

**HUNTINGTON PARISH COUNCIL**

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**Minutes of the Planning Committee Meeting held at 7:00pm on Wednesday 11<sup>th</sup> May 2022**

<b>PRESENT:</b>	Councillor D. Jobling - Chairman, Councillor S. Jobling, Councillor J. Shann, Councillor M. Duncanson, Councillor D. Smith and Lorraine Frankland (Parish Clerk) – in attendance
<b>ITEM 1 APOLOGIES:</b>	Councillor G. Shann, Councillor D. Geogheghan-Breen and Councillor A. Hawxby
<b>CIRCULATION:</b>	To all attendees, apologies, and all other members of the Parish Council.
<b>MINUTES PREPARED BY:</b>	Lorraine Frankland
<b>DATE (Draft):</b>	12/06/22
<b>DATE TO BE APPROVED:</b>	08/06/22

**1. To Note Apologies for Absence**

Councillor G. Shann, Councillor D. Geogheghan-Breen and Councillor A. Hawxby; absent due Annual Leave

**It was resolved to** approve the apology 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 16/03/22**

Minutes of 27/04/22 were approved as a true and accurate record signed and dated by the Acting Chairman.

**4. Planning Applications Considered on 11/05/22**

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
22/00674/LBC	Huntington Grange New Lane Huntington York YO32 9NA	Internal and external alterations with change of use of outbuildings from cattery to 2no. self-contained annexes to main dwelling.
Committee Comment: <b>B We have no objections</b>		
22/00673/FUL	Huntington Grange New Lane Huntington York YO32 9NA	Change of use of outbuildings from cattery to 2no. self-contained annexes with external alterations.
Committee Comment: <b>B We have no objections</b>		
22/00774/FUL	3 Hemlock Avenue York YO31 9DG	Single storey rear extension.
Committee Comment: <b>B We have no objections</b>		
22/00783/FUL	137 North Moor Huntington York YO32 9SA	Single storey side extension after removal of garage.
Committee Comment: <b>B We have no objections</b>		

21/00927/FUL	The Wilberforce Trust Wilberforce House 49 North Moor Road Huntington York	APP/C2741/W/22/3292602. Erection of 8no. dwellings with associated works following demolition of existing buildings. Appeal for: Non-Determination
<p><b>Committee Comment: D We object on the planning grounds set out</b></p> <ol style="list-style-type: none"> <li>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 the same 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. <a href="https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/">https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/</a></li> <li>2. Adverse effect on the residential amenity of neighbours, by reason of noise, overlooking and loss of privacy from plots 4 - 8 to existing residences</li> <li>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 for both the residents of the proposed properties and those of the neighbours</li> <li>4. Visual impact of the development especially to North Moor Road, where all existing housing stock is two storeys, the proposal for three storeys is not in keeping with the environment</li> <li>5. Design including bulk, massing and detailing makes the site look cramped and over-bearing. 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</li> <li>6. This proposal does not enhance the character and appearance of the area</li> <li>7. Parking at the frontage of the site should be avoided, currently plot 3 has parking spaces within its front garden which will not help improve the street scene. All parking should be at the back of the development and there should be a covenant to prevent homeowners converting their front gardens to parking space.</li> <li>8. The general layout of the proposed development does not seem appropriate or the most effective use of the site. Plots 4-8 all have very small, gardens there is no access provided to the rear gardens of plots 4-8 which is not acceptable and will make taking bikes and garden waste difficult and likely through the house.</li> </ol>		

### **5. CYC Decisions re: Planning Applications**

CYC Reference	Address	Description	Decision
22/00433/FUL	4 Ferguson Way Huntington York YO32 9YG	Two storey side and single storey rear extensions following removal of conservatory.	<b>Approved</b> 26 Apr 2022
22/00359/FUL	26 Firwood Whin York YO31 9JP	Porch extension to front.	<b>Approved</b> 28 Apr 2022
22/00292/FUL	262 Malton Road Huntington York YO32 9TE	First floor side extension and detached garage.	<b>Approved</b> 6 May 2022

### **6. Planning Enforcement Issues**

Non raised.

### **7. To confirm date and time of next meeting.**

To be held on Wednesday 08/06/22 at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

**Meeting closed at 7:37pm**