

HUNTINGTON PARISH COUNCIL

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

Tel: 01904 607531

e-mail: huntington.parishclerk@yahoo.co.uk

www.huntingtonparishcouncil.co.uk

**Minutes of the Planning Committee Meeting held on Wednesday 14th August 2019 in
Huntington Community Centre at 7:00pm**

PRESENT:	Councillor D. Jobling - Chairman, Councillor D. Smith, Councillor G. Shann, Councillor A. Hawxby, Councillor D. Geogheghan-Breen, Councillor J. Shann and Councillor S. Jobling and Lorraine Frankland (Parish Clerk) – in attendance
ITEM 1 APOLOGIES:	Councillor M. Duncanson
CIRCULATION:	To all attendees, apologies and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	15/08/19
DATE TO BE APPROVED:	11/09/19

1. To Note Apologies for Absence

Councillor M. Duncanson; absent due to Annual Leave

2. To Receive Declarations of Personal, Prejudicial or Disclosable Pecuniary Interests (not previously declared) on any Items of Business

No such requests made.

3. To Approve Minutes of Planning Committee meeting held 17/07/19

Minutes of 17/07/19 were approved as a true and accurate record signed and dated by DJ Chairman.

4. Planning Applications Considered on 14/08/19

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

CYC Reference	Address	Description
19/01505/ADV	Monks Cross Shopping Park Trust Unit 14 Monks Cross Shopping Park Monks Cross Drive Huntington York YO32 9GX	Display of 2no. internally illuminated fascia signs.
Committee Comment: B We have no objections		
19/01465/FUL	11 Greenacres Huntington York YO32 9QQ	Single storey rear extension and dormer to front.
Committee Comment: B We have no objections		
19/01526/ADV	S G Petch Jockey Lane Huntington York YO32 9XX	Display banner sign on the boundary fence facing Jockey Lane - retrospective.
Committee Comment: B We have no objections		
19/01517/FUL	68 North Moor Road Huntington York YO32 9QR	Single storey rear extension with alterations to side elevation fenestration.
Committee Comment: B We have no objections		
19/01545/ADV	Holiday Inn Express Malton Road Huntington York YO32 9TE	Display of 1no. internally illuminated totem sign.

Committee Comment: B We have no objections		
19/01689/FUL	236 New Lane Huntington York YO32 9LZ	Two storey side and rear extension and single storey rear extension.
Committee Comment: B We have no objections		
19/01666/ABC3	Tall Timbers North Lane Huntington York YO32 9SU	Conversion of a timber clad barn and adjacent stables into dwelling house and car garaging.
Committee Comment: D We object on the planning grounds set out. 1. The main roof is dual pitched from side to side. corrugated asbestos cement sheeting. There is some water damage to the timbers which will need to be repaired. The side off-shoots have dual pitched roofs running from front to rear. As with the main structure these have corrugated asbestos cement sheeted roofs which are supported by timber trusses and purlins. 2. ... corrugated asbestos cement cladding to the main structure The main structure is built from timber posts that have suffered a degree of deterioration at the base due to damp and rot. 5. The floor of the barn It will need to be replaced. a. ...the use of up to 450m² of existing floor space the replacement or installation of windows, doors, roofs, exterior walls, water, drainage, electricity, gas and other services "to the extent <u>reasonably necessary</u> for the building to function as a dwelling." b. the <u>partial demolition</u> "to the extent reasonably necessary to carry out the allowable building operations." 6. The existing building is structurally sound and suitable for conversion to a domestic property. 7. The asbestos cement sheeting will need to be removed and disposed of by a specialist contractor. Given that the applicants own structural report suggest that: there is damage to roof timbers, supporting structural timbers, timber cladding and that all cement sheeting needs replacing, together the earth floor of the barn to bring it up to current building regulation compliance. The planning committee question whether this is a conversion, as there would be very little of the original building remaining, this appears to be a rebuild in to site of the original building. The use of the phrases <u>reasonably necessary</u> and <u>partial rebuild</u> seem very elastic and in the view of HPC planning committee the proposal goes beyond reasonable and partial and appears to be an attempt to abuse current ABC3		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
19/00497/FUL	Telecommunications Mast to the North of Unit 5 Birch Park Huntington York	Upgrade of existing communications apparatus consisting of a replacement monopole of 20m in height, supporting new antenna, dishes and ancillary apparatus along with new and replacement/relocated cabinets at ground level within existing compound	Refused 19 July 2019
19/00968/OUT	23 New Lane Huntington York YO32 9NR	Outline planning application with all matters reserved for erection of 1no. dwelling to rear (resubmission).	Approved 23 July 2019
19/01134/ADV	S G Petch Jockey Lane Huntington York YO32 9XX	Display of no. 2 internally illuminated fascia signs.	Approved 29 July 2019
19/00832/FUL	Gate C Portakabin Jockey Lane Huntington York	Enlargement of existing access with installation of security gates and fencing	Approved 2 August 2019
19/00937/FUL	19 Vesper Walk Huntington York YO32 9SZ	Dormers to front and rear roof slopes and single storey rear extension.	Approved 2 August 2019
19/01043/FUL	22 Hopgrove Lane North York YO32 9TF	Erection of 1no. dwelling (revised position to approval 18/00395/FUL)	Approved 2 August 2019
19/01251/TPO	Stoneacre Motors Jockey Lane Huntington York YO32 9GY	Crown lift Ash protected by Tree Preservation Order no. CYC343.	Consent 5 August 2019

19/01143/FUL	9 Fern Close Huntington York YO32 9PA	Dormer to front	Refused 5 August 2019
19/01244/ADV	Go Store Self Storage Monks Cross Drive Huntington York YO32 9GZ	Display of 2no. internally illuminated fascia signs and 7no. non-illuminated fascia signs	Approved 6 August 2019
19/00970/FUL	Dartstone Properties 4 Omega Monks Cross Drive Huntington York	Change of use of part of ground floor office (Use Class B1) to mixed use professional services (Use Class A2) and physiotherapy centre (Use Class D1)	Approved 6 August 2019
19/01242/FUL	20 Pentland Drive Huntington York YO32 9PQ	Single storey side extension, loft conversion with dormer to rear, roof lights to front and alteration of conservatory roof to 20 Pentland Drive, and raising of ridge height of both 20 and 22 Pentland Drive	Approved 7 August 2019
19/00584/FUL	31 The Old Village Huntington York YO32 9RA	Two storey rear extension, replacement doors and windows and replacement cladding to the front	Approved 13 Aug 2019
19/01527/TCA	5 Strensall Road York YO32 9RF	Pollard Alder to 8 foot - tree works in a Conservation Area	Consent 14 Aug 2019

6. Planning Enforcement Issues

None reported.

7. To Consider any other Planning and Green Belt related Issues:

The Neighbourhood Planning is now being held by CoYC, they are now requesting a Habitat Analysis, it was noted the Neighbourhood Plan has now been four years in the making.

8. To confirm date and time of next meeting.

To be held on Wednesday 11th September 2019 at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed at 7:35pm

DB offered apologise for 11/09/19 due to AL