



HUNTINGTON PARISH COUNCIL

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Minutes of the Planning Committee Meeting held on Wednesday 9th July 2025

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

No apologies received, although it was noted that SP was absent

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 18/06/2025

Minutes of 18/06/25 were approved as a true and accurate record signed and dated by the Chair.

4. Planning Applications Considered 09/07/2025

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
25/01223/FUL	44 Keith Avenue Huntington York YO32 9QH	Reinstatement of garage following fire (retrospective).
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 (Amended).
Committee Comment: B We have no objections.		
25/01296/TPO	21 Victoria Way Huntington York YO32 9GE	Up to 4m crown reduction of T1 Oak and up to 2m crown reduction of T2 Oak - trees protected by Tree Preservation Order 117/1988.
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
1. We have no objections but would like assurances that the work will be undertaken by a qualified ARB approved tree surgeon.		
25/01350/TCA	5 Strensall Road York YO32 9RF	Fell 1no. Ornamental Cherry (B); crown reduction of 6no. trees (C-H) as submitted - trees in a conservation area.
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
1. We have no objections but would like assurances that the work will be undertaken by a qualified ARB approved tree surgeon		
2. However, we would like the work on the Blue Cedar to be undertaken when the tree is dormant and only pruned into the softwood, to avoid allowing access for disease.		

CYC Reference	Address	Description
25/01271/TPO	Development Site At Former 45 Lea Way Huntingdon York	Up to 3m lateral branch reduction of 1no. Oak to draw back branches on property side of tree protected by Tree Preservation Order CYC242.
<p>Committee Comment: D We object on the planning grounds set out.</p> <p>1 . We I strongly object to the proposed cutting back of the tree protected under a Tree Preservation Order (TPO), which appears to be solely for the convenience of construction access by a housing developer. This proposal conflicts with national and local planning policies that seek to protect and enhance our natural environment.</p> <p>National Planning Policy Framework (NPPF, 2023 update)</p> <p>Paragraph 131 of the NPPF states that "trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change." It further requires that planning policies and decisions should ensure that "existing trees are retained wherever possible" and that appropriate measures are taken to secure their long-term protection. Cutting back a protected tree purely for construction convenience does not constitute an acceptable or exceptional reason under national guidance, particularly when alternative access methods could be explored.</p> <p>City of York Council Draft Local Plan (2018-2033)</p> <p>Policy GI4: <i>Trees and Hedgerows</i> of the Draft Local Plan clearly states that "the Council will seek to retain trees that are of landscape, amenity, nature conservation or historical value." It also notes that trees protected by TPOs should only be removed or pruned where there is <i>clear arboricultural justification</i> and not merely for expediency or cost-saving by developers. Furthermore, the Plan emphasizes that development should "respect and enhance existing landscape features," and where removal is unavoidable, a detailed justification must be provided with mitigation strategies – neither of which appears to have been adequately addressed in this case.</p> <p>Huntingdon Parish Council Neighbourhood Plan (2017-2032)</p> <p>This Neighbourhood Plan recognises the importance of trees and green spaces to the rural and semi-rural character of Huntingdon. Policy HNP2: <i>Protecting Local Character</i> specifically supports the retention of "mature trees and hedgerows that contribute to the area's distinctive green infrastructure." Altering or damaging a protected tree for the sole benefit of construction access is clearly at odds with the community-led aspirations expressed in the Neighbourhood Plan.</p>		
25/01201/FUL	23 Lea Way Huntingdon York YO32 9PE	Single storey side and rear extension, re-cladding of existing dormers to the front roof-slope and enlargement and recladding of existing rear dormer, creation of apex roof to existing porch and application of render.
<p>Committee Comment: D We object on the planning grounds set out.</p> <p>1. Scale and Massing – Overdevelopment of the Site</p> <p>The proposed development includes a 50% increase in the ground floor area relative to the original footprint, and all of the first floor is also a new addition to the original build. This cumulative increase represents a disproportionate and excessive expansion which would dominate the host property and appear overbearing within the street scene. This level of intensification constitutes overdevelopment, contrary to:</p> <ul style="list-style-type: none"> • NPPF Paragraph 130, which requires development to be sympathetic to local character, including the surrounding built environment and landscape setting. • City of York Draft Local Plan Policy D1 (Placemaking), which seeks to ensure development responds to the local context and respects the form and scale of neighbouring buildings. <p>2. Incongruous Design and Harm to Local Character</p> <p>The proposal would radically alter the appearance of the existing semi-detached bungalow. The transition from a pitched roof form (with modest later additions) to a predominantly flat-roofed structure, combined with the use of modern cladding, is wholly out of keeping with the established architectural character of the area. The proposal would result in a visually jarring and disharmonious addition, particularly when viewed in context with the attached dwelling. This is contrary to:</p> <ul style="list-style-type: none"> • NPPF Paragraph 134, which states that development that is not well-designed should be refused, especially where it fails to reflect local design policies. 		

- **City of York Draft Local Plan Policy D11** (Extensions and Alterations to Existing Buildings), which requires extensions to be **subordinate in scale, sympathetic in design, and visually integrated with the host dwelling**.
- **Huntington Neighbourhood Plan Policy H1**, which promotes development that is in keeping with the **local vernacular** and protects the **distinctive character** of the area.

3. Loss of Privacy and Residential Amenity

The proposed kitchen window to the North Elevation raises concerns regarding the **potential for overlooking** and subsequent **loss of privacy** to neighbouring properties. Such a feature increasing opportunities for views into adjacent gardens and habitable rooms.

This is contrary to:

- **City of York Draft Local Plan Policy ENV2**, which requires development to protect the amenity of existing and future residents.
- **NPPF Paragraph 130(f)**, which states that development should create places with a **high standard of amenity for existing and future users**.

4. Poor Quality of Design

The proposed scheme, as submitted, fails to demonstrate **high-quality design principles**. The cumulative impact of excessive bulk, flat roof design, unsympathetic materials, and overlooking concerns results in a proposal that is **neither coherent nor respectful of its setting**.

This is in direct conflict with:

- **NPPF Chapter 12**, which prioritises good design and context-sensitive development.
- **City of York Draft Local Plan Policy D1**, which places high importance on design quality in relation to the surrounding environment.

25/01308/CPD	Red Oaks Avago Farm Brecks Lane Huntington York	Change of use from dwelling (use class C3) to a short-term holiday let (Sui Generis).
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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, from properties let as Airbnb's

1. Road Safety We object to the proposed change of use to short-term holiday accommodation (Airbnb) on the grounds that the access to the site is wholly unsuitable for intensified residential or commercial use. The site is reached via a narrow, single-carriage, unmade (unmetalled) private road that is already under pressure from existing residential traffic. The proposal is inconsistent with local and national planning policies that seek to ensure development is safe, sustainable, and in harmony with its setting. **National Planning Policy Framework (NPPF, 2023)**

The NPPF places a clear emphasis on ensuring that developments are supported by safe and suitable access (Paragraph 110), and that they do not have an unacceptable impact on highway safety or the amenity of surrounding residents. Paragraph 111 further states that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

The increased, unpredictable traffic associated with an Airbnb—often multiple vehicles, out-of-hours arrivals, and delivery vans—is wholly unsuitable for a fragile and narrow private access track not designed to accommodate intensified use. This raises serious concerns about emergency access, pedestrian safety, and the potential deterioration of the unadopted road surface.

City of York Council Draft Local Plan (2018–2033)

The Draft Local Plan Policy T1: Sustainable Access states that development will only be permitted where it is “appropriately accessed by the highway network,” and where it does not “interfere with the safe and free flow of traffic or otherwise compromise highway safety.” Policy D1: Placemaking also highlights the need for development to “minimise conflict between pedestrians, cyclists and vehicles.”

The current access road fails to meet these requirements. It lacks footways, lighting, and the structural robustness necessary to accommodate transient visitors unfamiliar with the road's limitations. The increased frequency of traffic will negatively affect neighbouring residents who rely on this shared access.

Huntington Parish Council Neighbourhood Plan (2017–2032)

Policy HNP1: Sustainable Development promotes development that reflects the infrastructure constraints of the area, including access and transport limitations. Policy HNP2: Protecting Local Character seeks to ensure that developments do not adversely affect the rural character of Huntington's residential environments.

Allowing an Airbnb in this location would result in a change of character from quiet, residential use to one of transient occupancy, bringing with it increased traffic, noise, and pressure on an unsuitable

private road. This is clearly at odds with the neighbourhood's vision of protecting residential amenity and preserving local distinctiveness.

2. 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 garden area of Red Oaks Avago Farm Brecks. Loud music, late-night gatherings, and even aggressive shouting and swearing which have been noted at other Airbnb's in the parish continued into the early hours (2–3 a.m.), clearly breaching acceptable residential noise levels. These have **not been isolated incidents**. Guests regularly arrive on Fridays with alcohol, and the properties are 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.

3. 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 Red Oaks Avago Farm Brecks may not be formally designated as an HMO, its use as a **short-term rental property for up to many guests** has similar and **arguably greater disruptive potential**. Given the proximity of neighbouring homes - this creates unacceptable pressure on residential character.

4. Negative Impact on Property Value and Marketability

The use of Red Oaks Avago Farm Brecks 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**.

5. Visual Harm and Detrimental Environmental Impact

Additionally, residents have experienced **anti-social behaviour**, such as guests discarding **cigarette ends into their gardens**, from other Airbnb's in the parish. This is unacceptable and contributes to a growing sense of community decline.

6. 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 Red Oaks Avago Farm Brecks as a 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 Reference	Address	Description	Decision
25/00652/ADV	Rollits LLP First Floor Forsyth House Unit 1 Alpha Office Park Monks Cross Drive Huntington	Display of 1no.internally illuminated and 1no. non illuminated fascia sign of built-up letters and logos fixed to an acrylic back trays	Approved 24 June 2025
24/02251/FUL	26 Ferguson Way Huntington York YO32 9YG	Single storey side extension after removal of garage	Refused 7 Feb 2025
Gone to Planning Appeal			
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
Gone to Planning Appeal			

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).

Meeting closed at 7:58pm