



**Minutes of the Planning Committee Meeting held on Wednesday 18<sup>th</sup> March 2026**

<b>PRESENT:</b>	Councillor D. Jobling (DJ) - Chair, Councillor S. Jobling (SJ), Councillor D. Geogheghan-Breen (DB), Councillor M. Cook (MC), Councillor M. Duncanson (MD), Councillor M. Duncanson (MD) Councillor N. Addison(NA) a member of the public 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>	25/03/2026
<b>DATE TO BE APPROVED:</b>	29/04/2026

**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 21/01/2026**

Minutes of 21/01/2026 were approved as a true and accurate record signed and dated by the Chair.

**4. Planning Applications Considered 18/03/2026**

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
26/00238/FUL	266 Malton Road Huntington York YO32 9TE	Extension to existing garage and increase of boundary fence height.
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. Re-submission
Committee Comment: <b>B We have no objections.</b>		
25/02193/FUL	22A Hopgrove Lane North York YO32 9TF	Erection of glazed rear dormer.
Committee Comment: <b>B We have no objections.</b>		
26/00192/FUL	4 Royal Avenue York YO31 9JS	Garage conversion and insertion of 2 windows to front.
Committee Comment: <b>B We have no objections.</b>		
26/00309/FUL	63 Willow Glade Huntington York YO32 9NJ	Single storey rear extension.
Committee Comment: <b>B We have no objections.</b>		
26/00313/CLD	38 Woodland Way Huntington York YO32 9NY	Certificate of lawful development of 1no. dormer to rear.
Committee Comment: <b>B We have no objections.</b>		

26/00326/FUL	7 Brockfield Park Drive Huntington York YO31 9ED	Single storey front and side extensions.
Committee Comment: <b>B We have no objections.</b>		
26/00234/CPD	275 Huntington Road York YO31 9BR	Certificate of lawfulness for proposed development of loft conversion with dormer to rear, side facing window, roof lights and removal of chimney.
Committee Comment: <b>B We have no objections.</b>		
26/00241/OUT	20 Greenacres Huntington York YO32 9QB	Outline application for 1 no. dwelling and access.
<p>Committee Comment: <b>D We object on the planning grounds set out.</b></p> <p>1. The proposal fails to accord with key principles set out in the National Planning Policy Framework (NPPF), particularly those relating to achieving well-designed places. Section 12 of the NPPF emphasises that development should be sympathetic to local character, including the surrounding built environment and landscape setting. The introduction of an additional dwelling in this constrained garden plot represents overdevelopment and fails to respond appropriately to the prevailing character of the area.</p> <p>Furthermore, the proposal would result in the existing principal dwelling becoming visually and functionally subservient to the new structure, which undermines the established pattern of development and hierarchy of plots. This is contrary to the NPPF's requirement that developments add to the overall quality of the area rather than detract from it.</p> <p>2. The proposal is inconsistent with policies within the City of York Draft Local Plan, particularly those concerning design, residential amenity, and density. The Local Plan seeks to ensure that new development respects the character and context of its surroundings and does not result in inappropriate garden development or tandem/backland development that harms the spatial character of an area.</p> <p>The proposed dwelling represents an over intensification of the plot and fails to reflect the established grain of development within Greenacres, which is characterised by modest, well-spaced bungalows set within generous plots. The introduction of a second dwelling disrupts this pattern and erodes the spacious, low-density character of the street.</p> <p>3. The Huntington Neighbourhood Plan places strong emphasis on protecting the character of the parish, including its residential areas. Development proposals are expected to be in keeping with the scale, massing, and layout of existing properties.</p> <p>This proposal is clearly at odds with those objectives. The insertion of a new dwelling within the garden of an existing bungalow results in a cramped and contrived form of development that is not reflective of the surrounding area. The subordination of the original dwelling further highlights the incongruity of the scheme.</p> <p>4. Greenacres is typified by single-storey bungalows with consistent spacing and a clear building line. The proposed development introduces a form and layout that is out of character with neighbouring properties. The presence of an additional dwelling in a rear or garden position would appear incongruous and visually intrusive, undermining the cohesive character of the area.</p> <p>5. The proposal represents overdevelopment of the site, resulting in a cramped layout that is likely to adversely affect residential amenity. This includes potential impacts on privacy, outlook, and the overall sense of openness that currently defines the area.</p>		
26/00410/ADV	Ray Chapman Motors 223 Malton Road Huntington York YO32 9TD	Display of 1no. totem sign, 8no. brand columns, 2no. fascia signs and cladding to front elevation.
Committee Comment: <b>B We have no objections.</b>		

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

CYC Reference	Address	Description	Decision
25/01979/FUL	2 Kingsclere Huntington York YO32 9SF	Single storey rear extension.	<b>Approved</b>  22 Jan 2026
25/02349/FUL	5 Moor Way Huntington York YO32 9QF	Single storey side extension.	<b>Approved</b>  22 Jan 2026
25/02120/TPO	Sleeper Path Community Garden and Allotments.	Fell 1no. Ash tree protected by Tree Preservation Order 206/1994	<b>Consent</b>  28 Jan 2026
26/00020/DMNOT	White Horse Farm North Lane Huntington York YO32 9SU	Demolition of farmhouse, bungalow, cattle shed and hard standing .	<b>Withdrawn</b>  3 Feb 2026
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.	<b>Consent</b>  4 Feb 2026
26/00117/FUL	4 Mendip Close Huntington York YO32 9RR	Loft conversion including flat roof dormers to front and rear.	<b>Refused</b>  17 Feb 2026
26/00064/NOCONS	Site Of Former Slip Inn Malton Road Huntington York	Reported mowing and clearing of vegetation.	<b>Investigation</b>  18 Feb 2026
25/02053/FUL	Brecks Garage 223 Malton Road Huntington York YO32 9TD	Shopfront alterations.	<b>Approved</b>  25 Feb 2026
25/02560/FUL	2 Brewery Cottages New Lane Huntington York YO32 9NQ	Single storey rear extension following demolition of conservatory.	<b>Approved</b>  25 Feb 2026
25/02249/ADV	Site to the West of The A1237 and South of North Lane Huntington York	Display of 2 no. V-board signs and flag poles.	<b>Approved</b>  26 Feb 2026
26/00431/TCNOT	3 Ikin Way Huntington York YO32 9SB	Notification under section 5 of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 for the Installation of fixed line broadband electronic communications apparatus (12m wooden pole)	<b>Approved</b>  17 Mar 2026

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

It was noted that; the Barratt Homes appear to be breaching their planning conditions by allowing work to begin and finish on site outside the agreed operating hours. Also, delivery vehicles are standing on New Lane waiting to deliver before operating hours and they are siting with engines running which is causing a noise disturbance to nearby residents.

### **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 9:05pm**