



Minutes of the Planning Committee Meeting held on Wednesday 22/01/25
commencing at 7:00pm in Huntington Community Centre

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) a member of the public 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):	24/01/25
DATE TO BE APPROVED:	12/02/25

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 18/12/24 and on 08/01/25 via written procedure

Minutes of 18/12/24 and on 08/01/25 via written procedure were approved as a true and accurate record signed and dated by the Chair.

4. Planning Applications Considered on 15/01/25

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
24/02325/FUL	574 Huntington Road York YO32 9QA	Alterations and extensions to existing bungalow to create 1no. two storey dwelling.
Committee Comment: B We have no objections.		
24/02224/ADV	STREET RECORD Strensall Road York	Display of 1no. freestanding sign.
Committee Comment: D We object on the planning grounds set out.		
<p>1. It is considered that the display of a digital advertising display unit on the close to A1237 exit from a roundabout would, by reason of its siting, size and design, be detrimental to the visual amenity of the locality which is characterised within an attractive landscape setting. Furthermore, the advertisement will significantly undermine the quality of the soft landscape by introducing visually disruptive clutter at a key transitional point, for traffic including the merger of motor vehicles and cyclists. The 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/exit the junction taking into account approaching and merging traffic which is entering, exiting and circulating on the adjacent roundabout. Furthermore, the nature of the proposed sign visible from a greater distance. The proposed sign would hold the driver's curiosity over an extended period of time and its size, prominence and location would</p>		

<p>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. The land where the advertisement is proposed falls within a green wedge, the landscape character of which is of strategic importance to the significance of York; the city's landscape and setting within its rural hinterland and the open green strays and river corridors and Ings, which penetrate into the heart of the urban area, breaking up the city's-built form. The proposed advertisement would have a significant adverse impact on visual amenity of this semi-rural area. The location, size and height of advertising displayed imagery would be harmful to the visual amenity of the area and would constitute unnecessary clutter by virtue of their overly assertive appearance illustration in a visually prominent location on the highway where signs of this nature are not commonplace. Also, their siting close to the public highway network, would disrupt users of the highway, particularly when changing lanes and have adverse impact on public safety. For these reasons, would conflict with The Town, and Country Planning (Control of Advertisements) Regulations 2007, Section 12 (paragraph 141) of The National Planning Policy Framework (amended 2024) which advises that the quality and character of places can suffer when advertisements are poorly sited and designed, Huntington Neighbourhood Plan policy H4, and Policy D13 of Draft Local Plan 2018: (Advertisements) which advises that signage should not cause harm to visual or residential amenity, or public safety and will respect the character and appearance of the street scene and policy DP2 Sustainable Development which states Development will help Conserve, Maintain and Enhance the Environment through conserving, and where appropriate enhancing, those elements which contribute to the special character and setting of the historic City by ensuring that development is unacceptable locations and of the highest standards in terms of urban design and detailing.</p>		
24/02140/FUL	12 Priory Wood Way Huntington York YO31 9JG	Hip to gable roof extension, dormer to rear and 1no rooflight to front roof-slope.
Committee Comment: B We have no objections.		
24/02167/FUL	10 East Way Huntington York YO31 9ES	Change of use from single dwelling use class C3 to House in Multiple Occupation use class C4.
Committee Comment: D We object on the planning grounds set out.		
<p>1. The application states; that the property is 85m² and legislation (Technical housing standards, Department for Communities and Local Government, 2015.) states the minimum size for a 2 storey 4-bedroom HMO should be 97m²</p> <p>2. The impacts on parking, within the local area as the property is located on at a crossroads and any parking on the road would impact on visibility for road users and therefore impact the road safety at the junction, the potential parking issues this proposal will generate will cause problems for neighbours</p> <p>3. The loss of a family dwelling</p> <p>4. Properties in area are occupied by families and this is semidetached, the lifestyle of the proposed residents (students/young people) is likely to lead to increased noise levels, overcrowding, and a negative change to the character of the neighbourhood for those living close by</p> <p>5. Increased waste generated, which will lead to footpaths being obstructed on collection days</p> <p>6. The communal lobby is too small in area for the number of proposed residents.</p>		
24/02204/FUL	324 Huntington Road York YO31 9BT	Single storey side and rear extension.
Committee Comment: B We have no objections.		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
24/01861/FUL	325 Huntington Rd York YO31 9BS	Two storey side/rear extension and single storey front/rear extension.	Refused 19 Dec 2024
24/01846/TPO	Asda Monks Cross Shopping Park Monks Cross Drive Huntington York	Fell 3no. Oak trees and crown reduce 2no. Oaks up to 2m to improve sightlines for CCTV - trees protected by Tree Preservation Order CYC 274	Refused 24 Dec 2024
24/01863/ADV	Site Of Former Slip Inn Malton Road Huntington York	Display of 2no. free standing LED screens fixed to a York Stone mounted plinth.	Refused 9 Jan 2024

6. Planning Enforcement Issues

There were concerns that there is development on going and that a large volume of double height site offices (shipping containers) have been erected at the Kingdom Hall of Jehovah's Witnesses which have been installed without planning application.

7. To confirm date and time of next meeting.

To be held on Wednesday 12/02/25 in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH at 7:00pm (pending the receipt of any planning applications).

Meeting closed 8:42pm