

**HUNTINGTON PARISH COUNCIL**

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**Minutes of the Planning Committee Meeting held at 8:50pm on Wednesday 10<sup>th</sup> November 2021**

<b>PRESENT:</b>	Councillor D. Jobling - Chairman, Councillor S. Jobling, Councillor D. Smith, Councillor D. Geogheghan-Breen, Councillor G. Shann, Councillor A. Hawxby, Councillor M. Duncanson and Lorraine Frankland (Parish Clerk) – in attendance
<b>ITEM 1 APOLOGIES:</b>	Councillor J. Shann
<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>	14/11/21
<b>DATE TO BE APPROVED:</b>	01/12/21

1. **To Note Apologies for Absence**

Councillor J. Shann; absent due to other 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 20/10/21**

Minutes of 20/10/21 were approved as a true and accurate record signed and dated by Chairman.

4. **Planning Applications Considered on 10/11/21**

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.

Application No: **18/00017/OUTM**, Appeal Reference: **APP/C2741/W/21/3282969**

**Redrow Homes (Yorkshire) Limited Proposal:** Outline planning application with full details of means of access for residential development of circa 970 dwellings with associated demolition, infrastructure works, open space, primary school, community facilities and convenience store on land west of Monks Cross Link Road and a country park with drainage infrastructure east of Monks Cross Link Road.

Revised comments:

Whilst Huntington Parish Council recognise that this appeal is for outline application, they wish the inspectorate to be aware that; they acknowledge the need for residential development within Huntington Parish and that: this area is identified as land for such use within the Neighbourhood Plan. Huntington Parish Council want any such development to benefit both existing and future residents and they want any such development to be well thought out, with good design which as well as it can be is, future proofed and sensitive to its environment. A development which will blend cohesively into the parish and not sit as a satellite development, with this in mind Huntington Parish Council make the following, Committee Comment: **C We do not object but wish to make comments or seek safeguards**

1. The Parish Council are concerned about traffic congestion that the new development may cause on Monks Cross Link Road, and the wider Monks Cross/Hopgrove area (given that this is already recognised by Central Government as the tenth most congested road in the UK), the traffic flow statistics are based on data from Clifton Moor from 2014 and based on a study of approximately 500 houses, this data does not take into account the new Vangarde Development and the New Stadium

2. The Parish Council do not believe that any of the proposed houses should be accessing the development from North Lane, this road is very narrow and will cause problems between existing traffic using North Lane and those trying to access and exit the development
3. Drainage, it is the developers' intention to tap into two existing sewers one on Southdown Road and the other on Woodland Way we do not believe that this 50-year-old system was designed to take this extra volume of waste and we are strongly of the opinion that a new separate system or upgraded system should be installed
4. Top Water it is the developers' intention to install two pumping stations to draw the water across the Monk Cross Link road into the Country Park, whilst we support this idea there are concerns that; the intention that should the Ponds in the Country Park become overwhelmed that water will then enter the drainage system adjacent to the A1237, this could cause the A1237 to become flooded during extremely wet times, as these drains have filled with standing water and during the past two winters, flooding has caused the Monks Cross Link road to become impassable; therefore they do not appear large enough for any extra capacity
5. The Parish Council would like to see two new footpaths installed to tie the development to the wider community, one from Garth Road and the other from Woodland Way, with a drop off/turning point at the end of Woodland Way
6. The Plan **MUST** retain the development of a new school building on the site, a developer's contribution will not fulfil the need for a primary school for the new residents. Additionally, we would like the school to be built once 50% of the housing stock has been built
7. The Parish Council would like to see a drop off point/one-way system for the new school
8. There should be a small car park in Country Park and a bus stop to allow users from the wider community to access this area without causing traffic issues by parking on the verges along Monks Cross Link road or the extremely busy A1237
9. There appears to be pedestrian access to the Country Park via Zebra Crossing this would be very dangerous due to the speed and volume of vehicles on the Monks Cross Link road, the Parish Council would like to see footbridges installed
10. The actual mix of housing needs must reflect need within the community, i.e., one/two bedroomed houses/apartments and bungalows within the three/four-bedroom houses
11. Affordable housing must be 30% of total (970), Social Housing request from City of York Council is 70% of this 30%. (i.e., 203 Social Housing) this should be fixed to any consent
12. We question the proposed location of the Self Build houses situated next to the school as there is a likelihood that these properties will be the last to be completed and represent a potential physical and noise hazard for passing school children
13. Play areas need to be visible from dwellings
14. It is not clear if rear access is available to terraced houses, i.e., bins
15. The Parish Council do not agree with Johnson Mowat's statement that there will be negligible impact on Health Care facilities, or that the GP/Patient ratio assessment, the total numbers of patients and doctors is for the whole (wider) group practice and does not reflect Huntington GP/patient numbers
16. The green area to the east of the larger playing area (5.) on *ILLUSTRATIVE\_MASTERPLAN-2306185* is not part of planning submission. This area belongs to another developer, and as such should not be shown green on the application, as it implies open space with public access
17. The play area to the north of the site is not ideally located, it is close to North Lane, and not well integrated into the development, and has very limited opportunities for natural surveillance from surrounding houses
18. We have concerns about local wildlife in particular the resident Barn Owl population, and the great crested newts (ponds 1 & 5 in the survey) which should be protected.

CYC Reference	Address	Description
21/02286/FUL	16 Hopgrove Lane North, York YO32 9TF	Dormers to front and rear, and single storey rear extension after demolition of existing garage.
<b>Committee Comment: B We have no objections</b>		
21/02276/FUL	18 Chiltern Way Huntington York YO32 9RS	Raising of ridge height with dormer to rear.

<b>Committee Comment: B We have no objections</b>		
21/02359/FUL	2 Burn Estate Huntington York YO32 9PZ	Erection of detached garage with home office above to rear garden including 1no. dormer and 1no. rooflight to front after demolition of existing garage, and new entrance porch to side after removal of existing awning.
<b>Committee Comment: D We object on the planning grounds set out</b>		
<ol style="list-style-type: none"> <li>1. This proposal would result in unacceptably high density/over-development of the site, especially if it involves loss of garden land and the open aspect of the neighbourhood (so-called 'garden grabbing') as recognised in the National Planning Policy Framework</li> <li>2. Given the properties location the two-story nature of this proposal, we believe would adversely effect on the residential amenity of neighbours, by reason of (among other factors) noise, disturbance, overlooking, loss of privacy, overshadowing</li> <li>3. Visual impact of the development on what is a relatively low-level street scene</li> <li>4. Effect of the development on the character of the neighbourhood, 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>5. The adverse impact which the proposed development might have on the character of the neighbourhood or on the residential amenity of neighbour</li> <li>6. The planning committee are concerned that in the future the garage/home office may become a residential dwelling.</li> </ol>		
21/02330/FUL	33 Broome Close Huntington York YO32 9RH	Single storey side and rear extension.
<b>Committee Comment: D We object on the planning grounds set out</b>		
<ol style="list-style-type: none"> <li>1. This property has in recent years been extensively extended both to the side and rear and into the loft to form a third floor. This proposal would represent an increase to the original footprint of the property in the region of 150% (some two and half times the original footprint), resulting in unacceptably high density/over-development of the site, especially if it involves loss of garden land and the open aspect of the neighbourhood (so-called 'garden grabbing') as recognised in the National Planning Policy Framework</li> <li>2. Given the properties location at the end of a narrow cul-de-sac which is entirely made up of dormer bungalows we believe this proposal would adversely effect on the residential amenity of neighbours, by reason of (among other factors) noise, disturbance, overlooking, loss of privacy, overshadowing</li> <li>3. Visual impact of the development on what is a relatively low-level street scene</li> <li>4. Effect of the development on the character of the neighbourhood, 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>5. The adverse impact which the proposed development might have on the character of the neighbourhood or on the residential amenity of neighbours</li> <li>6. There is no opportunity for any additional off-road parking for additional vehicles which such an increase in size may generate. Given the properties position within the plot and at the hammer-head of the cul-de-sac.</li> </ol>		
21/01885/FUL	Telecommunications Mast at Grid Reference 461064 454992 Link Road New Earswick York	Installation of 20m high telecommunications mast, supporting 6no. antennas, with 1no. equipment cabinet, 1no. electric meter cabinet and ancillary development following the removal of existing 15m high mast.
<b>Committee Comment: B We have no objections</b>		
21/02329/FUL	400 Huntington Road York YO31 9HU	First floor side and single storey rear extensions following demolition of rear projection - resubmission.
<b>Committee Comment: B We have no objections</b>		
21/02360/FUL	44 Anthea Drive Huntington York YO31 9DD	Loft conversion with dormer to south side elevation Erection of detached garage/home office following demolition of existing garage.
<b>Committee Comment: C We do not object but wish to make comments or seek safeguards</b>		
<ol style="list-style-type: none"> <li>1. The planning committee would like to see the inclusion of a condition which would preclude the garage/home office becoming a residential dwelling in the future.</li> </ol>		

## 5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
21/01947/FUL	59 Lea Way Huntington York YO32 9PE	Dormers to front and rear with alterations to existing fenestration.	<b>Approved</b> 20 Oct 2021
21/01747/FUL	Better York Leisure Centre Kathryn Avenue Huntington York YO32 9AF	Formation of outdoor play area.	<b>Approved</b> 20 Oct 2021
21/01889/FUL	14 Burn Estate Huntington York YO32 9PZ	Single storey front extension.	<b>Approved</b> 27 Oct 2021
21/02128/FUL	3 Pollard Close Huntington York YO32 9PP	Change of use from House in Multiple Occupation (use class C4) to dwelling house (use class C3).	<b>Approved</b> 28 Oct 2021
21/01828/FUL	20 Vesper Walk Huntington York YO32 9SZ	Single storey rear extension (retrospective).	<b>Approved</b> 28 Oct 2021
21/01976/FUL	22 Broome Way Huntington York YO32 9RL	Single storey extension to side and rear.	<b>Approved</b> 5 Nov 2021

## 6. Planning Enforcement Issues

Non reported.

## 7. To Consider any other Planning and Green Belt related Issues:

The Planning Committee made the **Recommendation** that; Andrew Towler be engaged to represent Huntington Parish Council (Rule 6) at: The Planning Inspectorate Appeal Reference: **APP/C2741/W/21/3282598**

**Barratt David Wilson Homes Proposal:** Outline planning permission with all matters reserved except access, for circa 300 residential dwellings, inquiry to be held on **11 January 2022** (scheduled to sit for 6 days).

## 8. To confirm date and time of next meeting.

To be held on Wednesday 01/12/21 at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

**Meeting closed at 8:00pm**