



**Minutes of the Planning Committee Meeting held on Wednesday 21<sup>st</sup> January 2026**

<b>PRESENT:</b>	Councillor D. Jobling (DJ) - Chair, Councillor S. Jobling (SJ), Councillor D. Geogheghan-Breen (DB), Councillor M. Cook (MC) and Lorraine Frankland (LF) – Parish Clerk/RFO – in attendance
<b>ITEM 1 APOLOGIES:</b>	Councillor M. Duncanson (MD)
<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>	25/02/2026

**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 03/12/2025**

Minutes of 03/12/2025 were approved as a true and accurate record signed and dated by the Chair.

**4. Planning Applications Considered 22/12/2026**

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
25/02349/FUL	5 Moor Way Huntington York YO32 9QF	Single storey side extension.
Committee Comment: <b>C We do not object but wish to make comments or seek safeguards.</b>		
1. This application would appear to be close to over development (i.e. that this addition will take the built area close to 50% of the site), we do however support this application in principle subject to confirmation that the 50% threshold has not been exceeded.		
25/02372/TCA	Farthings Chestnut Court The Old Village Huntington York	Crown reduction of 6no. trees in rear garden - trees in a Conservation Area.
Committee Comment: <b>B We have no objections.</b>		
25/02407/TPO	Mill Lodge 520 Huntington Road York YO32 9QA	Pollard 1no. Horse Chestnut (T29) to 4m due to tree condition as detailed in Arboricultural Technical Note dated 21.11.25 - tree protected by Tree Preservation Order 180/1992.
Committee Comment: <b>B We have no objections.</b>		

**4. Planning Applications Considered 21/01/2026**

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

CYC Reference	Address	Description
25/02560/FUL	2 Brewery Cottages New Lane Huntington York YO32 9NQ	Single storey rear extension following demolition of conservatory.
Committee Comment: <b>B We have no objections.</b>		
25/02523/ADV	Site Of Former Slip Inn Malton Road Huntington York	Display of 1no. digital LED display sign.
<p>Committee Comment: <b>D We object on the planning grounds set out.</b></p> <p>1. The application site is in the Green Belt. The land where the development is proposed falls within a green wedge and stray land, the landscape character of which is of strategic importance to the significance of York; the city's landscape and setting within its rural hinterland and the open green strays and river corridors and lngs, which penetrate into the heart of the urban area, breaking up the city's-built form. The development is inappropriate development within the Green Belt. There would also be harm to Green Belt purposes due to its overly assertive built form, creating a highly intrusive development that would have an urbanising effect on the setting. The scheme would have a significant detrimental impact on openness and characteristics of the green space which contributes positively to the setting of the area. Due to the adverse visual impact and harm to landscape character, there is also harm in terms of conflict with policies D1: Place-making and D2 Landscape and setting. Further harm has been identified in respect of a negative effect on biodiversity and conflict to policy GI2: Biodiversity and Access to Nature and harm to highway safety.</p> <p>2. The proposal would fail to comply with Huntington Neighbourhood Plan policy; H4, H14 and H17, Local Plan policies GB1: Development in the Green Belt which seeks to maintain the openness of the Green Belt by generally restricting development unless it complies with the listed exceptions and policy DP2: Sustainable Development which states development will help conserve, maintain and enhance the environment through conserving, and where appropriate enhancing, those elements which contribute to the special character and setting of the historic City by ensuring that development is unacceptable locations and of the highest standards in terms of urban design and detailing. It is also in conflict with policies D1, D2 and GI2 due to its adverse visual impact and adverse effect in respect of biodiversity. There is also harm to highway safety and conflict with National Planning Policy Framework Section 13, paragraph 154. There are no very special circumstances that outweigh the identified harm.</p>		

It was noted that; Application 26/00020/DMNOT White Horse Farm North Lane Huntington York YO32 9SU. Proposal: Demolition of farmhouse, bungalow, cattle shed and hard standing, had been received by CoYC

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

CYC Reference	Address	Description	Decision
25/02372/TCA	Farthings Chestnut Court The Old Village Huntington York	Crown reduction of 6no. trees in rear garden - trees in a Conservation Area.	<b>Consent</b>  09 Jan 2026
25/02237/FUL	89 North Moor Huntington York YO32 9RY	Single storey side extension.	<b>Approved</b>  12 Jan 2026
25/02304/ADV	Go Outdoors Unit C Vangarde Way Huntington York	Display of 1no. internally illuminated sign to side elevation.	<b>Approved</b>  14 Jan 2026
25/02283/FUL	17 Oak Glade Huntington York YO31 9JW	Conservatory to the rear.	<b>Approved</b>  14 Jan 2026
25/01825/FUL	30 Victoria Way Huntington York YO32 9GE	Single storey side and rear extension.	<b>Approved</b>  15 Jan 2026

25/02049/FUL	Chestnut House Chestnut Court The Old Village Huntington York	Single storey side and rear extensions.	<b>Approved</b>  15 Jan 2026
25/00680/FULM	OS Field 2432 North Lane Huntington York	Erection of 33no. dwellings and community hub with associated access, parking and landscaping	<b>Refused</b>  14 Jan 2026
21/01389/FUL	Ben Buck Comm. Assistance House Malton Road Stockton on Forest York	Erection of steel portal frame building following demolition of building	<b>Withdrawn</b>  23 Dec 2025
25/02348/FUL	35 Linden Close Huntington York YO32 9RQ	Single storey rear extension	<b>Approved</b>  15 Jan 2026

#### **6. Planning Enforcement Issues**

It was noted that; the land associated with 25/02523/ADV, had been mowed and cleared of vegetation, whether this has caused damage to the ecology of the site should be investigated.

#### **7. To confirm date and time of next meeting.**

To be held on Wednesday 25/02/26 in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

***Meeting closed at 9:10pm***