



Minutes of the Planning Committee Meeting held on Wednesday 5th March 2025
commencing at 7:00pm in Huntington Community Centre

PRESENT:	Councillor D. Jobling (DJ) - Chair, Councillor S. Jobling (SJ), Councillor M. Duncanson (MD), Councillor D. Geogheghan-Breen (DB), Councillor A. Hawxby (AH), 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):	14/02/25
DATE TO BE APPROVED:	05/03/25

1. To Note Apologies for Absence

All Present

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 12/02/25

Minutes of 12/02/25 were approved as a true and accurate record signed and dated by the Chair.

4. Planning Applications Considered on 05/03/25

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
25/00192/FUL	325 Huntington Road York YO31 9BS	Two storey side extension and single storey front/rear extensions following demolition of garage.
Committee Comment: B We have no objections..		
25/00232/FUL	116 Anthea Drive Huntington York YO31 9DE	Garden room to rear and timber fence infill following demolition of garage.
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
1. Whilst the planning committee have no objections to this application in principle, they however do have concerns and would not like to see the use of this garden room be corrupted into becoming a habitable dwelling or used as an Air BnB and would like any approval to be conditional on the Garden room not being a habitable space.		

CYC Reference	Address	Description
25/00238/FUL	Site Of Former Slip Inn Malton Road Huntington York	Display of 2no. free standing LED screens fixed to a York Stone mounted plinth with installation of a pond and landscape alterations..
<p>Committee Comment: D We object on the planning grounds set out.</p> <ol style="list-style-type: none"> 1. This application is for a larger more incongruous sign than the refused application '24/01863/ADV', and therefore it is considered that the display of a digital advertising display unit 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 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. 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. 3. Visual impact of the development, the design of the proposed sign is obtrusive and unattractive and would negatively impact the street scene, this location is not the Las Vegas Strip! 4. The land where the advertisement is proposed falls within a green wedge and stray land, 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 lngs, which penetrate into the heart of the urban area, breaking up the city's-built form. 5. The proposed advertisement would have a significant adverse impact on visual amenity of this semi-rural area. The location, size and height of the plinth and high-level advertising displayed through a digital LED screen with illuminated imagery would be harmful to the visual amenity of the area. The large LED screens would exceed the restricted amount of acceptable illumination levels and constitute unnecessary clutter by virtue of their overly assertive appearance illumination and illustration in a visually prominent location on the highway where illuminated signs of this nature are not commonplace. Also, their siting close to the public highway network, large scale and illumination levels would disrupt users of the highway, particularly when changing lanes and have adverse impact on public safety. For these reasons, would conflict with the 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.. 		

CYC Reference	Address	Description
25/00239/ADV	Site Of Former Slip Inn Malton Road Huntington York	Display of 2no. free standing LED screens fixed to a York Stone mounted plinth
<p>Committee Comment: D We object on the planning grounds set out.</p> <ol style="list-style-type: none"> 1. This application is for a larger more incongruous sign than the refused application '24/01863/ADV', and therefore it is considered that the display of a digital advertising display unit 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 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. 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. 3. Visual impact of the development, the design of the proposed sign is obtrusive and unattractive and would negatively impact the street scene, this location is not the Las Vegas Strip! 4. The land where the advertisement is proposed falls within a green wedge and stray land, 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 lngs, which penetrate into the heart of the urban area, breaking up the city's-built form. 5. The proposed advertisement would have a significant adverse impact on visual amenity of this semi-rural area. The location, size and height of the plinth and high-level advertising displayed through a digital LED screen with illuminated imagery would be harmful to the visual amenity of the area. The large LED screens would exceed the restricted amount of acceptable illumination levels and constitute unnecessary clutter by virtue of their overly assertive appearance illumination and illustration in a visually prominent location on the highway where illuminated signs of this nature are not commonplace. Also, their siting close to the public highway network, large scale and illumination levels would disrupt users of the highway, particularly when changing lanes and have adverse impact on public safety. For these reasons, would conflict with the 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.. 		

CYC Reference	Address	Description
25/00278/FUL	First Place North Lane Huntington York YO32 9SU	Erection of 5no. dwellings after demolition of workshop.
Committee Comment: C We do not object but wish to make comments or seek safeguards. 1. The planning committee are concerned about the apparent lack of turning space and would like to see provision in the application for vehicles to enter and exit the development in first gear.		
25/00241/ADV	Estabulo Rodizio Restaurant 1 Vangarde Retail Park Vangarde Way Huntington	Display of 3no. internally illuminated fascia signs.
Committee Comment: B We have no objections.		
25/00363/FUL	Rosegarth 3A The Old Village Huntington York YO32 9RA	Pitched roof to dwelling, single storey rear extension, porch to front, cedar board cladding to part front elevation and alterations to doors and windows.
Committee Comment: B We have no objections.		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
24/02224/ADV	STREET RECORD Strensall Road York	Display of 1no. freestanding sign.	Refused 14 Feb 2025
24/02215/FUL	27 Priory Wood Way Huntington York YO31 9JH	Two storey side extension, single storey rear extension and front porch.	Approved 18 Feb 2025
24/02203/FUL	44 Meadowfields Drive Huntington York YO31 9HN	Single storey side and rear extension, hip to gable roof extension, dormer to rear, canopy porch to front and roof lights to front	Approved 19 Feb 2025
24/00028/EN	Manor House Huntington Road York YO32 9QA	27. The ground (a) appeal succeeds in so far as it relates to the greenhouse and the wall, but it fails in so far as it relates to the hardstanding areas and footpaths. Planning permission has thus been granted for the construction of a greenhouse and brick base and the construction of a brick wall. The enforcement notice has been varied to reflect the grant of planning permission but has otherwise been upheld to secure the removal of the hardstanding areas and footpaths.	Split Decision 18 Feb 2025
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	Approved 24 Feb 2025

6. Planning Enforcement Issues

It was noted that surface land preparation work has been taking place on the field opposite 'the island', this will be monitored in case of unauthorised development.

It was also noted that; 25/00082/NOCONS Shipping Containers at Kingdom Hall Of Jehovah's Witnesses and Scaffolding at 65 The Old Village have been inspected by CoYC officers and are being monitored.

7. To confirm date and time of next meeting.

To be held on Wednesday 26/03/25 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 7:71pm