

HUNTINGTON PARISH COUNCIL

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**Minutes of the Planning Committee Meeting held via written procedure on Wednesday
29th April 2020**

PRESENT:	Councillor D. Jobling - Chairman, Councillor D. Smith, Councillor A. Hawxby, Councillor J. Shann, Councillor M. Duncanson, Councillor G. Shann, Councillor D. Geogheghan-Breen, Councillor S. Jobling and Lorraine Frankland (Parish Clerk) – in attendance online
ITEM 1 APOLOGIES:	
CIRCULATION:	To all attendees, apologies and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	31/03/2020
DATE TO BE APPROVED:	22/04/2020 or at the next convened meeting

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. Planning Applications Considered 29/04/20

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
20/00614/FUL	Proposed Vehicle Maintenance Facility Vangarde Way Huntington York	Erection of a single storey vehicle maintenance facility (resubmission)

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

1. We the proposed development would adversely affect highway safety and the convenience of road users by virtue of the fact that; the site is exceptionally small and customers could only access the four bays in first gear meaning that they would be reversing out into moving traffic when exiting
2. We feel that this development is light industry and should not be sited in a retail environment.
3. Due to the cramped nature of the site there is no facility for storing waste tyres, or removing them safely from the site, this would cause issues as, the site is not suited to HGV access.
4. The risk of fire damage to the nearby Vangarde development should the tyres catch fire is a real concern as is the Health and Safety issues around public health from any smoke released.
5. Situated near the approach to the Vangarde and Stadium development we feel that this proposal would have a negative visual impact on the area.
6. We do not believe that our original concerns about highway safety have been addressed by the inclusion of the applicants *Highways Supporting Statement*, which suggests: Refuse Collection and Servicing take place from the site frontage. Refuse collection will take place outside of the network peak hours and will occur at a relatively low frequency. The whole of Vangarde has been designed so that delivery and refuse collections are separated from the general public, this would be contra to that measure, if the removal is at a low frequency as suggested then, there is likelihood of an element of waste storage and this will be both unsightly and a potential fire hazard.
7. The *Highways Supporting Statement*, does not appear to be objective, it is somewhat

subjective in pulling statistic's together to support the application which are neither chronology or geographically (Date Range: 01/01/09 to 26/06/15, Greater London (Ealing, Southwark), East Anglia (Suffolk), East Midlands (Derbyshire), West Midlands (Shropshire)) useful in determine the impact of the proposal.

8. The *Highways Supporting Statement, Traffic Generation and Likely Highways Impact* suggest a maximum impact; goes on to suggest that it is likely that only 3 vehicles per hour would be accessing and exiting the site, if this were to be the case for the whole of the operating times it implies that a maximum number of customers based on 12 hours of opening seven days per week of 126 customers, surely if this is the case, based on the maximum forecast, the proposal is unviable as a business? The franchise brochure states all jobs can be done in under one hour, with 4 bays available this clearly gives a minimum number of 4 movements per hour and potentially up to 16 for 15-minute jobs, a maximum of 3 is just nonsense and highway safety hasn't been addressed.
9. The *Highways Supporting Statement* does not address the HGV access for delivery and removal of waste, as the *Highways Supporting Statement*, states the site in on a CAR PARK.
10. The original application 19/00286/FUL stated the application is for an *office/shop/Maintenance Bays and associated facilities to enable the business to fulfil its range of services including tyre replacement, alloy wheel replacement & Vehicle detailing* whereas the resubmission *Highways Supporting Statement*, states *Car Washing Canopy and Car Cleaning Facilities* are to be offered. The planning committee has concerns that there is insufficient site drainage for a car wash and is also concerned about cleaning chemicals from the site entering the open watercourse which runs through the Vangarde site.
11. There is no demonstrated need for this business in the area, the business offers nothing that cannot be offered at local garages and even main dealers within the area, many of which are less than a mile away and in more suitable locations, the granting of permission would clearly take away from their trade and have a detrimental impact on their businesses.. The applicant is a franchise modelled company attempting to get planning passed for primarily garages in high footfall areas: <https://www.p1speedyfit.com/sites/p1speedyfit/files/P1-Speedy-Fit-Sales-franchise-brouchure-0918.pdf> , gives detail on the services they will offer. <https://quickmarket.co.uk/ad/york-p1-speedyfit-franchise-for-sale/> , shows the York franchise has been for sale since at least September 2018 and is still for sale, indeed of some 35 proposed sites in the UK only one looks operational, this and 18 months on the market surely shows a lack of interest and the unviable nature of the business in this area.
12. The *design and access statement* is a little vague and doesn't appear to mention all the services the franchise can offer, such as Servicing, MOTs, battery replacement, brake repairs and alloy wheel repairs to name a few, all this is on their website and in the franchise brochure, these services create additional hazardous waste which cannot be put in the proposed wheelie bin, these haven't been addressed and would cause potential pollution problems if not dealt with correctly.
13. The *design and access statement* says no air operated guns would be used at this site which is unusual, as it is unusual practice is for tyre fitters to use hand tools to remove and refit a wheel. The only other option would be to use alternative powered impact wrenches i.e., electric or cordless to remove and refit wheels, these create between 90 and 104db which at the upper end is comparable to a live music concert level, sound panels would do little to alter this, particularly if roller shutter doors are left open, this would have a severely detrimental impact on surrounding pedestrian area's and create quite uncomfortable surroundings.

20/00665/ADV	York Community Stadium Kathryn Avenue Huntington York YO32 9AF	Various signs and adverts comprising 55no. 1-sided non-illuminated signs, 9no. 2-sided non-illuminated signs, 8no. 1-sided illuminated signs, 4no. 2-sided illuminated signs and 1no. pitch-side hoarding sign all in association with York Community Stadium development.
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Committee Comment: **B We have no objections**

20/00668/FUL	190 New Lane Huntington York YO32 9PS	Single storey side and rear extension, first floor rear extension and porch to front.
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Committee Comment: **D We object on the planning grounds set out**

1. The planning committee believe that aspects of this application (namely the playroom and the proposed first floor bedroom) would adversely affect the neighbouring property (no.192 New

lane) with the loss of existing views and would adversely affect the residential amenity for neighbouring owners		
2. Adverse effect on the residential amenity of neighbours, by reason of (among other factors) disturbance, loss of privacy and overshadowing		
3. 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.		
Committee Comment: B We have no objections		
20/00560/FUL	115 Anthea Drive Huntington York YO31 9DQ	Single storey side extension.
Committee Comment: B We have no objections		
20/00677/FUL	23 Cleveland Way Huntington York YO32 9PG	Dormer to rear with increased ridge height and 2no. roof lights to front.
Committee Comment: C We do not object but wish to make comments or seek safeguards		
1. The planning committee question whether the roof windows are necessary in the store and whether if necessary, these could be positioned so that they are not visible from Cleveland Way		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
20/00219/FUL	25 Lea Way Huntington York YO32 9PE	Single storey rear extension, roof canopy over new proposed doorway and render to all elevations	Approved 1 Apr 2020
20/00159/TPO	77 Strensall Road York YO32 9SH	Crown thin Oak protected by Tree Preservation Order no. CYC113	Approved 3 Apr 2020
20/00322/TPO	35 Keith Avenue Huntington York YO32 9QH	Crown Lift to 5m; crown thin by 15% Oak protected by Tree Preservation Order no. CYC284	Approved 7 Apr 2020
20/00153/FUL	4 Meadowfields Drive Huntington York YO319HN	Single storey side and rear extension following demolition of conservatory	Approved 8 Apr 2020

4. Planning Enforcement Issues

None Raised.

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

None Raised.

6. To confirm date and time of next meeting.

Subject to current Covid19 restrictions