

HUNTINGTON PARISH COUNCIL

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**Minutes of the Planning Committee Meeting held on Wednesday 12th December 2018
in Huntington Community Centre at 7:00pm**

PRESENT:	Councillor D. Jobling – Chairman Councillor D. Geogheghan-Breen, Councillor M. Duncanson, Councillor D. Smith, Councillor G. Shann, Councillor J. Shann, Councillor A. Hawxby Councillor S. Jobling and Lorraine Frankland (Parish Clerk) – 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):	13/12/18
DATE TO BE APPROVED:	09/01/19

1. To Note Apologies for Absence

All Present

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 07/11/18

Minutes of 07/11/18 were approved as a true and accurate record signed and dated by Chairman.

4. Planning Applications Considered 12/12/18

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
18/02566/FULM	Monks Cross Shopping Park Trust Monks Cross Shopping Park Monks Cross Drive Huntington York	Variation of conditions 3, 9 and 18 of approved application 16/01968/FULM to alter shop fronts, landscaping and car park layout.
Committee Comment: B We have no objections		
18/02541/FUL	7 Hopgrove Lane North York YO32 9TF	Erection of detached two storey dwelling with attached garage following demolition of existing dwelling and detached garage.
Committee Comment: C We do not object but wish to make comments or seek safeguards.		
<ul style="list-style-type: none"> We would like to see a dilapidation report on the state of the private road 'Hopgrove Lane North', before any building works take place and would want assurances, that the road would be left in the same state of repair after the works have been completed We would like a limit to working hours of Mon – Fri, 8:00am - 5:00pm and Sat 8:00am – 12:00 noon, and a weight limit restriction on vehicles delivering to the site. 		
18/02647/TPO	23 Keith Avenue Huntington York YO32 9QH	Crown lift and thin by 10%, re-balance Oak protected by Tree Preservation Order No: CYC284
Committee Comment: C We do not object but wish to make comments or seek safeguards. We would like the work to be carried out by a qualified tree surgeon.		

18/02648/TCA	18 Strensall Road York YO32 9RG	Re-pollard Willow tree in a Conservation Area.
Committee Comment: C We do not object but wish to make comments or seek safeguards. We would like the work to be carried out by a qualified tree surgeon.		
18/02528/FUL	Birch Tree Lodge 398A Huntington Road York YO31 9HU	First floor side extension and two storey rear extension.
Committee Comment: D We object on the planning grounds set out. Given that the property itself is built in what was once the neighbouring properties garden we believe that the proposed extensions to the first floor would: <ul style="list-style-type: none"> • Have an adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy and overshadowing • Result in unacceptably high density/over-development of the site, the effect upon the open aspect of the neighbourhood • The visual impact of the development would be negative • Effect of the development on the character of the neighbourhood result in cramped appearance. 		
18/02690/FUL	2 Meadow Way Huntington York YO32 9QD	Erection of 1no. dwelling with replacement garage and new access.
Committee Comment: D We object on the planning grounds set out. We believe that the proposal would: <ul style="list-style-type: none"> • Have an adverse effect on the residential amenity of neighbours, by reason of overlooking and loss of privacy • Result in unacceptably high density/over-development of the site, especially as it involves loss of garden land and the open aspect of the neighbourhood (so-called 'garden grabbing') • The visual impact of the development would be negative • Effect of the development on the character of the neighbourhood result in cramped appearance. 		
18/02606/FUL	NHS Property Services Limited Mill Lodge 520 Huntington Road York YO32 9QA	Replacement of timber framed casement windows and doors with aluminium framed windows and doors.
Committee Comment: B We have no objections		
18/02627/OUT	11 Strensall Road York YO32 9RF	Outline application for erection of 1no. detached dwelling to include demolition of existing outbuildings & new vehicular access to 11
Committee Comment: C We do not object but wish to make comments or seek safeguards. <ul style="list-style-type: none"> • Whilst we are aware that the building is not listed, the house is in excess of 150 years old and the attached barn appears to pre-date the house, the planning committee would like to investigate whether the barn could be repaired/redeveloped to form residential accommodation before a new building is built on the site • If repair is not viable then the committee would like assurances that; any development would be as a sole residence, and that any new building would be both subservient in size to the original house (11 Strensall Road) and would be of a design and constructed of materials that are sympathetic to the neighbouring properties of 11 Strensall road and the School House and Board School opposite (26 & 28 Strensall Road) 		
18/01438/FUL	63 Meadowfields Drive Huntington York YO31 9HW	Two storey side and rear extension.
Committee Comment: C We do not object but wish to make comments or seek safeguards. <ul style="list-style-type: none"> • The committee are concerned that the original garage is to be converted to form an additional, separate dwelling • That this second dwelling could have an adverse impact on the neighbourhood by way of unacceptably high density/over-development of the site, the effect upon the open aspect of the neighbourhood and result in a shortage of off-road parking. 		

18/02662/ADV	Toby Carvery Malton Road Huntington York YO32 9TE	Display of 1no. externally illuminated freestanding sign, 2no. externally illuminated post mounted signs, 1no. externally illuminated wall mounted sign, 1no sign-written display and 1no. internally illuminated brass lantern (resubmission)
Committee Comment: B We have no objections		

5. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
18/02144/FUL	6 Brockfield Road Huntington York YO31 9DZ	Single storey side and rear extensions.	Approved 13 Nov 2018
18/02156/FUL	16 Stephenson Close Huntington York YO32 9GG	Single storey rear extension and replacement driveway (revised scheme).	Approved 14 Nov 2018
18/01463/FUL	9 Hopgrove Lane North York YO32 9TF	Single storey side extension including ramp and rail for disabled access.	Withdrawn 20 Nov 2018
18/02213/FUL	Unit 2 Arabesque House Monks Cross Drive Huntington York	Change of use from Office (B1A) to driving test centre (Sui Generis) with formation of new entrance and access path and alterations to existing car park	Approved 21 Nov 2018
18/02341/ADV	Kiosk 4 Vangarde Way Huntington York YO32 9AE	Display of 1 no. internally illuminated fascia sign.	Approved 23 Nov 2018
18/02123/FUL	Huntington Cp Sch. North Moor Road Huntington York YO32 9QT	Erection of building to house mechanical ventilation/heat recovery unit and ducting for classroom.	Approved 29 Nov 2018
18/02009/FUL	1A Woodland Way Huntington York YO32 9NX	White render to whole house, extend front and rear dormers, alterations to windows and doors.	Approved 29 Nov 2018

6. Planning Enforcement Issues

- i) LF has not yet had a response from CoYC regarding the application 17/02559/FUL for 4 Kirk View, in regards to the appeal to the planning inspectorate, however there have been two further appeals on this property, in regards to 18/01035/FUL & 18/01287/FUL LF has written a blanket response to all three appeals (response read to meeting) as it is difficult to tell which appeal (APP/C2741/W/18/320984 & APP/C2741/C/18/3203300) is tied to which planning application. It was **agreed** that; Huntington Parish Council supports all CoYC decisions and the enforcement notice in regards to this property.

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

- i) Awaiting maps from CoYC for inclusion within the Neighbourhood Plan.

8. To confirm date and time of next meeting.

To be held on Wednesday 9th January 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 8:10pm