



Minutes of the Planning Committee Meeting held on Wednesday 7th May 2025 via written procedure

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| PRESENT: (liaised) | Councillor D. Jobling (DJ) - Chair, Councillor S. Jobling (SJ), Councillor M. Duncanson (MD), Councillor D. Geogheghan-Breen (DB) 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): | 10/05/2025 |
| DATE TO BE APPROVED: | 28/05/2025 |

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 16/04/2025

Minutes of 16/04/2025 are to be approved at the next meeting of the planning committee scheduled for 28/05/2025

4. Planning Applications Considered 07/05/2025

The following applications received from City of York Council were considered via written procedure and below are the comments of the Planning Committee which have been forwarded to the Planning Directorate.

| CYC Reference | Address | Description |
|--|--|---|
| 25/00835/TPO | Manor Farm 584 Huntington Road York YO32 9QA | Reduce a codominant limb from 1no. Oak tree by approximately 2.4 metres; remove deadwood over 30mm in diameter - works to a tree protected by Tree Preservation Order no. 1976/2. |
| Committee Comment: B We have no objections. | | |
| 25/00683/FUL | 9 Mulberry Court Huntington York YO32 9TU | Single storey side extension. |
| Committee Comment: B We have no objections. | | |
| 25/00685/FUL | Windward 78 Strensall Road York YO32 9SH | Erection of 2no. dwellings with associated access and landscaping following demolition of existing detached dwelling. |
| Committee Comment: B We have no objections. | | |

| CYC Reference | Address | Description |
|---------------|--|---|
| 25/00701/FUL | 9 Vesper Walk Huntington York YO32 9SZ | Change of use from dwelling (use class C3) to a short-term holiday let (Sui Generis). |

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

The Parish Council Planning Committee note that there has already been a significant and unacceptable deterioration in the residential amenity of the area, whilst this property has been let as an Airbnb

1. Loss of Residential Amenity (NPPF Paragraphs 130 and 185; Draft Local Plan Policy D1; Huntington Neighbourhood Plan Policy H2)

The National Planning Policy Framework (NPPF) states in Paragraph 130 that development should create places with a **high standard of amenity for existing and future users**, and in Paragraph 185 that decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution, including noise. Neighbouring properties have bedrooms located at the rear, adjacent to the rear patio and garden area of No. 9. And it has been noted that; on multiple occasions – notably on **Friday 5 April 2025** – loud music, late-night gatherings, and even aggressive shouting and swearing which continued into the early hours (2–3 a.m.), clearly breaching acceptable residential noise levels. These are **not isolated incidents**. Guests regularly arrive on Fridays with alcohol, and the property is effectively used for **weekend parties**, not quiet tourism, such persistent disturbances, especially during nighttime hours, severely disrupt the **peaceful enjoyment of residents homes**, in contravention of the **Draft City of York Local Plan Policy D1** (Placemaking), which requires development to respect surrounding amenity and character. Similarly, **Huntington Parish Council's Neighbourhood Plan Policy H2** supports development that sustains the **quiet, family-oriented character of residential neighbourhoods**, which this use undermines.

2. Inappropriate Use in a Residential Setting (NPPF Paragraph 119; Local Plan Policy H8)

The NPPF encourages the **efficient use of land for housing** (Paragraph 119). Permitting residential dwellings to operate as high-occupancy short-term lets erodes the supply of homes for long-term residents at a time of national housing shortage. Policy **H8 of the draft Local Plan** specifically addresses Houses in Multiple Occupation (HMOs) and similar uses, seeking to limit concentrations that may undermine community cohesion. While No. 9 may not be formally designated as an HMO, its use as a **short-term rental property for up to 9 guests** has similar and **arguably greater disruptive potential**. Given the proximity of neighbouring homes – including **No. 7 which is attached** – this creates unacceptable pressure on residential character.

3. Negative Impact on Property Value and Marketability

The use of No. 9 as a high-occupancy holiday let is **likely to have a detrimental impact on the value and marketability** of neighbouring properties. It is widely acknowledged that proximity to short-term rental properties can deter potential buyers due to concerns over noise, security, and unpredictable occupancy. Although property value concerns are not always a planning matter, when linked to **loss of amenity and disruption to community character**, they become relevant under **material considerations**.

4. Visual Harm and Detrimental Environmental Impact

A large **commercial waste bin** has been placed at the front of No. 9, which is **unsightly and incongruous** in a residential street. The draft Local Plan's **Policy D2 (Landscape and Setting)** requires development to respect the visual amenity of its surroundings. The presence of industrial-style waste facilities degrades the **street scene**, especially in a neighbourhood with a high proportion of **elderly and long-term residents**. Additionally, residents have experienced **anti-social behaviour**, such as guests discarding **cigarette ends into their gardens**, including a notable incident on **10 January 2025**. This is unacceptable and contributes to a growing sense of community decline.

5. Anticipated Exacerbation in Summer Months

The full impact of **warmer months**, when the light evenings will likely encourage guests to make extended use of the rear garden, further increasing the potential for noise and anti-social activity late into the evening. The house is not designed or located to support such use without serious adverse impacts on **adjacent occupiers**.

Conclusion

In light of the above, we respectfully request that City of York Council **refuses any planning application or certificate of lawfulness** relating to the use of 9 Vesper Walk as a short-term holiday let. This use is clearly incompatible with established planning policy and is having a **direct, demonstrable, and ongoing negative impact** on neighbours, amenity, community cohesion, and local character.

5. CYC Decisions re: Planning Applications

| CYC Reference | Address | Description | Decision |
|---------------|---|--|-------------------------|
| 24/02204/FUL | 324 Huntington Road York YO31 9BT | Single storey side and rear extension. | Approved 14 Apr 2025 |
| 25/00363/FUL | Rosegarth 3A The Old Village Huntington York YO32 9RA | Pitched roof to dwelling, single storey rear extension, porch to front, cedar board cladding to part front elevation and alterations to doors and windows. | Approved 15 Apr 2025 |
| 25/00388/FUL | 8 Fern Close Huntington York YO32 9PA | Single storey front and rear extensions, dormer to the rear roof slope and alterations to fenestration. | Approved 25 Apr 2025 |
| 25/00225/TPO | 2 Paddock Close The Old Village Huntington York YO32 9GP | Up to 25% crown reduction of 1no. Sycamore tree; Crown reduce 1no. Silver Birch tree - protected by Tree Preservation Order no. 37/65 (as amended). | Consent 25 Apr 2025 |
| 25/00352/FUL | 28 Brockfield Park Drive Huntington York YO31 9EE | Single storey side and rear extension after removal of garage. | Approved 1 May 2025 |

6. Planning Enforcement Issues

Non raised.

7. To confirm date and time of next meeting.

To be held on Wednesday 28/04/2025 in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).