



Minutes of the Planning Committee Meeting held on Wednesday 16th April 2025
commencing at 9:01pm in Huntington Community Centre

PRESENT:	Councillor D. Jobling (DJ) - Chair, Councillor S. Jobling (SJ), Councillor M. Duncanson (MD), Councillor D. Geogheghan-Breen (DB), Councillor M. Gowland (MG) and Lorraine Frankland (LF) – Parish Clerk/RFO – in attendance
ITEM 1 APOLOGIES:	
CIRCULATION:	To all attendees, apologies, and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	18/04/25
DATE TO BE APPROVED:	07/05/25

1. To Note Apologies for Absence

All Present

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 26/03/25

Minutes of 26/03/25 were approved as a true and accurate record signed and dated by the Chair.

4. Planning Applications Considered on 16/04/25

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
25/00665/FUL	35 Keith Avenue Huntington York YO32 9QH	Single storey rear extension.
Committee Comment: B We have no objections..		
25/00621/ADV	H&M Unit 13 Monks Cross Shopping Park Monks Cross Drive Huntington	Display of 3no. internally illuminated LED flex face fascia signs, 3no. internally powder coated flex face box signs and 8no. digitally printed vinyl signs.
Committee Comment: B We have no objections..		

CYC Reference	Address	Description
25/00652/ADV	Rollits LLP First Floor Forsyth House Unit 1 Alpha Office Park Monks Cross Drive Huntington	Display of 2no.internally illuminated built up letters and logos fixed to acrylic back trays.

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

1. Conflict with Local Character and Setting

The proposed illuminated signage is **not in keeping with the existing character** of the local business park, where signage is either modest, non-illuminated. The addition of illuminated signage would be **visually intrusive and inconsistent with the established aesthetics**, thereby undermining the character of the area.

- **NPPF Paragraph 130** states that developments should be "sympathetic to local character and history, including the surrounding built environment and landscape setting."
- The **City of York Draft Local Plan Policy D1** (Placemaking) emphasises the importance of respecting and enhancing local character.
- The **Huntington Neighbourhood Plan** supports development that contributes positively to the visual appearance and traditional characteristics of the area.

2. Lack of Functional Justification

There is **no demonstrable need for illumination**, as the premises do not attract **passing trade outside normal business hours**. The site primarily serves daytime users, making overnight illumination both unnecessary and excessive.

- The NPPF encourages **sustainable development** (Paragraph 8), and unnecessary lighting contradicts this by increasing energy usage without justifiable benefit.

3. Adverse Impact on Residential Amenity

The illuminated signage would be directly visible from the nearby **proposed Redrow residential development**, resulting in **light pollution and potential disturbance** to future residents, particularly during evening and night-time hours.

- **NPPF Paragraph 185** stresses that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, including from artificial light.
- **City of York Draft Local Plan Policy ENV2** seeks to minimise light pollution from developments.
- The **Huntington Parish Neighbourhood Plan** promotes the protection of residential amenity from the adverse effects of new development, including lighting.

Conclusion

In light of the above, the proposed illuminated signage:

- Conflicts with the character of the area and surrounding business signage,
- Lacks necessity due to the absence of footfall outside business hours,
- Would result in unacceptable light pollution impacting residential amenity.

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
25/00198/FUL	16 Greenacres Huntington York YO32 9QB	Single storey side and rear extension and dormer to rear.	Approved 28 Mar 2025
25/00196/FUL	14 Pentland Drive Huntington York YO32 9PQ	Single storey side extension.	Approved 28 Mar 2025
25/00199/FUL	45 Avon Drive Huntington York YO32 9YA	Single storey rear extension following demolition of existing conservatory.	Approved 2 Apr 2025
25/00232/FUL	116 Anthea Drive Huntington York YO31 9DE	Garden room to rear and timber fence infill following demolition of garage.	Approved 3 Apr 2025

CYC Reference	Address	Description	Decision
24/02325/FUL	574 Huntington Road York YO32 9QA	Alterations and extensions to existing bungalow to create 1no. two storey dwelling.	Withdrawn 03 Apr 2025
25/00241/ADV	Estabulo Rodizio Restaurant 1 Vangarde Retail Park Vangarde Way Huntington	Display of 3no. internally illuminated fascia signs.	Approved 9 Apr 2025
25/00278/FUL	First Place North Lane Huntington York YO32 9SU	Erection of 5no. dwellings after demolition of Workshop.	Refused 11 Apr 2025
25/00238/FUL	Site Of Former Slip Inn Malton Road Huntington York	Display of 2no. free standing LED screens fixed to a York Stone mounted plinth with installation of a pond and landscape alterations.	Refused 11 Apr 2025

6. Planning Enforcement Issues

Non raised.

7. To confirm date and time of next meeting.

To be held on Wednesday 07/04/25 in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed 9:21pm