

HUNTINGTON PARISH COUNCIL

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**Minutes of the Planning Committee Meeting held via written procedure on Friday 23rd
April 2021**

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):	23/04/21
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 17/03/21 and 08/04/21

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
21/00305/OUTM	Huntington South Moor New Lane Huntington York	Outline planning permission with all matters reserved except access, for circa 300 residential dwellings, associated landscaping, public open space, and the formation of two new vehicle accesses from New Lane.

Committee Comment: D We object on the planning grounds

1. Policy YH9 and Y1 of the Yorkshire and Humber Plan - Regional Spatial Strategy to 2026 defines the general extent of the Green Belt around York with an outer boundary about 6 miles from the city centre. The application site is located in the Green Belt as identified in the City of York Draft Local Plan. It is considered that the proposed development of up to 300 houses and associated infrastructure constitutes inappropriate development in the Green Belt as set out in section 9 of the National Planning Policy Framework. Inappropriate development is by definition harmful to the Green Belt. No 'very special circumstances' have been put forward that would outweigh harm by reason of inappropriateness and any other harm, including the impact on the openness of the Green Belt and conflict with the purposes of including land within Green Belt. The proposal is therefore considered contrary to advice within the National Planning Policy Framework 2.
2. This land is designated as Green Belt with the Draft Local Plan over the last few years, Huntington Parish Council in conjunction with the local community, have been developing a neighbourhood plan. The progress of this Plan, and the extensive consultation with the community and other stakeholders undertaken as part of its development, underlines that the Parish Council and the wider community is well placed to articulate the future growth and development needs of Huntington. Huntington Parish have undertaken a Neighbourhood Plan the Plan is at advanced stage of development. It has been through the examination stage and should be going to referendum in June (delayed by Covid19), which supports this Green Belt designation and identifies area "ST8 (off North Lane)", as the only acceptable area of land for development within Huntington Parish. The planning application is at odds with and has been brought forward prematurely from the adoption and due consideration of the Neighbourhood Plan. If approved, it

would undermine the aims and intentions of the neighbourhood plan process and the proper development and consideration of the Huntington Neighbourhood Plan. Huntington Parish Council has a duty to try and provide a managed balance of land use within the parish and Green Belt plays an important part of this balanced land use, Huntington Parish Council acknowledge the need for housing within the parish and having gone through a process of public consultation to identify the most suitable and preferred site buy the residents and local businesses to allow this application to proceed when it flies in the face of such a consultation would make a mockery of the process of Neighbourhood Planning

3. Huntington Parish Council are extremely concerned that this proposed development will exacerbate road safety on an already difficult section of road and have a negative impact on local traffic putting pressure on existing traffic congestion and air quality
4. The likely effect of the development on the residential amenity of neighbour's adverse impact which the proposed development might have on the character of the neighbourhood
5. Unacceptably high density/over-development of the site, especially as involves a site of archaeological interest, and which may upon further investigation reveal further areas of archaeological importance on the site causing delays to the development and possible changes to any agreed site layout
6. The negative impact of the development on the area's biodiversity
7. Any proposed development will have a negative effect on the character of the neighbourhood. The loss of existing views from neighbouring properties would adversely affect residential amenity
8. The site is adjacent to the cemetery and the proposal is not in keeping with the current open aspect to the cemetery which is a quiet place to mourn and reflect. This would be lost should housing appear
9. Huntington cemetery has to pump surface water to clear the cemetery and therefore any further development could cause drainage and flooding, issues
10. The impact the proposed development would have on local infrastructure such as doctors' surgeries and schools as all within Huntington Parish are currently oversubscribed. While the proposal includes the direct provision of, and financial contribution to, some local services and facilities, these are inadequate to meet the anticipated local demand of the development. As such it would have an unacceptable impact and cause harm on the physical and social local infrastructure, especially due to insufficient capacity in schools and health facilities
11. The site has a prominent location, in the countryside and outside, able it on the edge, the village settlement. It is open and undeveloped character is highly value and prized by the local community. This is for a variety of reasons. This includes that is important for the setting of the village, the opportunities it provides for informal recreation, visual beauty, nature conservation and protecting the distinct character of Huntington. The fundamental aim of local and national countryside and landscape planning policies are to protect the open character of land designated as such. Development in the countryside should not be permitted unless there are exceptional circumstances that would justify the proposal, exceptional circumstances that do not apply here. Introducing a major housing development onto site would represent a large scale and unjustified residential encroachment and urban development in the countryside on a site not allocated for development outside the established settlement development limit.

4. Planning Applications Considered 23/04/21

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
21/00695/TPO	14 Lea Field Court York YO32 9LJ	Pollard Willow tree protected by Tree Preservation Order no. CYC242
Committee Comment: B We have no objections		
21/00557/ADV	Asda Monks Cross Shopping Park Monks Cross Drive Huntington York	Display of 2no. fascia signs, 1no. internally illuminated totem, 1no. fence mounted board sign, 4no. internally illuminated canopy signs and 1no. steel banner sign.
Committee Comment: B We have no objections		
21/00523/FUL	124 Anthea Drive Huntington York YO31 9DE	Single storey rear extension.

Committee Comment: B We have no objections		
21/00459/FUL	72 Broome Close Huntington York YO32 9RH	Hip to gable loft extension, dormer on rear elevation. Gable and dormer cheeks clad with hanging tiles. Dormer roof covered with GRP.
Committee Comment: B We have no objections		
21/00635/FUL	4 Brewery Cottages New Lane Huntington York YO32 9NQ	First floor side and single storey front extension, dormers to front and rear.
Committee Comment: D We object on the planning grounds set out		
<p>1. The Planning Committee on the whole support this application with the exception of the flat roof dormer to the front elevation, we would prefer to see a velux roof window or similar, as the current proposal is out of character with the neighbouring properties and has a negative effect on the street scene</p> <p>2. The proposal for the front elevation at roof height is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity.</p>		
21/00589/FUL	4 Whitestone Drive Huntington York YO31 9HZ	Hip to gable with dormer to rear, 3no. roof lights to front and single storey rear extension.
Committee Comment: B We have no objections		
21/00683/FUL	3 Whitethorn Close Huntington York YO31 9EZ	Single storey side extension.
Committee Comment: B We have no objections		
21/00709/FUL	63 Whitethorn Close Huntington York YO31 9EX	Single storey side and rear extensions following demolition of garage and conservatory.
Committee Comment: B We have no objections		
21/00664/FUL	11 Greenacres Huntington York YO32 9QQ	Dormer to front.
Committee Comment: D We object on the planning grounds set out		
<p>1. The current proposal is out of character with the neighbouring properties and has a negative effect on the street scene</p> <p>2. The proposal for the front elevation at roof height is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity.</p>		
21/00741/FUL	72 The Old Village Huntington York YO32 9RB	Conversion of existing out building to home office, and awning and bay window to front.
Committee Comment: B We have no objections		
21/00820/FUL	142 Anthea Drive Huntington York YO31 9DE	Single storey rear extension following demolition of existing conservatory.
Committee Comment: B We have no objections		
21/00660/ADV	Laura Ashley Unit 1B Julia Avenue Huntington York	Display of 2no. internally illuminated fascia signs.
Committee Comment: B We have no objections		
21/00830/FUL	41 Meadowfields Drive Huntington York YO31 9HW	Single storey side and rear extension, 1no. rooflight to front, replacement dormer to rear and ramp to rear garden following demolition of conservatory and outbuilding.
Committee Comment: B We have no objections		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
21/00056/FUL	23 Cleveland Way Huntington York YO32 9PG	Dormer to rear with increased ridge height and 2no. roof lights to front	Approved 3 Mar 2021
21/00101/ADV	MARKS & SPENCER Unit A Vangarde Way Huntington York	Display of 4no. internally illuminated replacement fascia signs to north, south and west elevations	Approved 30 Mar 2021
21/00265/FUL	31 Broome Close Huntington York YO32 9RH	Single storey rear extension following demolition of conservatory and 3no. rooflights to front	Approved 13 April 2021
21/00359/FUL	90 Brockfield Park Drive Huntington York YO31 9ER	Single storey wraparound extension to side and rear elevations	Approved 14 April 2021
21/00379/FUL	231 Huntington Road York YO31 9BR	Single storey side extension following demolition of garage	Approved 14 April 2021
21/00363/FUL	92 Brockfield Park Drive Huntington York YO31 9ER	Single story side extension, dormer to side and rear	Approved 23 April 2021

6. Planning Enforcement Issues

None Raised.

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

None Raised.

8. To confirm date and time of next meeting.***Subject to current Covid19 restrictions***