by removal of the hipped gable this creates development right up to the neighbours boundary to third story height 5. Visual impact of the development is negative and out of scale with neighbouring properties 6. A detrimental effect of the development on the character of the neighbourhood 7. The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity. 		
23/02168/LBC	Kuki Hair & Beauty Spa 367 Huntington Road York YO31 9RH	Internal and external alterations including change of use from Hair and Beauty Spa (use class E) to 1no. Dwelling (use class C3).
<p>Committee Comment: B We have no objections.</p>		
23/02257/REMM	Site To The West Of The A1237 And South Of North Lane Huntington York	Reserved matters application for appearance, landscaping, layout and scale of 323 houses pursuant to outline planning permission 18/00017/OUTM.
<p>Committee Comment: D We object on the planning grounds set out.</p> <ol style="list-style-type: none"> 1. When the Appeal 18/00017/OUTM was upheld by the Secretary of State was very precise in stating requirements to ensure that the overall site was developed in accordance with a clearly communicated Framework Document and a very detailed Phasing Strategy 2. We will say that all the requirements that the Inspector put in his conditions should be clearly defined and met before this application is agreed. That the Framework Document should be the clear, considered and well-conceived to allow the prose development to be delivered in a cohesive way which benefits the future residents of the development and those of the wider community. That the Framework document is just that, the framework within which the site is developed not a loose working document to be amended and shaped at the will of the now multiple developers who will inevitably look to change their portion of the development to suit themselves best and leave the community with an ill-conceived paler version than that which was originally promised by Redrow 3. We insist that; prior to the first reserved application being approved the Development Framework must be approved in writing by the Local Planning Authority. 4. Most of the plans are actually annotated "Draft" and much of the text is missing. It is very obviously not in a state suitable for the LPA to approve and it is to be hoped that this approval has not been issued 5. It is unfair to ask the Parish Huntington Council to comment in such a short timescale without sight of the final and approved Framework Document. The Phasing Strategy can be agreed prior to development starting, but realistically is required before the application can be properly considered by Councillors 6. We further say that; the North Lane entrance/exit to the site (and how this will impact the village) is not suitable for accommodating approximately a third of the sites traffic. North Lane is a category 'C' road, whereas the much wider category 'B' Monks Cross Link road requires 		

the addition of two roundabouts to filter the proposed remaining two thirds for the sites traffic. We say that North Lane is not adequate for the proposed increase in volume of traffic

7. We are concerned about when the new Primary School be built and if so when. During the Planning Appeal the Developer made it clear that funding for a school would be provided via the S106 Agreement, yet the Local Education Authority introduced a "Plan B" whereby the school may not be built, and money would actually be refunded to the Developer. The LEA stated that the process for assessing the need for and building a primary school could take up to 6 years. Therefore, before any houses are approved can there be clarity added around the building of the school and also how children will be accommodated in the meantime.
8. North Lane is clearly going to be the main pedestrian and cycle access into Huntington - is it still the plan to build a 3m wide footpath/cycle way down North Lane – This should be delivered before any houses are occupied and it should have street lighting
9. We are greatly concerned that; there is the lack of a Garth Road route (contrary to what was promised on their first Parish briefing) making it difficult for pedestrians and cyclists to get to school
10. If the 300+ houses are developed first will there be an access created to the Woodland Way link or will the entire pedestrian/cycle traffic be expected to use North Lane
11. All construction traffic must be banned from using North Lane.

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
23/01184/FUL	45 Lea Way Huntington York YO32 9PE	Variation of condition 13 of permitted application 20/00089/FUL to allow an increase in acceptable internal noise levels in homes when windows are open.	Withdrawn 17 Nov 2023
23/01448/LBC	Vyner Cottage 3 Strensall Road York YO32 9RF	Internal alterations including removal of internal wall.	Withdrawn 22 Nov 2023
22/00735/FUL	Asda Monks Cross Shopping Park Monks Cross Drive Huntington York	Erection of single storey restaurant/hot food takeaway with drive-thru (use class E/sui generis) and associated reconfiguration of car park layout.	Approved 28 Nov 2023
23/01753/ADV	Tesco Huntington Road York YO31 9HP	Display of 2no. internally illuminated fascia signs, 4no. window vinyl's and 1no. wall mounted sign and 1no. fence mounted sign (retrospective).	Approved 11 Dec 2023
23/02075/TCA	Manor Farm Barn Huntington Road York YO32 9QA	Fell 1 no. Ash - tree in a conservation area.	Consent 13 Dec 2023

6. Planning Enforcement Issues

It was noted that no planning application for the erection of a greenhouse at Manor Farm (584 Huntingtin Road), it was also noted that the letter advising that enforcement action would be taken if the structure wasn't moved by January 'was a loose term', that left the deadline open to interpretation, it was **Agreed** that; the Planning Committee would have liked the letter to state a specific date and time.

7. To confirm date and time of next meeting.

To be held on Wednesday 10/01/24 at 7.00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed 8:08pm