

HUNTINGTON PARISH COUNCIL

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**Minutes of the Planning Committee Meeting held at 7:00pm on Wednesday 11th
January 2023**

PRESENT:	Councillor D. Jobling – Chairman, Councillor D. Geogheghan-Breen, Councillor G. Shann, Councillor J. Shann, Councillor D. Smith, Councillor D. Jobling, Councillor S. Jobling, Councillor M. Duncanson, a member of the public and Lorraine Frankland (Parish Clerk) – in attendance
ITEM 1 APOLOGIES:	Councillor A. Hawxby
CIRCULATION:	To all attendees, apologies, and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	12/01/23
DATE TO BE APPROVED:	01/02/23

1. To Note Apologies for Absence

Councillor A. Hawxby; absent due to illness

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 12/10/22

Minutes of 23/02/22 were approved as a true and accurate record signed and dated by Chairman.

4. Planning Applications Considered on 11/01/23

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
22/02546/FUL	Seven Six Four Taxis Ltd 11 Roland Court Huntington York YO32 9PW	Demolition of commercial unit. Erection of 6no. flats.

Committee Comment: **D We object on the planning grounds set out.**

- The proposed development would be in close proximity to a commercial garages and other light industrial units on a small industrial estate and is a totally unsuitable place for a three-story block of flats. These existing uses have the potential to create noise that may impact on the amenity of the future occupiers of the proposed development. The NPPF sets out that existing businesses should not have unreasonable restrictions placed on them as a result of proposed development. Whether the proposal would be in compliance with national planning policy set out in Sections 8, 12, and 15 of the National Planning Policy Framework, which seeks to mitigate and reduce to a minimum potential impact resulting from noise, policy GP1 of the Development Control Local Plan (2005), and policies D1 and ENV2 of the Publication Draft Local Plan (2018)
- By virtue of the lack of outlook, and lack of privacy, cramped design layout the proposed development would result in a poor level of residential amenity and living conditions for the future occupiers of the flats. The proposal would, therefore, be contrary to Central Government guidance contained within National Planning Policy Framework which states that the planning system should secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The proposal also conflicts with Policy D1 (Placemaking) of the Publication Draft City of York Local Plan (2018) and Policy GP1 (Design)

of the City of York Development Control Draft Local Plan (2005), and Section 8 and 12 of the NPPF

3. The proposal also fails to make adequate provision for the cycle storage, whilst there is stated provision for cycles the mechanics of manoeuvring cycles will be prohibitive and the space allocated will not accommodate what could be between six and twelve cycles. The failure to provide adequate provision would result in a poor standard of provision for future occupants and would be likely to deter the use of sustainable transport. There is also conflict with Central Government Guidance within paragraph 112 of the NPPF which requires developments to accommodate allowance for servicing and vehicular access, give priority to pedestrian movements, and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, this proposal fails to deliver that as there is not provision for separation of traffic, cycles and pedestrians. In addition the proposal is in conflict with Paragraph 130 of the National Planning Policy Framework, which states that planning decisions should ensure that developments will function well and add to the overall quality of the area, be visually attractive as a result of good architecture and layout and are sympathetic to local character and create places that promote health and well-being with a high standard of amenity for existing and future users. As such, the development fails to comply with policy GP1, T4 and WM1 of the Development Control Local Plan (2005) and policies T1, DP2, D1, ENV2, and WM5 of the Publication Draft Local Plan (2018), Policies H1, H4, H10 and H20 of the Huntington Neighbourhood Plan, and Sections 8, 9 and 12 of the NPPF. It is considered that the above cannot be overcome by condition(s)
4. No information has been submitted to demonstrate that the proposal would comply with the requirements of Policy EC2 (Loss of Employment Land) of the draft Local Plan (2018) and Policy E3b (Existing and Proposed Employment Sites) of the Development Control Local Plan (2005). It is considered that these policies are in accordance with national planning guidance, and it is therefore reasonable to apply the policy requirements paragraph 81 of the NPPF
5. City of York Council have acknowledged a climate emergency, is it acceptable that; applications be granted on brownfield sites where perfectly feasible buildings exist. Weight should be given that allows 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. <https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/>
6. 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 will have a negative impact on the residential amenity for both the residents of the proposed properties and those of the neighbours (the 2nd floor will overlook the house opposite reducing their privacy)
7. Design including bulk, massing and detailing makes the site look cramped, over-bearing and oppressive. 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
8. The proposed drawing shows an area of land to the east in front of the cycle store labelled Amenity, this labelled area is merely paying lip service to the idea of providing an amenity space, the enclosed area would afford no amenity value to the residents of the proposed development
9. Parking at the site seems woefully inadequate with 2 regular spaces and 0 DDA spaces, the proposal would have 6 double bedrooms therefore the building could accommodate a maximum of 12 residents, parking around at the commercial estate is already an issue for the tenants and their associated visitors. This seems a recipe for disaster and will cause problems for neighbouring residential areas when residents parking spreads beyond the site.

CTIL 10958324
TEF 66947

CTIL 10958324
F1 Racing
Kathryn Avenue,
Huntington YO32 9G

Proposed Upgrade to Existing Radio Base Station
Installation.

Committee Comment: **B We have no objections.**

22/01135/FULM	T.K.Maxx Unit 2 Monks Cross Drive Huntington York	Erection of food store following part demolition of existing unit together with drive-thru restaurant both with associated access, parking and landscaping.
Committee Comment: B We have no objections.		
23/00036/TPO	17 Keith Avenue Huntington York YO32 9QH	Draw back from over road by 2 metres 1no. Oak tree protected by Tree Preservation Order no.CYC284.
Committee Comment: C We do not object but wish to make comments or seek safeguards. 1. In the interest of the health of the tree we would like a condition of the consent to include that; the work must be undertaken by a qualified tree surgeon.		
22/02647/FUL	Portakabin Jockey Lane Huntington York YO32 9NE	Erection of two storey building for use as conference centre and offices
Committee Comment: B We have no objections.		
23/00018/FUL	41 Riverside Crescent Huntington York YO32 9SY	Loft conversion with 1no. dormer to front and 1no. dormer to rear
Committee Comment: B We have no objections.		
23/00022/FUL	Vangarde Retail Park Vangarde Way Huntington York YO32 9AE	Alterations to car park to provide electric vehicle charging posts together with electrical infrastructure including sub-stations, lighting, cabinets and associated works.
Committee Comment: B We have no objections.		

5. CYC Decisions re: Planning Applications

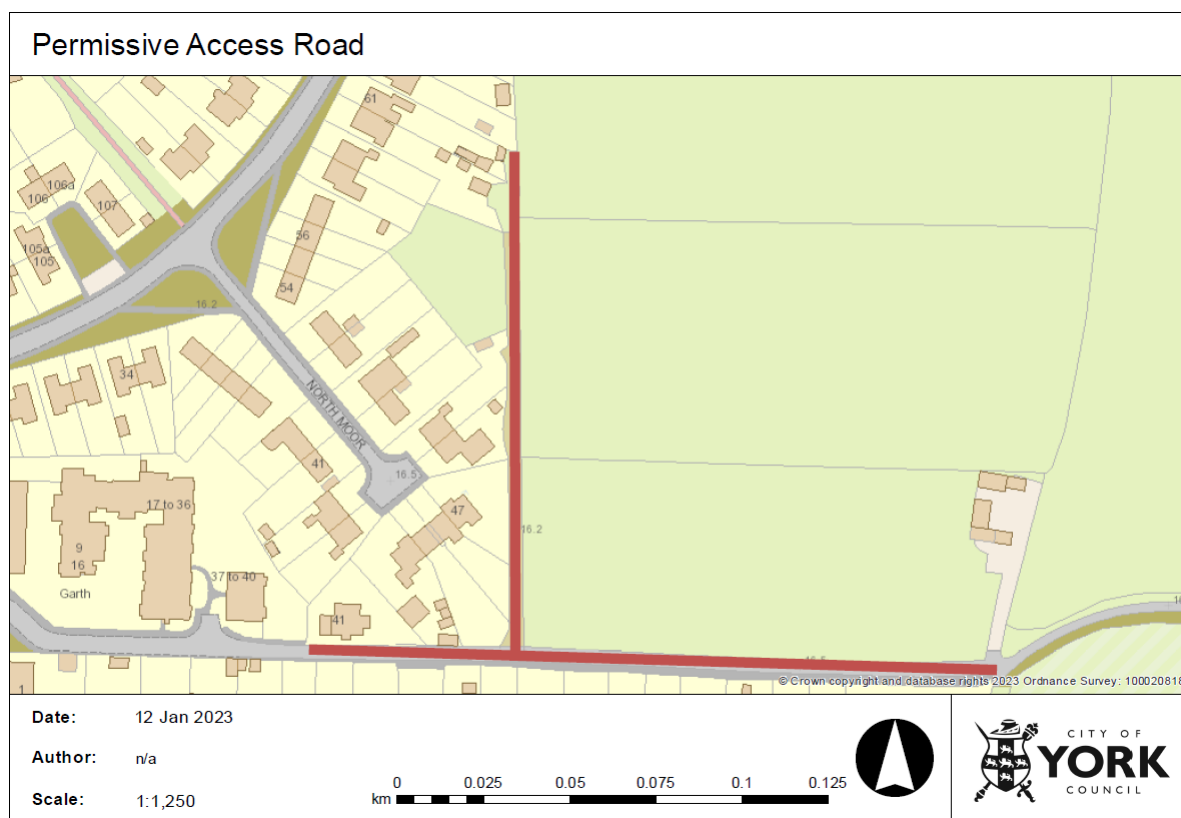
CYC Reference	Address	Description	Decision
22/02129/FUL	1A Strensall Road York YO32 9RF	Single storey rear extension after demolition of existing conservatory.	Approved 5 Dec 2022
22/02046/TCMAS	Telecommunications Equipment Adjacent Huntington Surgery North Lane Huntington York	rection of 18m monopole together with 5no. equipment cabinets and ancillary works	Approved 5 Dec 2022
22/01153/FUL	6 Hopgrove Lane North York YO32 9TF	Demolition of existing bungalow and construction of one and a half storey new dwelling	Approved 6 Dec 2022
21/02029/FUL	Tall Timbers North Lane Huntington York YO32 9SU	Erection of an agricultural building following the demolition of the existing building.	Approved 8 Dec 2022
18/00017/OUTM APP/C2741/W/21/ 3282969	Site to the West of the A1237 and South of North Lane Huntington York	Residential development of circa 970 dwellings with associated demolition, infrastructure works, open space, primary school, community facilities and convenience store (use class A1; not exceeding 200sqm floorspace) on land west of Monks Cross Link Road and a country park with drainage infrastructure east of Monks Cross Link Road,	Appeal Granted 14 Dec 2022

Residents in attendance (and via phone contact), have expressed concern about the retention of the permissive access road (shown in red on the attached plan) which has historically served 41 Garth Road, 44-49, 60 and 61 North Moor together with the stables at the end of the track. It was **Resolved** by the committee to; raise these concerns with both the Planning Officers and

Ward Councillors, that; residents recognise the intention to create a footpath and cycle way along this route in the outline application which in principle they are in favour of however, the request from residents which is supported by Huntington Parish Council is that; access for these residents which currently enjoy access along this lane be retained as, a permitted access in any detailed planning consent.

Suggestions put forward by residents are, restricting access to only those currently enjoying such access at the afore mentioned properties, many of whose residents have complex needs and require support workers to have access in assisting them with their day to day living requirements. They would be content to see some sort of gate or barrier, however this would have to be DDA accessible as some of the residents are unable to leave their vehicles to move gates/barriers.

22/02384/DMNOT	The Wilberforce Trust Wilberforce House 49 North Moor Road Huntington York	Demolition of two storey office building	Consent required 8 Dec 2022
22/01629/FUL	7 Heather Close Huntington York YO32 9PB	Single storey side extension	Approved 20 Dec 2022
22/02293/TPO	1 Carrnock Close Huntington York YO32 9YP	Crown lift to 2.5m, crown reduce by 20% 1no. Oak protected by Tree Preservation Order no. 117/1988.	Consent 21 Dec 2022
22/02334/FUL	19 Lea Way Huntington York YO32 9PE	Side extension, addition of gable above front door, removal of front boundary wall, and installation of permeable paving to front garden.	Approved 3 Jan 2023



6. Planning Enforcement Issues

Non-raised

7. To confirm date and time of next meeting.

To be held on Wednesday 01/02/23 at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed 19:42pm