

HUNTINGTON PARISH COUNCIL

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**Minutes of the Planning Committee Meeting held on Wednesday 5th February 2020 in
Huntington Community Centre at 7:00pm**

PRESENT:	Councillor D. Jobling - Chairman, Councillor D. Smith, Councillor A. Hawxby, Councillor J. Shann, Councillor M. Duncanson, Councillor G. Shann and Lorraine Frankland (Parish Clerk) – in attendance
ITEM 1 APOLOGIES:	Councillor D. Geogheghan-Breen and Councillor S. Jobling
CIRCULATION:	To all attendees, apologies and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	06/02/2020
DATE TO BE APPROVED:	19/02/2020

1. To Note Apologies for Absence

Councillor D. Geogheghan-Breen; absent on health grounds
Councillor S. Jobling; absent due to attending another meeting
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

No such requests made.

3. To Approve Minutes of Planning Committee meeting held 20/11/19

Minutes of 14/08/19 were approved as a true and accurate record signed and dated by DJ Chairman.

4. Planning Applications Considered on 05/02/20

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
19/02630/REMM	Hanson Quarry Products Europe Ltd Concrete Batch Plant Pigeon Cote Farm Monks Cross Drive Huntington	Reserved matters application for appearance, landscaping, layout and scale of the B1, B2 & B8 industrial units.
Committee Comment: D We object on the planning grounds set out. 1. Whilst the planning committee support the idea of the development in principle, they object to this application on the grounds set out by the Foss (2008) Internal Drainage Board namely: “UNACCEPTABLE DISCHARGE <i>The proposed development would result in an increased rate of discharge to an existing surface water sewer thereby increasing the risk of flooding downstream.”</i>		
19/02481/FUL	11 Chiltern Way Huntington York YO32 9RS	Two storey and single storey rear extension.
Committee Comment: B We have no objections		
19/02388/FUL	99 Anthea Drive Huntington York YO31 9DQ	Two storey side extension.
Committee Comment: B We have no objections		
19/02762/FUL	7 Maythorn Road Huntington York YO31 9DN	Dormer to rear, and 3no. rooflights to front.
Committee Comment: B We have no objections		

20/00024/FUL	2 Kendrew Close Huntington York YO32 9NL	Dormer to rear and 3no. rooflights to front.
Committee Comment: B We have no objections		
20/00089/FUL	45 Lea Way Huntington York YO32 9PE	Erection of 5no. detached dwellings with new access and associated landscaping following demolition of existing semi-detached bungalow and detached garage.
Committee Comment: D We object on the planning grounds set out.		
<ol style="list-style-type: none"> 1. The Planning Committee is already aware that; there is an issue with the current foul sewerage system on Lea Way, that is to say that the system struggles to cope with the amount of effluence currently passing through is and residents often complain about the foul sewer being blocked and having to remedy the issue. We feel that the foul sewer is already operating at full capacity (some time beyond capacity) and additional housing should not be attached to what is an inadequate system for the existing properties 2. We feel the number and size of the proposed properties would cause pavement parking to Lea Way and adversely affect highway safety and the convenience of road users. 3. Adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy and overshadowing 4. Unacceptably high density/over-development of the site, especially the properties 4 and 5 which are to be over three stories 5. Visual impact of the development Effect of the development on the character of the neighbourhood 6. Design bulk and massing 7. 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 loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners 9. We are unhappy that mature trees to the Southern border of the site have been felled before the application was submitted 10. The Planning Committee support the comments made by Yorkshire Water in regards to treatment of the surface water drainage: <i>The site shall be developed with separate systems of drainage for foul and surface water on and offsite. (In the interest of satisfactory and sustainable drainage)</i> <i>There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:</i> <ol style="list-style-type: none"> <i>i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and</i> <i>ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker. (To ensure that no surface water discharges take place until proper provision has been made for its disposal).</i> 		
20/00068/ADV	McDonald's Monks Cross Drive Huntington York YO32 9GZ	Display of 4no. internally illuminated freestanding signs and 1no. digital booth screen.
Committee Comment: B We have no objections		
20/00153/FUL	4 Meadowfields Drive Huntington York YO31 9HN	Single storey side and rear extension following demolition of conservatory.
Committee Comment: B We have no objections		
20/00119/FUL	4 Yearsley Grove Huntington York YO31 9BX	Dormer to rear, hip to gable, and 2no. rooflights to front.
Committee Comment: B We have no objections		
20/00159/TPO	77 Strensall Road York YO32 9SH	Crown thin Oak protected by Tree Preservation Order no. CYC113.
Committee Comment: B We have no objections		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
19/01505/ADV	Unit 14 Monks Cross Shopping Park Monks Cross Drive Huntington	Display of 2no. internally illuminated fascia signs	Approved 17 Sept 2019
19/01040/FUL	Portakabin Jockey Lane Huntington York YO32 9NE	Installation of external lighting comprising 15 pole mounted lights	Approved 19 Sept 2019
19/01317/FUL	2 Forest Walk York YO31 9JR	Single storey rear extension and partial conversion of existing garage to create habitable room.	Approved 3 Oct 2019
19/01666/ABC3	Tall Timbers North Lane Huntington York YO32 9SU	Change of use of agricultural building and stable to 1no. dwelling house and garage under Class Q Part 3 Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) Order 2015	Not Permitted 3 Oct 2019
19/01182/FUL	24 Maythorn Road Huntington York YO31 9DL	Single storey side extension	Refused 4 Oct 2019
	Birch Tree Lodge 398A Huntington Road York YO31 9HU	Two storey rear extension, first floor side extension and enlargement of existing dormer, re-location of entrance door to side, and removal of ground floor window to front (resubmission)	Approved 4 Oct 2019
19/01465/FUL	11 Greenacres Huntington York YO32 9QQ	Single storey rear extension and dormer to front	Approved 7 Oct 2019
19/00830/FUL	17 Lea Way Huntington York YO32 9PE	Flat roof dormer to front	Approved 17 Oct 2019
19/01872/FUL	2 Cambrian Close Huntington York YO32 9PN	Detached garden annexe to rear	Approved 24 Oct 2019
19/01945/TPO	Stoneacre Motors Jockey Lane Huntington York YO32 9GY	Prune 7 no. Oaks protected by Tree Preservation Order no. 151/1990	Consent 29 Oct 2019
19/01755/GRG3	Monks Cross Park and Ride Martello Way Huntington York YO32 9JU	Installation of 'Ultra Rapid Charging Hub' for electric vehicles to comprise of 8no. charging units with canopy shelter, 5no. dual electric vehicle charging units and formation of solar photovoltaic panels to canopies over existing parking bays. Erection of battery storage unit and substation with temporary construction compound.	Approved 5 Nov 2019
19/02005/FUL	114 Anthea Drive Huntington York YO31 9DE	Two storey side and single storey rear extension following demolition of existing garage	Approved 11 Nov 2019
19/01027/ADV	Cineworld Kathryn Avenue Huntington York YO32 9AF	Display of 2 no. internally-illuminated wall mounted signs and 2 no. internally-illuminated fascia signs	Approved 12 Dec 2019
19/02295/ADV	Nyc Partnership Limited Kiosk 1 And 2 Vangarde Way Huntington York	Display of 4no. internally illuminated fascia signs	Approved 24 Dec 2019

19/02356/ADV	Unit 10A Monks Cross Shopping Park Monks Cross Drive Huntington	Display of no.4 internally illuminated fascia signs, no.2 non-illuminated fascia signs and no.2 internally illuminated double sided projecting signs	Approved 27 Dec 2019
19/02191/FUL	11 Kingsclere Huntington York YO32 9SF	Dormer to front, single storey front extension and alterations to enlarge existing rear dormer with pitched roof	Approved 6 Jan 2020
19/02387/FUL	25 Keith Avenue Huntington York YO32 9QH	Single storey rear extension following demolition of garage	Approved 8 Jan 2020
19/02106/FUL	Unit 12 Monks Cross Shopping Park Monks Cross Drive Huntington	Installation of 2no. doors to rear elevation	Approved 10 Jan 2020
19/00824/ADV	ZIZZI Kathryn Avenue Huntington York YO32 9AF	Display of 1no. internally-illuminated fascia sign	Approved 10 Jan 2020
19/01532/FUL	8 Mill Hill Drive Huntington York YO32 9PU	First floor side extension and single storey rear extension	Approved 13 Jan 2020
19/01956/FUL	Unit 12 Monks Cross Shopping Park Monks Cross Drive Huntington	Subdivision of Unit 12 into no. 3 retail units (A1 Use Class), including mezzanines levels within each of the three units	Approved 14 Jan 2020
19/02053/FUL	St Andrews Church Huntington Road York YO32 9PX	Single storey side extension	Approved 17 Jan 2020
19/02499/FUL	15 North Lane Huntington York YO32 9RU	Dormer to rear and replacement dormer to front	Approved 28 Jan 2020

6. Planning Enforcement Issues

None Raised.

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

The Neighbourhood Planning has had a tentative approval subject to two or three changes, the Neighbourhood Planning Committee need to meet to discuss the response to these proposed changes. The Plan then need to go out to public consultation again and cost would need to be met by the Parish Council. It was **suggested** that; the Neighbourhood Planning consultation be advertised in the 'Local Link' as this is delivered to all residents

8. To confirm date and time of next meeting.

To be held on Wednesday 19th February 2020 after Full Parish Meeting at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed at 8:40pm