



HUNTINGTON PARISH COUNCIL

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

Tel: 07354 670193

e-mail: clerk@huntington-pc.gov.uk

www.huntington-pc.gov.uk



Minutes of the Planning Committee Meeting held on Wednesday 30th July 2025

| | |
|-----------------------------|--|
| PRESENT: | 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): | 17/11/2025 |
| DATE TO BE APPROVED: | 03/12/2025 |

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 09/07/2025

Minutes of 09/07/25 were approved as a true and accurate record signed and dated by the Chair.

4. Planning Applications Considered 30/07/2025

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 |
|---|--|--|
| 25/01330/FUL | 89 Anthea Drive Huntington York YO31 9DQ | Two storey side extension, single storey rear extensions and canopy to front. |
| Committee Comment: B We have no objections. | | |
| 25/01337/FUL | 8 Alexander Avenue York YO31 9HX | Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4). |
| Committee Comment: D We object on the planning grounds set out. | | |
| 1. 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 HMO lets erodes the supply of homes for long-term family residents at a time of national housing shortage of affordable family homes. 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. | | |
| 2. Negative Impact on residential parking within the street The higher density of occupation is likely to cause issues of HMO residents parking obstructing highways obstructing access for existing local residents as has happened within Huntington at HMO's on Mill Hill and New Lane. | | |
| 25/01322/ADV | Arabesque House Monks Cross Drive Huntington York | Display of 1no. illuminated fascia sign. |
| Committee Comment: C We do not object but wish to make comments or seek safeguards. We have concerns that the signage may distract drivers on the nearby roundabout. | | |

| CYC Reference | Address | Description |
|--|---|---|
| 25/01299/FUL | Development Site At Former 45 Lea Way Huntington York | Variation of conditions 2, 3, 4, 7, 10, 11 and 26 of permitted application 20/00089/FUL to alter the approved plans and elevations, alter the approved materials, reduction in height of boundary treatments to maintain enclosure and protection of the landscaped area, alterations to approved cycle store and reduction of external lighting. |
| Committee Comment: D We object on the planning grounds set out. 1. The Planning Committee take exception to the developer constantly coming back with variations to the conditions to the original consent, these variations always appear to be a cost cutting exercise by the developer. What is the point of the planning department attributing conditions to an approval, in order to maintain the integrity of the development if the developer constantly seeks to negate these conditions. | | |
| 25/00705/FUL | 121 Anthea Drive Huntington York YO31 9DQ | Two storey rear extension and single storey side/front extension. |
| Committee Comment: B We have no objections. | | |
| 25/01373/FUL | Portakabin Jockey Lane Huntington York YO32 9NE | Refurbishment of existing factory unit (Bays 1, 2 & 3) comprising recladding of north, south and west elevations together with replacement roller shutter doors, service/fire escape doors and external canopy; installation of replacement roof and other associated alterations, including demolition of modular buildings adjoining north elevation. |
| Committee Comment: B We have no objections. | | |
| 23/02257/REMM | Site to the West of the A1237 and South of North Lane Huntington York | Reserved matters application for appearance, landscaping, layout and scale of 314 houses ('Redrow Northern') pursuant to outline planning permission 18/00017/OUTM (Revised Description). |
| Committee Comment: D We object on the planning grounds set out. The Parish Council has not received a consultation document in regards to this matter and was therefore unable to comment on this application | | |
| 25/01429/FUL | 28 Foss Court Huntington York YO31 9YQ | Change of use from residential (use class C3) to short term holiday let (Sui Generis) |
| Committee Comment: D We object on the planning grounds set out. 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 the proposal. Guests regularly arrive on Fridays with alcohol, and the property is likely to be 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, Hunting-ton 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. 3. Negative Impact on Property Value and Marketability The use 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. 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**. It is also likely that multiple vehicles will be present which will likely cause parking issues for existing residents.

5. To Consider CYC Decisions re: Planning Applications

| CYC Reference | Address | Description | Decision |
|---------------|--|--|-------------------------------------|
| 24/02167/FUL | 10 East Way Huntington York YO31 9ES | Change of use from single dwelling use class C3 to a 4.no occupant House in Multiple Occupation within use class C4. | Approved 16 July 2025 |
| 25/00950/FUL | 7 Meadow Way Huntington York YO32 9QD | Single storey front extension. | Approved 16 July 2025 |
| 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. | Approved 16 July 2025 |
| 25/00893/FUL | 75 Strensall Road York YO32 9SH | Single storey rear extension, raising of roofline to create additional storey, dormers to side roof slopes and alterations to fenestration | Approved 22 July 2025 |
| 25/00896/FUL | 70 New Lane Huntington York YO32 9NN | Single storey rear extension | Approved 24 July 2025 |

6. Planning Enforcement Issues

Non raised.

7. To confirm date and time of next meeting.

To be held on Wednesday 20/08/2025 in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed at 7:39pm