



Minutes of the Planning Committee Meeting held on Wednesday 28th June 2023 commencing at 7:00pm in Huntington Community Centre

PRESENT:	Councillor D. Jobling – Chair, Councillor D. Smith, Councillor S. Jobling, Councillor M. Duncanson, Councillor A. Hawxby and Lorraine Frankland (Parish Clerk/RFO) – in attendance
ITEM 1 APOLOGIES:	Councillor Y. Safder and Councillor N. Watkins
CIRCULATION:	To all attendees, apologies, and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	03/07/23
DATE TO BE APPROVED:	19/07/23

1. To Note Apologies for Absence

Councillor Y. Safder; absent due to illness

Councillor N. Watkins did not submit apologise

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 28/05/23

Minutes of 28/05/23 approved as a true and accurate record signed and dated by Chairman.

4. Planning Applications Considered on 28/05/23

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
23/00821/GRG3	Huntington School Huntington Road York YO32 9WT	Erection of single storey teaching block after demolition of existing building.
Committee Comment: B We have no objections.		
23/01016/OUTM	Land To South And East Of The Cemetery New Lane Huntington York	Outline planning application with all matters reserved except access, for circa 106 dwellings with associated landscaping, public open space, and vehicular access from New Lane..
Committee Comment: D We object on the planning grounds set out.		
<p>1. Policy YH9 and Y1 of the Yorkshire and Humber Plan - Regional Spatial Strategy to 2026 defines the general extent of the Green Belt around York with an outer boundary about 6 miles from the city centre. The application site is located in the Green Belt as identified in the City of York Draft Local Plan. It is considered that the proposed development of up to 300 houses and associated infrastructure constitutes inappropriate development in the Green Belt as set out in section 9 of the National Planning Policy Framework. Inappropriate development is by definition harmful to the Green Belt. No 'very special circumstances' have been put forward that would outweigh harm by reason of inappropriateness and any other harm, including the impact on the openness of the Green Belt and conflict with the purposes of including land within Green Belt. The proposal is therefore considered contrary to advice within the National Planning Policy Framework 2.</p> <p>2. Over the past six years, Huntington Parish Council in conjunction with the local community, have developed a Neighbourhood Plan. The extensive consultation with the community and other stakeholders undertaken as part of its development, underlines that the Parish Council and the wider community is well placed to articulate the future growth and development needs of Huntington. Huntington Parish have undertaken a Neighbourhood Plan which was adopted</p>		

(after referendum with the community and stakeholders) in July 2021 (delayed by Covid19), which supports this Green Belt designation for the application site and identifies area "ST8 (off North Lane)", as the only acceptable area of land for development within Huntington Parish. The planning application is at odds with the community, stakeholder and parish council opinion as outlined in the Neighbourhood Plan and has been brought forward prematurely in an attempt to circumnavigate the adoption and due consideration of the Neighbourhood Plan. If approved, it would undermine the aims and intentions of the neighbourhood plan process and the proper development and consideration of the Huntington Neighbourhood Plan. Huntington Parish Council has a duty to try and provide a managed balance of land use within the parish and Green Belt plays an important part of this balanced land use, Huntington Parish Council acknowledge the need for housing within the parish and having gone through a process of public consultation to identify the most suitable and preferred site buy the residents and local businesses to allow this application to proceed when it flies in the face of such a consultation would make a mockery of the process of Neighbourhood Planning

3. Huntington Parish Council are extremely concerned that this proposed 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, since the stadium development opened no testing has been done when the stadium has been at full capacity this it has been delayed by Covid 19
4. The likely effect of the development on the residential amenity of neighbour's adverse impact which the proposed development might have on the character of the neighbourhood
5. Unacceptably high density/over-development of the site
6. The negative impact of the development on the area's biodiversity
7. Any proposed development will have a negative effect on the character of the neighbourhood. The loss of existing views from neighbouring properties would adversely affect residential amenity
8. The site is adjacent to the cemetery and the proposal is not in keeping with the current open aspect to the cemetery which is a quiet place to mourn and reflect. This would be lost should housing appear
9. Huntington cemetery has to pump surface water to clear the cemetery and therefore any further development could cause drainage and flooding, issues within the cemetery
10. The impact the proposed development would have on local infrastructure such as doctors' surgeries and schools as all within Huntington Parish are currently oversubscribed. While the proposal would include the direct provision of, a financial contribution to, some local services and facilities, these would not be inadequate to meet the anticipated local demand of the development. As such it would have an unacceptable impact and cause harm on the physical and social local infrastructure, especially due to insufficient capacity in schools and health facilities
11. The site has a prominent location, in the countryside and outside, able it on the edge, the village settlement. It is open and undeveloped character is highly value and prized by the local community. This is for a variety of reasons. This includes that is important for the setting of the village, the opportunities it provides for informal recreation, visual beauty, nature conservation and protecting the distinct character of Huntington. The fundamental aim of local and national countryside and landscape planning policies are to protect the open character of land designated as such. Development in the countryside should not be permitted unless there are exceptional circumstances that would justify the proposal, exceptional circumstances that do not apply here. Introducing a major housing development onto site would represent a large scale and unjustified residential encroachment and urban development in the countryside on a site not allocated for development outside the established settlement development limit
12. The setting itself is of great concern, especially close to the green fields and Huntington Grange, which has been there since around 1750. It has slowly lost its fields for development the last back in the 1960's when Highborn estate was built. Surely given its heritage as one of the oldest and a G2 listed building in Huntington it should be preserved, rather than destroyed forever, by being wrapped around by this uninspiring housing development. Especially considering that records date back to 1841, and possibly earlier than this, indicating common ownership between Huntington Grange and the site.

CYC Reference	Address	Description
23/01138/TCA	5 Birch Park Huntington York YO31 9PA	20% reduction of overhanging branches to 1 no. Ash and 1 no. Sycamore tree protected by TPO 117/1988 Councillor A. Hawxby
Committee Comment: D We object on the planning grounds set out.		
<ol style="list-style-type: none"> 1. That both the Ash and the sycamore are healthy trees, without damage or disease, which are protected by TPO 117/1988 and as such should afforded the protection that the TPO offers 2. Both trees don't fall within the curtilage of the applicants home, it is believed that the owner of the trees is; JRHT, and it would appear that; the applicant has not requested nor received consent for this work from the owners of the trees. 		
23/01195/ADV	Go Store Self Storage Ltd Monks Cross Drive Huntington York YO32 9GZ	Display of 2no. externally illuminated fascia signs, 3no. non illuminated fascia signs and 3no. boundary signs Councillor Y. Safder
Committee Comment: B We have no objections.		
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. Councillor M. Duncanson
Committee Comment: D We object on the planning grounds set out.		
<ol style="list-style-type: none"> 1. Condition 13 of Permitted Application 20/00089/FUL, was put in place for the amenity and well-being of the people living in the new properties from externally generated noise and in accordance with the National Planning Policy Framework. We can see no justifiable reason why this condition should not be met, the developer accepted these conditions when the application was approved as no appeal was made at the time of approval, it is simply not good enough for a developer to try and pick and choose which conditions of approval they wish to comply with once development has begun. 		
22/02020/FULM	STREET RECORD A1237 York Outer Ring Road A19 Roundabout Up To And Including Little Hopgrove Roundabout York	Improvements to the A1237 York Outer Ring Road including dualling of existing carriageway, improvements to roundabouts, provision of 5.1km shared use cycle and pedestrian route, signalised crossing facilities for active travel users, 2no. overbridges and no.6 underpasses for pedestrians and cyclists with ancillary development including sustainable drainage measures, flood compensatory storage areas, woodland planting/landscaping, habitat creation, noise barriers, revised field accesses, associated infrastructure and earthworks. Whole Committee
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
<ol style="list-style-type: none"> 1. We have concerns about the close proximate of the cycle path (Public Footpath, Huntington No 5) between the River Foss and Strensall Road, we would like to see a degree of separation in the region of 3 metres 2. We would like assurances that the underpass from Huntington to Ears-wick will be adequately lit for the safety of users, given that the under-pass is at an angle where users cannot see the whole route through the underpass, we do not want a dark area which might attract anti-social behaviour, and create an unsafe environment for users 3. We would like acoustic baffling to be installed before construction work begins to minimise the disruption to residents both during and after construction, it is important that residents quality of life is not diminished by the ongoing works 4. Given the scale of the application we would expect that; conditions will be imposed on the planning permission, dealing with hours and methods of working to mitigate disruption to residents by virtue of noise and light pollution 5. There are concerns that; whilst Public Bridleway, Huntington No 4 is being diverted the 		

proposal to expect pedestrians, cyclists and riders to cross the dualled carriage way via a Pegasus Signalised Equestrian Crossing Facility with parallel Toucan Crossing (signals for pedestrians and cyclists) is not adequate and represents a clear danger to those using the crossing, especially when road traffic exiting the roundabout in an easterly direction would have little reaction time, the sighting of the crossing is also likely to cause traffic queues to form blocking all junctions on the roundabout. We would prefer to see either a bridge or underpass in this location, especially when you consider that there is going to be a development of over 900 homes in this area in the next ten years and the area to the South of the Bridleway is designated to become a Country Park which will likely attract many visitors

6. We also have grave concerns that those using the Public Bridleway will not be inclined to take what will amount to a one-mile detour to cross the road at the Pegasus Crossing and re-join the bridleway and might therefore be tempted into trying directly crossing the dual carriageway which would be extremely dangerous.

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
23/00316/FUL	1 Highthorn Road York YO31 9HF	Two storey side extension and single storey side and rear extensions.	Approved 2 June 2023
23/00758/FUL	88 Woodland Way Huntington York YO32 9NY	Single storey rear and side extensions following demolition of existing garage.	Approved 12 June 2023
23/00871/FUL	240 New Lane Huntington York YO32 9LZ	Two storey side extension – resubmission.	Approved 19 June 2023
23/01202/TCNOT	Telecommunications Cabinet The Old Village Huntington York	Regulation 5 notice of installation of 1x DSLAM Cabinet.	Approved 19 June 2023
23/00636/FUL	136 North Moor Huntington York YO32 9SA	Single storey and first floor rear extensions.	Approved 23 June 2023

6. Planning Enforcement Issues

Non raised.

7. To confirm date and time of next meeting.

To be held on Wednesday 19/07/23 after the 7'00pm Full Parish meeting in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting Closed 19:51pm