

HUNTINGTON PARISH COUNCIL

c/o Huntington Community Centre,
26, Strensall Road, Huntington,
YORK YO32 9RG.

Tel: 01904 607531

e-mail: huntington.parishclerk@yahoo.co.uk

www.huntingtonparishcouncil.co.uk

**Minutes of the Planning Committee Meeting held via written procedure on Wednesday
2nd June 2021**

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| 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 S. Jobling and Councillor D. Geogheghan-Breen |
| 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**

Councillor S. Jobling; absent due to recovering from surgery

Councillor D. Geogheghan-Breen; absent due to annual leave

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 12/05/21**

Minutes of 12/05/21 were approved as a true and accurate record signed and dated by DJ Chairman.

4. **Planning Applications Considered on 02/06/21**

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 |
|--|--|--|
| 21/00927/FUL | The Wilberforce Trust Wilberforce House 49 North Moor Road Huntington York | Erection of 8no. dwellings with associated works following demolition of existing buildings. |
| <p>1. Committee Comment: D We object on the planning grounds set out</p> <p>2. City of York Council have acknowledged a climate emergency, should applications be granted on brownfield sites where perfectly feasible buildings exist that allow for the removal of all the existing buildings (and all the negative environmental impact that removal has) to then rebuild covering the same foot print. An annual audit of England's heritage, suggests that buildings should instead be upgraded and reused to save energy. It claims that by "thoughtfully adapting" an old building in the right way, CO2 emissions could be reduced by more than 60 per cent. https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/</p> <p>3. Adverse effect on the residential amenity of neighbours, by reason of noise, overlooking and loss of privacy from plots 4 - 8 to existing residences</p> <p>4. Unacceptably high density/over-development of the site, the effect of the development on the character of the neighbourhood, appears to adversely impact the neighbourhood. The proposed development might have a negative impact on the residential amenity for both the residents of the proposed properties and those of the neighbours</p> <p>5. Visual impact of the development especially to North Moor Road, where all existing housing stock is two storeys, the proposal for three storeys is not in keeping with the environment</p> | | |

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|--|--|---|
| <p>6. Design including bulk, massing and detailing makes the site look cramped and over-bearing. 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</p> <p>7. This proposal does not enhance the character and appearance of the area</p> <p>8. Parking at the frontage of the site should be avoided, currently plot 3 has parking spaces within its front garden which will not help improve the street scene. All parking should be at the back of the development and there should be a covenant to prevent home owners converting their front gardens to parking space.</p> <p>9. The general layout of the proposed development does not seem appropriate or the most effective use of the site. Plots 4-8 all have very small, gardens there is no access provided to the rear gardens of plots 4-8 which is not acceptable and will make taking bikes and garden waste difficult and likely through the house.</p> | | |
| 21/01060/FUL | 49 Whenby Grove Huntington York YO31 9DS | Single storey extension to side and rear. |
| Committee Comment: B We have no objections | | |
| 21/01050/FUL | 400 Huntington Road York YO31 9HU | First floor side and single storey rear extensions following demolition of rear projection. |
| Committee Comment: B We have no objections | | |
| 21/01044/FUL | 69 Meadowfields Drive Huntington York YO31 9HW | New door, glazing and cladding to front entrance area, new larger rooflight to replace existing rooflight to front, new timber fencing, erection of single storey office after demolition of existing garage, wrap around porch to side and rear, re-roof existing single storey side extension, reconfigure glazing and dormers to rear and side, and install 4no. rooflights to rear. |
| Committee Comment: B We have no objections | | |
| 21/01059/FUL | 50 New Lane Huntington York YO32 9NN | Conversion and extension of existing detached garage to form 1no. one bedroom apartment. |
| Committee Comment: D We object on the planning grounds set out | | |
| <p>1. The planning committee objected to the original application for HMO on the main property, one objection was that the conversion to HMO would result in parking on the road/pavement, this has proven to be the case and the footpath is regularly obstructed by vehicles (the Police have been called on many occasions), therefore adding an additional occupancy to this property would only make the situation worse and more dangerous for pedestrians</p> | | |
| 21/01034/FUL | 15 Hopgrove Lane South York YO32 9TG | Single storey rear extension. |
| Committee Comment: B We have no objections | | |
| 21/01051/FUL | 4 Heathside York YO32 9ZD | Raise height of wall to side to 2.695m. |
| Committee Comment: C We do not object but wish to make comments or seek safeguards | | |
| <p>1. The Planning Committee would like to see the same bricks as the existing wall used to increase the height of the wall.</p> | | |
| 21/01148/FUL | 11 Strensall Road York YO32 9RF | First floor extension to side. |
| Committee Comment: C We do not object but wish to make comments or seek safeguards | | |
| <p>1. The Planning Committee are concerned that; given the age of the building/barn it is unlikely that foundations exist and any foundations which may exist would be insufficient to support a two-storey structure in line with current regulations, therefore we would like to see a condition applied which requires an investigation and a proposal for underpinning the structure without demolition.</p> | | |

5. CYC Decisions re: Planning Applications

| CYC Reference | Address | Description | Decision |
|---------------|---|--|--------------------------------------|
| 21/00344/ADV | Monks Cross Park and Ride Martello Way Huntington York YO32 9JU | Display of 1no. internally illuminated totem sign | Approved 30 April 2021 |
| 21/00635/FUL | 4 Brewery Cottages New Lane Huntington York YO32 9NQ | First floor side and single storey front extension, roof light to front and dormers to rear | Approved 30 Mar 2021 |
| 21/00523/FUL | 124 Anthea Drive Huntington York YO31 9DE | Single storey rear extension and replacement detached garage | Approved 10 May 2021 |
| 21/00695/TPO | 14 Lea Field Court York YO32 9LJ | Pollard Willow tree protected by Tree Preservation Order no. CYC242 | Consent 13 May 2021 |
| 21/00709/FUL | 63 Whitethorn Close Huntington York YO31 9EX | Single storey side and rear extensions following demolition of garage and conservatory | Approved 18 May 2021 |
| 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 | Approved 18 May 2021 |
| 21/00660/ADV | Laura Ashley Unit 1B Julia Avenue Huntington York | Display of 2no. internally illuminated fascia signs | Approved 25 May 2021 |
| 21/00820/FUL | 142 Anthea Drive Huntington York YO31 9DE | Single storey rear extension following demolition of existing conservatory | Approved 27 May 2021 |
| 21/00885/FUL | 31 Forge Close Huntington York YO32 9LX | Single storey rear extension following demolition of conservatory | Approved 27 May 2021 |

6. Planning Enforcement Issues

Car Park light at Toby Carvery shining down Malton Road causing distraction to drivers travelling from York.

The Mill Hill cycle path is obstructed once again with over grown vegetation, LF to report to Yorkshire Water and the enforcement team.

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

The referendum on the Neighbourhood Plan is scheduled for 10/06/21, notices are on the notice board and DS has made some vinyl banners for display in the Parish.

8. To confirm date and time of next meeting.

To be held on Wednesday 23/06/21 at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed at 7:46pm