



**Minutes of the Planning Committee Meeting held on Wednesday 3<sup>rd</sup> December 2025**

<b>PRESENT:</b>	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
<b>ITEM 1 APOLOGIES:</b>	
<b>CIRCULATION:</b>	To all attendees, apologies, and all other members of the Parish Council.
<b>MINUTES PREPARED BY:</b>	Lorraine Frankland
<b>DATE (Draft):</b>	04/12/2025
<b>DATE TO BE APPROVED:</b>	21/01/2023

**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 30/07/2025**

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

**4. Planning Applications Considered 03/12/2025**

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
25/01882/FUL	40 Abbots Gait Huntington York YO32 9SX	Single storey side extension.
Committee Comment: <b>C We do not object but wish to make comments or seek safeguards.</b> We believe this application may not need planning permission it would appear to fall under permitted development.		
25/01979/FUL	2 Kingsclere Huntington York YO32 9SF	Single storey rear extension.
Committee Comment: <b>B We have no objections.</b>		
25/02237/FUL	89 North Moor Huntington York YO32 9RY	Single storey side extension.
Committee Comment: <b>B We have no objections.</b>		
25/02283/FUL	17 Oak Glade Huntington York YO31 9JW	Conservatory to the rear.
Committee Comment: <b>B We have no objections.</b>		
25/02304/ADV	Go Outdoors Unit C Vangarde Way Huntington York	Display of 1no. internally illuminated sign to side elevation.
Committee Comment: <b>B We have no objections.</b>		

CYC Reference	Address	Description
25/02348/FUL	35 Linden Close Huntington York YO32 9RQ	Single storey rear extension.
Committee Comment: <b>C We do not object but wish to make comments or seek safeguards.</b> We have concerns that the signage may distract drivers on the nearby roundabout.		

### 5. To Consider CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
25/00484/FUL	Sunnymead Brecks Lane Huntington York YO32 9NP	Erection of 2no. dwellings (use class C3) with associated parking and landscaping following demolition of workshop.	Approved  31 July 2025
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.	Consent  6 Aug 2025
25/01201/FUL	23 Lea Way Huntington 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.	Approved  8 Aug 2025
25/01223/FUL	44 Keith Avenue Huntington York YO32 9QH	Reinstatement of garage (retrospective).	Approved  15 Aug 2025
25/01322/ADV	Arabesque House Monks Cross Drive Huntington York	Display of 1no. illuminated fascia sign.	Approved  20 Aug 2025
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.	Approved  1 Sept 2025
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)	Refused  1 Sept 2025
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.	Approved  5 Sept 2025
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) .	Refused  5 Sept 2025
25/00705/FUL	121 Anthea Drive Huntington York YO31 9DQ	Two storey rear extension and single storey side/front extension.	Refused  8 Sept 2025

CYC Reference	Address	Description	Decision
25/01503/TCA	35 The Old Village Huntington York YO32 9RA	Fell 1no. Plum - tree in a conservation area.	Consent  16 Sept 2025
25/01433/FUL	4 Kendrew Close Huntington York YO32 9NL	Single storey side and rear extensions.	Approved  5 Sept 2025
25/00971/FUL	574 Huntington Road York YO32 9QA	Erection of 1no. two storey dwelling after demolition of bungalow.	Withdrawn  30 Sept 2025
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	Consent  9 Oct 2025
25/01271/TPO	Development Site At Former 45 Lea Way Huntington 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	Consent  13 Oct 2025
25/01571/FUL	Unit 12A Monks Cross Shopping Park Monks Cross Drive Huntington York	Variation of condition 3 of permitted application 19/01956/FUL to reduce the size of units 12a and 12b	Approved  10 Oct 2025
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' Phase 1A and 1B) pursuant to outline planning permission 18/00017/OUTM.	Approved  17 Oct 2025
25/01682/TCA	31 The Old Village Huntington York YO32 9RA	Fell 1no. Conifer and crown reduce 1no. Ornamental Plum - trees in a conservation area.	Consent  17 Oct 2025
25/01661/FUL	38 Linden Close Huntington York YO32 9RQ	Single storey side/rear extensions and dormer to rear.	Approved  27 Oct 2025
25/01706/TPO	1 Arbor Close Huntington York YO32 9GA	Crown reduce to 4m ("pollard"), 1no. Horse Chestnut (T9) - protected by Tree Preservation Order 180.	Consent  3 Nov 2025
25/01760/TPO	168 New Lane Huntington York YO32 9ND	15-20% crown reduction to 1no. Oak (T3) protected by Tree Preservation Order 172.	Consent  3 Nov 2025
25/01709/FUL	82 The Old Village Huntington York YO32 9RB	Replacement door and windows to front elevation and application of render.	Approved  13 Nov 2025
25/01699/TPO	48 Stratford Way Huntington York YO32 9YW	Fell 1no. Silver Birch protected by Tree Preservation Order 106	Consent  18 Nov 2025
25/01754/FUL	92 New Lane Huntington York YO32 9NH	Single storey rear extension, first floor rear extension, porch to front and conversion of integral garage to habitable space with associated external alterations.	Approved  18 Nov 2025
25/01899/FUL	73 Broome Close Huntington York YO32 9RH	Single storey side and rear extension.	Approved  20 Nov 2025
25/01387/FUL	70 The Old Village Huntington York YO32 9RB	Replacement windows and door to front elevation, insertion of 1no. window to side elevation, 1no. rooflight to rear roof slope and new window/door to rear projection.	Approved  21 Nov 2025

CYC Reference	Address	Description	Decision
25/01813/ADV	Schuh Unit 17 Monks Cross Shopping Park Monks Cross Drive Huntington	Display of 2no. internally illuminated signs to front elevation and 1no. non-illuminated projecting sign.	Approved 25 Nov 2025
25/02046/FUL	560 Huntington Road York YO32 9QA	Single storey rear extension.	Approved 27 Nov 2025
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.	<b>Approved</b> 16 July 2025
25/00950/FUL	7 Meadow Way Huntington York YO32 9QD	Single storey front extension.	<b>Approved</b> 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.	<b>Approved</b> 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	<b>Approved</b> 22 July 2025
25/00896/FUL	70 New Lane Huntington York YO32 9NN	Single storey rear extension	<b>Approved</b> 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 7:35pm***