



Minutes of the Planning Committee Meeting held on Wednesday 18th December 2024 commencing at 7:35pm in Huntington Community Centre and via written procedure on 08/01/25

PRESENT:	Councillor D. Jobling (DJ) - Chair, Councillor A. Hawxby (AH), Councillor S. Jobling (SJ), Councillor M. Duncanson (MD), Councillor D. Geogheghan-Breen (DB), Councillor M. Gowland (MG) and Lorraine Frankland (LF) – Parish Clerk/RFO – in attendance
ITEM 1 APOLOGIES:	
CIRCULATION:	To all attendees, apologies, and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	19/12/24, 08/01/25
DATE TO BE APPROVED:	22/01/25

1. To Note Apologies for Absence

All in attendance

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 13/11/24

Minutes of 13/11/24 were approved as a true and accurate record signed and dated by the Chair.

4. Planning Applications Considered on 18/12/24 and on 08/01/24 via written procedure

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
24/02120/FUL	275 Huntington Road York YO31 9BR	Single storey side/rear extension and detached outbuilding to rear.
Committee Comment: C We do not object but wish to make comments or seek safeguards.. Whilst in principle the committee do not have any objections to the proposal, there are concerns that the proposal may be close to overdevelopment of the site and if approved could lead to buildings occupying more than 50% of the site.		
24/02195/TCA	1 The Vicarage Greenacres Huntington York YO32 9QB	Fell 1no. Sycamore (T1) and crown reduce 1no. Oak (T2) up to 50% - trees in a conservation area.
Committee Comment: D We object on the planning grounds set out.		
1. As both trees appear healthy, and are within the conservation area, there is no need to remove the Sycamore, we would however be in support of pollarding the sycamore .		
2. With regards to the Oak tree, we would prefer to see the crown reduced by no more than 30%, we would however like to see all the ivy removed from the main trunk of the tree.		
24/01580/FUL	Site Of Former Slip Inn Malton Road Huntington York	Display of 2no. LED screens with a pond and planting scheme.
Committee Comment: D We object on the planning grounds set out.		
1. It is considered that the display of a digital advertising display unit on the close to the entrance to Vangarde retail park would, by reason of its siting, size and design, be detrimental to the visual amenity of the locality which is characterised by well-designed and more restrained signage within an attractive landscape setting. Furthermore, the advertisement will significantly		

<p>undermine the quality of the soft landscape by introducing visually disruptive clutter at a key arrival point. The digital sign is considered to conflict with advice in the National Planning Policy Framework and Policy GP21 City of York Council Draft Local Plan.</p>		
<p>2. By virtue of its size, location and design the proposed advertisement would distract motorists at a point where their full attention is required on the highway environment. Due to the road layout, there is a need for motorists to make a number of decisions or take actions including accelerating, slowing, stopping and changing direction. Motorists at this location have to concentrate on the ability to safely enter the junction taking into account approaching traffic which is entering, exiting and circulating on the adjacent junction. Furthermore, the nature of the proposed sign as a digital billboard exacerbates the impact as the signs are brighter, visible from a greater distance, and display an ever-changing series of advertisements over that which could be anticipated from a traditional static form of signage. The proposed sign would hold the driver's curiosity over an extended period of time and its size, prominence and location would distract motorists and increase the risk of collisions, particularly rear end shunts.</p>		
<p>3. Visual impact of the development, the design of the proposed sign is obtrusive and unattractive and would negatively impact the street scene.</p>		
24/02203/FUL	44 Meadowfields Drive Huntington York YO31 9HN	Two storey side and single storey rear extension, dormer to rear and roof lights to front after removal of car port.
<p>Committee Comment: B We have no objections.</p>		
24/02215/FUL	27 Priory Wood Way Huntington York YO31 9JH	Two storey side extension and single storey front/rear extensions following demolition of rear outbuilding.
<p>Committee Comment: C We do not object but wish to make comments or seek safeguards..</p>		
<p>1. We are concerned that this proposal will take off road parking away from the site and would like assurances that this proposal will not add to traffic congestion by way of roadside parking.</p>		
24/02251/FUL	26 Ferguson Way Huntington York YO32 9YG	Single storey side extension after removal of garage.
<p>Committee Comment: B We have no objections.</p>		

CYC Reference	Address	Description
24/02085/FUL	The Wilberforce Trust Wilberforce House 49 North Moor Road Huntington York	Erection of retail unit with associated parking after demolition of building
<p>Committee Comment: D We object on the planning grounds set out.</p>		
<p>1. 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 larger 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/</p>		
<p>2. Adverse effect on the residential amenity of neighbours, by reason of noise, overlooking and loss of privacy</p>		
<p>3. Unacceptably high density/over-development of the site, the effect of the development on the character of the neighbourhood, appears to adversely impact the neighbourhood. The proposed development might have a negative impact on the residential amenity of the neighbours</p>		
<p>4. Visual impact of the development especially to North Moor Road, where all existing housing stock is two storeys, the proposal for a 'blocky', commercial unit is not in keeping with the environment</p>		
<p>5. Design including bulk, massing and detailing makes the site look cramped and over-bearing. The proposed development is, out-of-scale or out of character in terms of its appearance</p>		

compared with existing development in the vicinity

6. This proposal does not enhance the character and appearance of the area
7. Parking at the frontage of the site should be avoided, the proposal allows for 10 parking spaces, no doubt some of these will be occupied by staff vehicles thus limiting the actual number available to customers, also it appears that delivery vehicles will be in conflict with the general public (pedestrians, cyclists and vehicles) as there is no separate access point for deliveries this could pose a potential health and safety issue when pedestrians enter the premises. All parking should be at the back of the development. The NPPF encourages development that is sustainably located and accessible. Paragraph 110 requires that all development achieves safe and suitable access for all users. It advises at paragraph 111 that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Further, paragraph 112 requires development to, inter alia, give priority first to pedestrians and cycle movements and create places that are safe, secure and attractive thereby minimising the scope for conflicts between pedestrians, cyclists and vehicles. Policy T1 of the 2018 emerging Local Plan supports the approach of the NPPF in that it seeks the safe and appropriate access to the adjacent adopted highway, giving priority to pedestrians and cyclists
8. The NPPF states that local planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Significant weight should be placed on the need to support economic growth and productivity, taking into account local business needs and wider opportunities for development (paragraph 81). Policy EC2 (Loss of Employment Land) of the draft Local Plan (2018) and Policy E3b (Existing and Proposed Employment Sites) of the Development Control Local Plan (2005) set out that when considering proposals considering proposals which involve the loss of land and/or buildings which are either identified, currently used or were last used for employment uses, the council will expect developers to provide a statement to the effect that:
 - . the existing land and or buildings are demonstrably not viable in terms of market attractiveness, business operations, condition and/or compatibility with adjacent uses;
 - . the proposal would not lead to the loss of an employment.
 (Neither of the above points have been demonstrated)
9. The Parish Council considers that the proposed refuse bin store to the rear of the development would not be easy to service as the refuse vehicle would have to reverse the length of the site as the turning point would not be sufficient for the HGV to turning. The Parish Council contend that the proposal conflicts with paragraph 130 of the National Planning Policy Framework, which states that planning decisions should ensure that developments will function well and add to the overall quality of the area, be visually attractive as a result of good architecture and layout and are sympathetic to local character and create places that promote health and well-being with a high standard of amenity for existing and future users. The Parish Council consider that the proposal would conflict with Central Government guidance contained within the National Planning Policy Framework, which states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. The proposals would also conflict with policy D1 and ENV2 of the Draft Local Plan (2018), policy GP1 of the Development Control Local Plan (2005), and Policy H1 and H4 of the Huntington Neighbourhood Plan
10. To conclude on this main issues are that; the proposal is in conflict with the declared Climate emergency policy of City of York Council, it will create extra pressure on existing business close by who delivery a similar service (thereby creating a negative net gain in employment within the area), the proposal would not provide the necessary arrangements for parking and manoeuvrability within the site, particularly for larger delivery and emergency vehicles. This would be contrary to paragraph 112 of the Framework as detailed above. The proposal would also be contrary to Policy T1 of the ELP.

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
24/01717/FUL	Huntington South Moor New Lane Huntington	Variation of conditions 6 and 15 of permitted application 21/00305/OUTM to increase the surface water discharge rate to 3.8 litres per second and alter the wording stating the hours of construction, loading and unloading on the site to; 07:00 to 18:00 Mon to Fri and 07:30 to 13:00 Saturdays..	Refused 18 Nov 2024
24/00873/FUL	LNER Community Stadium Kathryn Avenue Huntington York YO32 9AF	Installation of new digital scoreboard to north-west corner of stadium following removal of existing scoreboard.	Approved 26 Nov 2024
22/01733/FULM	Bradleys Farm Shop New Lane Huntington York YO32 9TB	Erection of charity children's centre with outdoor recreation facilities to also include; landscaping, footpaths, crossings, car parking and cycle parking following demolition of existing barn and polytunnel.	Approved 29 Nov 2024
24/01774/FUL	Londesbrough House 13 North Moor Road Huntington York YO32 9QS	Single storey rear extension following demolition of conservatory and partial demolition of garage.	Approved 4 Dec 2024
24/01871/FUL	18 Burn Estate Huntington York YO32 9PZ	Single storey rear extension.	Approved 5 Dec 2024
24/01618/FUL	19 Keith Avenue Huntington York YO32 9QH	Single storey rear extension, render, flue to rear, solar panels to side and replacement roof, doors and windows after removal of porch	Approved 18 Dec 2024

6. Planning Enforcement Issues

KO had attended the appeal of the enforcement by CoYC on the Green House and manor House, he had emailed the PC to let them know that a decision is anticipated by the end of February 2025.

7. To confirm date and time of next meeting.

To be held on Wednesday 22/01/25 in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH after the Full Parish Meeting (pending the receipt of any planning applications).

Meeting closed 7:37pm