

HUNTINGTON PARISH COUNCIL

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**Minutes of the Planning Committee Meeting held at 7:00pm on Wednesday 17th
August 2022**

PRESENT:	Councillor D. Geogheghan-Breen - Acting Chair, Councillor G. Shann, Councillor A. Hawxby, Councillor J. Shann, Councillor D. Smith, Councillor D. Jobling, Councillor S. Jobling and Lorraine Frankland (Parish Clerk) – in attendance
ITEM 1 APOLOGIES:	Councillor M. Duncanson
CIRCULATION:	To all attendees, apologies, and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	17/08/22
DATE TO BE APPROVED:	23/09/22

1. To Note Apologies for Absence

Councillor M. Duncanson; absent due private commitments

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 27/07/22

Minutes of 27/07/22 were approved as a true and accurate record signed and dated by the Acting Chairman.

4. Planning Applications Considered on 17/08/22

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
22/01478/FUL	Woodside North Lane Huntington York YO32 9SU	Erection of. 1no new dwelling and detached garage after demolition of existing dwelling and part of agricultural outbuildings; change of use of outbuildings and land to rear to commercial boarding dog kennels.
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 and they support the business (kennels), they are concerned about the size and scale of the proposed new dwelling which they believe is too large and over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity.		
2. They are also concerned about the size and scale of the proposed pool and the volume of water needed to fill the proposed pool; this would appear to go against the City of York Councils green agenda.		
22/01495/FUL	1 Highthorn Road York YO31 9HF	Two storey extensions to both side elevations after demolition of existing conservatory, garage and rear extension.
Committee Comment: D We object on the planning grounds set out.		
1. The Planning Committee are concerned about the size and scale of the proposed extensions which they believe is too large and over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity.		
22/01607/FUL	9 Skewsby Grove Huntington York YO31 9DT	Single storey rear extension and 2no. dormers to rear with loft conversion.
Committee Comment: B We have no objections		

22/01560/DMN OT	Joseph Rowntree Housing Trust Tanners Yard Huntingdon Road York YO32 9PX	Demolition of New Earswick and District Bowls Club building and buildings at Tanners Yard.
<p>Committee Comment: D We object on the planning grounds set out.</p> <p>1. The Planning Committee are concerned about the proposal to demolish this building which would result in the loss of a uniquely positioned facility namely New Earswick and District Bowls Club, which is located in the centre of the parish and is both easily accessible on public transport and also readily accessible for those with mobility issues and as such is identified as an important amenities and building that meets the communities, welfare and social (Huntington Parish Neighbourhood Plan (2021) item 4.4)</p> <p>2. The bowls club is still in regular use so there is still clearly a need for it and no other alternative facilities have been identified within the area, as such the redevelopment would be in breach of Chapter 11, L1b and Chapter 13, C3 of the City of York Draft local Plan 2005</p> <p><i>The National Planning Policy Framework paragraph 92,a and c states that decisions should promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities,</i></p> <p><i>The loss of the bowls club would reduce social interaction and opportunities for many individuals from all walks of life, it would also do nothing to enable or support healthy lifestyles.</i></p> <p><i>Chapter 93,c states that decisions should guard against the unnecessary loss of valued facilities and services, as a listed community asset this is clearly a valued facility and shouldn't be lost. Below are some relevant sections from both the City of York Draft local Plan 2005 and the National Planning policy Framework</i></p> <p><i>Chapter 11: Leisure and recreation</i></p> <p><i>L1b: Loss of Leisure Facilities</i></p> <p><i>Planning permission will only be granted for a change of use that would result in the loss of a leisure facility where it can be demonstrated that:</i></p> <p><i>a) a need for the leisure facility no longer exists; or</i></p> <p><i>b) appropriate alternative facilities exist within the catchment area.</i></p> <p><i>Chapter 13: Community facilities</i></p> <p><i>C3: Change of Use of Community Facilities</i></p> <p><i>Planning permission will only be granted for the redevelopment or change of use of social, health, care homes, community and religious facilities where;</i></p> <p><i>a) the proposal is of a scale and design appropriate to the character and appearance of the locality; and</i></p> <p><i>b) it can be demonstrated that the existing land or buildings are surplus to, or no longer capable of meeting, the existing or future needs of the local community;</i></p> <p><i>or</i></p> <p><i>c) it can be demonstrated that alternative acceptable sites for the existing use can be provided.</i></p> <p><i>13.7 On existing sites and where future sites for facilities have been identified, planning permission will only be granted for alternative uses where it can be demonstrated that either the facilities are no longer required, now or in the future, or that alternative acceptable sites can be provided.</i></p> <p>NATIONAL PLANNING POLICY FRAMEWORK</p> <p>8. Promoting healthy and safe communities</p> <p>92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:</p> <p><i>a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</i></p> <p><i>b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and</i></p> <p><i>c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that</i></p>		

encourage walking and cycling.

93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

22/01585/FUL	9 Elm Grove Huntington York YO31 9HD	Porch extension and bay window to front.
Committee Comment: B We have no objections		
22/01623/FUL	21 Maythorn Road Huntington York YO31 9DN	Single storey rear extension following demolition of existing conservatory.
Committee Comment: B We have no objections		
22/01632/FUL	72 The Old Village Huntington York YO32 9RB	Replacement of existing ground floor front window to bow window.
Committee Comment: B We have no objections		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
22/01188/FUL	77 Whitethorn Close Huntington York YO31 9EX	Single storey rear extension.	Approved 2 Aug 2022
22/01105/FUL	28 Vesper Walk Huntington York YO32 9SZ	Extension to side and rear, dormers to front and rear, and front porch.	Approved 12 Aug 2022
22/01186/FUL	8 Hambleton Way Huntington York YO32 9PJ	Single storey extension to side.	Approved 12 Aug 2022

6. Planning Enforcement Issues

Non raised

7. To confirm date and time of next meeting.

To be held on Wednesday 07/09/22 at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed at 19:54pm

AL and GS offered apologise for next meeting