

HUNTINGTON PARISH COUNCIL

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**Minutes of the Planning Committee Meeting held via written procedure on Tuesday
27th October 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):	28/10/2020
DATE TO BE APPROVED:	at the next convened meeting

1. To Note Apologies for Absence

All in attendance

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. Planning Applications Considered on 27/10/2020

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
20/01722/FUL	47 Heathside York YO32 9AA	Single storey side extension and two storey rear extension.
Committee Comment: B We have no objections		
20/01792/TCA	1 Paddock Close The Old Village Huntington York YO32 9GP	Remove 2 dead stems from a Willow; crown raise Goat Willow; crown reduce Cherry by 20%.
Committee Comment: C We do not object but wish to make comments or seek safeguards		
1. We would like the work to be undertaken by an industry registered tree surgeon.		
20/01814/FUL	North Lane Gardens North Lane Huntington York YO32 9SU	Variation of condition 2 of permitted application 17/00266/FUL to alter position of single garage and insert 2no. windows to east side elevation.
Committee Comment: B We have no objections		
20/01720/FUL	12 Scawton Avenue Huntington York YO31 9JA	First floor side and rear extension with brick cladding to existing extension.
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
1. We do not believe that the proposed timber cladding to the first-floor extension is in keeping with the style of the property and would like to the brick slips proposed for cladding the existing ground floor to be continued up to the roof.		
20/01857/FUL	41 Stephenson Close Huntington York YO32 9GG	Single storey side and rear extension.
Committee Comment: B We have no objections		

20/01843/FUL	5 Grampian Close Huntington York YO32 9RT	Single storey side and rear extension to create new garage after demolition of existing garage and covered way.
Committee Comment: B We have no objections		
20/01897/FUL	35 The Old Village Huntington York YO32 9RA	Single storey rear extension following demolition of conservatory.
Committee Comment: B We have no objections		
20/01919/FUL	5 Disraeli Close Huntington York YO32 9GQ	Single storey rear extension.
Committee Comment: B We have no objections		
20/01809/FUL	540 Huntington Road York YO32 9QA	Single storey rear extension.
Committee Comment: B We have no objections		
20/01943/FUL	32 Linden Close Huntington York YO32 9RQ	Dormer to front.
Committee Comment: D We object on the planning grounds set out.		
<ol style="list-style-type: none"> 1. Visual impact of the development 2. Effect of the development on the character of the neighbourhood 3. The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with neighbouring development. 		
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. (Revision)
Committee Comment: D We object on the planning grounds set out.		
<p>Whilst the planning committee accepts that; the applicant has attempted to address concerns around drainage, traffic flow/congestion and TPO protection they feel that ultimately the following concerns remain:</p> <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. There would be an adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy and overshadowing 4. The unacceptably high density/over-development of the site, whilst the revised plan addresses concern about the height of plots 4 and 5, in addressing this and other concerns about traffic manoeuvrability and the TPO tree roots, the new layout means that even more of the site is given over to the foot print of the properties and/or the permeable traffic surfaces. The new layout leaves very little actual green space, which would not only be detrimental to local wildlife, it would also diminish the amenity value of the proposed development for its future occupants 5. Visual impact of the development 6. Effect of the development on the character of the neighbourhood 7. Design bulk and massing 8. The proposed development remains over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity 9. The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners 10. We remain unhappy that mature trees to the Southern border of the site were felled before the application was submitted, and the new proposal does not leave space to reinstate 		

replacement trees		
11. 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> <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>		
20/01985/FUL	23 New Lane Huntington York YO32 9NR	Erection of dwelling to rear to include vehicle access from New Lane and erection of 1.8m wall.
Committee Comment: B We have no objections		
20/01844/FUL	45 Stratford Way Huntington York YO32 9YW	Conversion of garage to habitable area.
Committee Comment: A We support the application.		

4. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
20/01197/FUL	2 Rolston Avenue Huntington York YO31 9JD	First floor side extension.	Approved 28 Sept 2020
20/01462/CLU	Tall Timbers North Lane Huntington York YO32 9SU	Certificate of lawfulness for continued occupation of dwelling house without complying with condition 2 (agricultural occupancy restriction) to planning permission ref. 4/2/518B	Granted 6 Oct 2020
20/01223/FUL	76 New Lane Huntington York YO32 9NN	Rendering of dwelling.	Approved 6 Oct 2020
20/01395/FUL	39 Strensall Road York YO32 9SH	Erection of detached garage to front.	Approved 7 Oct 2020
20/00614/FUL	Vangarde Way Huntington York	Proposed Vehicle Maintenance Facility Erection of a single storey vehicle maintenance facility (resubmission)	Approved 12 Oct 2020
20/01403/FUL	1 Aylesham Court Huntington York YO32 9YX	Extend dropped kerb and forecourt parking.	Approved 12 Oct 2020
20/01415/FUL	37 Keith Avenue Huntington York YO32 9QH	Single storey rear extension following demolition of porch.	Approved 13 Oct 2020
20/01396/FUL	39 Strensall Road York YO32 9SH	Erection of front boundary wall with brick piers and railings.	Approved 26 Oct 2020

5. Planning Enforcement Issues

None Raised.

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

None Raised.

7. To confirm date and time of next meeting.

Subject to current Covid19 restrictions