

HUNTINGTON PARISH COUNCIL

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**Minutes of the Planning Committee Meeting held at 7:00pm on Wednesday 12th
January 2022**

PRESENT:	Councillor D. Jobling - Chairman, Councillor S. Jobling, Councillor D. Smith, Councillor D. Geogheghan-Breen, Councillor G. Shann, Councillor A. Hawxby, Councillor J. Shann 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):	14/01/22
DATE TO BE APPROVED:	02/02/22

1. **To Note Apologies for Absence**

Councillor M. Duncanson; absent due to 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 01/12/21**

Minutes of 01/12/21 were approved as a true and accurate record signed and dated by Chairman.

4. **Planning Applications Considered on 01/12/21**

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.

CYC Reference	Address	Description
21/02648/FUL	Wagtail Caravan Park North Lane Huntington York YO32 9SU	Erection of 1no. dwelling (manager's accommodation).
Committee Comment: D We object on the planning grounds set out.		
1. The proposed development is in Green Belt and this application doesn't appear to put forward 'special circumstances', for such a development.		
2. This business has been run as a Touring Caravan site (which is seasonal) for many years without the need for Managers Accommodation, there has been no material change to the business which would merit a permanent structure, in addition Huntington Planning committee would not wish to see the site go on to be developed into a site with Static Caravans.		
21/02624/FUL	22A Hopgrove Lane North York YO32 9TF	Erection of storage building in rear garden for window cleaning/garden equipment.
Committee Comment: B We have no objections		
21/02689/FUL	Asda Monks Cross Shopping Park Monks Cross Drive Huntington York	Erection of single storey building for mixed use restaurant (use class E) and hot food takeaway (use class Sui generis), with dedicated 'drive-thru' facility, service lay-by and alterations to car parking.
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
1. We have concerns that the; footpath/cycle path which currently allows direct access to and from ASDA car park will be lost and the inevitable long diversion would encourage pedestrians and cyclists to: cut through the new proposal causing a possible conflict between both pedestrians and cyclists with vehicles using this 'drive-thru'. We therefore would like to see an amendment to the application to address this concern.		

21/02704/FUL	16 Linden Close Huntington York YO32 9RQ	Single storey side extension.
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
1. We have concerns as to whether the proposed alterations to change the hipped roof to a gable roof is in fact permitted development, as stated on the plan.		
21/02744/FUL	6 Scawton Avenue Huntington York YO31 9JA	Single storey rear extension.
Committee Comment: B We have no objections		
21/02791/FUL	285 Huntington Road York YO31 9BR	Variation of condition 2 of permitted application 17/02486/FUL to alter site layout, elevations on plots 1 and 2, floor plans and elevations on plots 3 and 4.
Committee Comment: D We object on the planning grounds set out.		
1. The Planning Committee are of the opinion that; the new proposals for plots 3 and 4 represent more than a variation. The new proposed changes to the floor plans and elevations changes would make a material change in the application from two to four bedroom, and single storey to two storey, we believe that this proposal in much more than a variation; it is a whole new application and should be processed as such		
2. In achieving the planning approval for this site, the developer had to work very hard to meet the Planning Officers requirements over a long period, it would appear that this new 'variation', goes against what was approved and more reflects the developers' original ideas which had been superseded by a scaled back scheme upon advice from the Planning Department to a scheme suited to the site.		
3. The variations to plots 3 and 4 are over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity the new proposals represent overdevelopment, the change from two to four bedroom in each property makes the provision of two (tandem) parking spaces insufficient		
4. Adverse effect on the residential amenity of neighbours, by reason of (among other factors) overshadowing by increasing the height of plots 3 and 4		
5. Visual impact of the development design including bulk, massing, detailing and materials, the side elevations are stark and bland		
6. These proposed changes look very much like a backdoor application for an HMO which is not suitable for this site		
7. The new double high structure which has a very poor aesthetic would be seen from the opposing riverbank which has a very well used public footpath.		
8. With regards to the proposed changes to the elevations to plots 1 and 2 these proposals appear to represent a cheaper alternative and less attractive alternative to the original approved elevations.		

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

CYC Reference	Address	Description	Decision
21/02281/FUL	98 New Lane Huntington York YO32 9NH	Loft conversion with dormer to south side elevation and raise ridge height by 767mm, conversion of existing garage into habitable area, single storey side and rear extensions, remove existing front porch, install new windows to front and north side elevations, render all external walls.	Approved 30 Nov 2021
21/02276/FUL	18 Chiltern Way Huntington York YO32 9RS	Raising of ridge height with dormer to rear.	Refused 14 Dec 2021
21/02329/FUL	400 Huntington Road York YO31 9HU	First floor side and single storey rear extensions following demolition of rear projection - resubmission	Approved 14 Dec 2021
21/02231/FUL	3 Hopgrove Lane North York YO32 9TF	Loft conversion with hip to gable on side elevation, gable extension and 1no. rooflight to front, and single storey side extension after removal of existing garage.	Approved 20 Dec 2021

21/02360/FUL	44 Anthea Drive Huntington York YO31 9DD	Erection of detached garage/home office following demolition of existing garage.	Approved 20 Dec 2021
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.	Refused 20 Dec 2021
21/01940/FUL	82 The Old Village Huntington York YO32 9RB	Two storey rear extension	Withdrawn 17 Dec 2021
21/02286/FUL	16 Hopgrove Lane North York YO32 9TF	Construction of a flat roof rear dormer window, including 5no. roof lights to principal roof slope and single storey rear extension after demolition of existing garage.	Approved 21 Dec 2021
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.	Approved 22 Dec 2021
21/02330/FUL	33 Broome Close Huntington York YO32 9RH	Single storey side and rear extension.	Approved 23 Dec 2021
21/02200/FUL	24 Abbots Gait Huntington York YO32 9SX	Single storey rear extension and dormer to front.	Approved 4 Jan 2022
21/02242/FUL	Minster Alarms Ltd Suncliffe House 157 New Lane Huntington York	Erection of front boundary wall with railings and installation of automated electric sliding gate.	Approved 4 Jan 2022

6. Planning Enforcement Issues

A resident on New Lane has complained about their neighbours fence, which is to the front of the properties and above 1metre, LF has reported this to both the Enforcement Team and the Ward Councillor.

7. To confirm date and time of next meeting.

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

Meeting closed at 7:50pm