

HUNTINGTON PARISH COUNCIL

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Minutes of the Planning Committee Meeting held at 7:00pm on Wednesday 1st

February 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, Councillor A. Hawxby, two members of the public and Lorraine Frankland (Parish Clerk) – 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):	12/01/23
DATE TO BE APPROVED:	01/02/23

1. To Note Apologies for Absence

All in attendance

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 11/01/23

Minutes of 11/01/23 were approved as a true and accurate record signed and dated by Chairman.

4. Planning Applications Considered on 01/02/23

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
22/02567/FUL	67 Strensall Road York YO32 9SH	Single storey side and rear extensions and loft conversion with dormer to rear.
Committee Comment: B We have no objections.		
23/00087/ADV	Parkers Pharmacy 61 North Moor Road Huntington York YO32 9QN	Vinyl wrap to front of Med-point prescription collection machine.
Committee Comment: B We have no objections.		
23/00086/FUL	Parkers Pharmacy 61 North Moor Road Huntington York YO32 9QN	Installation of Med-point prescription collection machine into the existing shopfront window.
Committee Comment: B We have no objections.		
23/00128/FUL	240 New Lane Huntington York YO32 9LZ	Two storey side extension.
Committee Comment: B We have no objections.		
23/00091/FULM	The Wilberforce Trust Wilberforce House 49 North Moor Road Huntington York	Erection of 2no. blocks comprising 10no. apartments, associated parking and ancillary buildings for refuse and cycle storage after demolition of buildings.

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

1. 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 two-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)
2. By virtue of the poor 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. 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 a similar 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
7. Design including bulk, massing and detailing makes the site look cramped, over-bearing and oppressive. The proposed development offers very pinched accommodation in terms of room sizes an attempts to maximise the number of units to the detriment of the proposal and potential future residents
8. Parking at the site seems inadequate with 12 regular spaces and 0 DDA spaces, the proposal would have 18 double bedrooms therefore the buildings could accommodate a maximum of 36 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.

23/00129/FUL	7 Maythorn Road Huntington York YO31 9DN	Single storey rear extension, front/side extensions to detached garage and fencing to front and side elevations.
Committee Comment: D We object on the planning grounds set out.		
<ol style="list-style-type: none"> 1. We object on the grounds that this proposal represents over development of the site, which would result in unacceptably high density, involving loss of garden land and the open aspect of the neighbourhood, appearing to take more than 50% of the site 2. The proposed garages appear to be of poor design which will result in a negative visual impact on the neighbourhood, they are in excess of 2.4m in height and within 2m of the boundary of the site impacting on the amenity space for residents of the property and their neighbours 3. The proposal to increase the height of the fence at the roadside of the property past the front elevation to 2m would impact on road users trying to exit Redthorn Drive on to Maythorn Road by reducing line of sight 4. The overall proposal is cramped and oppressive in nature. 		
23/00130/ADV	Monks Cross Shopping Park Trust Unit 14 Monks Cross Shopping Park Monks Cross Drive Huntington	Display of 1no. set of illuminated letters onto existing rails to front elevation and 1no. partly illuminated fascia sign over entrance.
Committee Comment: B We have no objections.		
23/00190/FUL	5 Kingsclere Huntington York YO32 9SF	Single storey rear extension.
Committee Comment: B We have no objections.		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
22/01161/FULM	Site to the West of MX Park Monks Cross Drive Huntington York	Erection of two units for light industry (class E) or general industry (class B2) or storage/ Distribution (class B8) or storage/ distribution with ancillary trade counter use; and associated car parking and landscaping.	Approved 13 Jan 2023
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.	Approved 18 Jan 2023
22/01153/FUL	Clock Cottage 45 The Old Village Huntington York YO32 9RA	Fell 2no. Sycamores; crown lift/reduce 1no. Sycamore - tree works in a Conservation Area.	Consent 19 Jan 2023

6. Planning Enforcement Issues

- i. In light of the most recent incident, where a vehicle has crashed into and demolished the walls and frontage of properties at 61 and 63 The Old Village, there is to be a meeting by the Executive Member for Transport who will consider the petition for a closure of Old Village at their decision session on the 21st February 2023. It was **Agreed** that; DB would attend on behalf of Huntington Parish Council
- ii. LF to contact the enforcement team at CoYC about the property 65 The Old Village, there has been a scaffold and blue tarpaulin over both the front and back elevations for approximately two years. Resident are concerned about both the unsightliness of the property and the safety of the scaffold.

7. To confirm date and time of next meeting.

To be held on Wednesday 22/02/23 at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed 20:08pm