

**HUNTINGTON PARISH COUNCIL**

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**Minutes of the Planning Committee Meeting held at 7:00pm on Monday 5<sup>th</sup> December 2022**

<b>PRESENT:</b>	Councillor D. Geogheghan-Breen - Acting Chair, Councillor G. Shann, Councillor A. Hawxby, Councillor J. Shann, Councillor D. Smith, Councillor D. Jobling, Councillor S. Jobling, Councillor M. Duncanson and Lorraine Frankland (Parish Clerk) – 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>	07/12/22
<b>DATE TO BE APPROVED:</b>	11/01/23

**1. To Note Apologies for Absence**

All in attendance discussed via written producer

**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 12/10/22**

Minutes of 12/10/22 minutes are to be approved on 11/01/23

**4. Planning Applications Considered on 05/12/22**

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
22/02334/FUL	19 Lea Way Huntington York YO32 9PE	Side extension, addition of gable above front door, removal of front boundary wall, and installation of permeable paving to front garden.
Committee Comment: <b>B We have no objections.</b>		
22/01800/FULM	York Motorsports Village Kathryn Avenue Huntington York YO32 9JS	Erection of 7 storey apartment block comprising 139no. apartments (use class C3) with associated access, cycle parking, car parking, ancillary amenity space, landscaping, and sub-station after demolition of existing building.
Committee Comment: <b>D We object on the planning grounds set out.</b>		
<p>1. The proposed development would be in close proximity to a commercial garages and retail units. These existing uses have the potential to create noise that may impact on the amenity of the future occupiers of the proposed development. The NPPF sets out that existing businesses should not have unreasonable restrictions placed on them as a result of proposed development. Whether the proposal would be in compliance with national planning policy set out in Sections 8, 12, and 15 of the National Planning Policy Framework, which seeks to mitigate and reduce to a minimum potential impact resulting from noise, policy GP1 of the Development Control Local Plan (2005), and policies D1 and ENV2 of the Publication Draft Local Plan (2018)</p> <p>2. By virtue of the lack of outlook, and lack of privacy, cramped design layout the proposed development would result in a poor level of residential amenity and living conditions for the future occupiers of the flats. The proposal would, therefore, be contrary to Central Government guidance contained within National Planning Policy Framework which states that the planning system should secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The proposal also conflicts with Policy D1</p>		

(Placemaking) of the Publication Draft City of York Local Plan (2018) and Policy GP1 (Design) of the City of York Development Control Draft Local Plan (2005), and Section 8 and 12 of the NPPF

3. The proposed layout does not allow for the efficient delivery of goods, and access by service and emergency vehicles vehicle parking and vehicle manoeuvring space

4. The proposal also fails to make adequate provision for the cycle storage, whilst there is stated provision for 129 cycles the mechanics of manoeuvring cycles down corridors and out through double doors is impractical and ill-conceived resulting in a constrained access and potential HSE implications. The failure to provide adequate access would result in a poor standard of amenity for future occupants and would be likely to deter the use of sustainable transport. For similar reasons the distance between the refuse bin collection store and refuse bin storage area is not considered to be practical and would be most likely result in waste from the properties on the higher floors being left outside lower floors properties which would be harmful to visual amenity. Section 9 of the National Planning Policy Framework which states that decisions should take account of whether safe and suitable access to the site can be achieved for all people. There is also conflict with Central Government Guidance within paragraph 112 of the NPPF which requires developments to accommodate allowance for servicing and vehicular access, give priority to pedestrian movements, and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians. In addition the proposal is in conflict with Paragraph 130 of the National Planning Policy Framework, which states that planning decisions should ensure that developments will function well and add to the overall quality of the area, be visually attractive as a result of good architecture and layout and are sympathetic to local character and create places that promote health and well-being with a high standard of amenity for existing and future users. As such, the development fails to comply with policy GP1, T4 and WM1 of the Development Control Local Plan (2005) and policies T1, DP2, D1, ENV2, and WM5 of the Publication Draft Local Plan (2018), Policies H1, H4, H10 and H20 of the Huntington Neighbourhood Plan, and Sections 8, 9 and 12 of the NPPF. It is considered that the above cannot be overcome by condition(s)

5. No information has been submitted to demonstrate that the proposal would comply with the requirements of Policy EC2 (Loss of Employment Land) of the draft Local Plan (2018) and Policy E3b (Existing and Proposed Employment Sites) of the Development Control Local Plan (2005). It is considered that these policies are in accordance with national planning guidance, and it is therefore reasonable to apply the policy requirements paragraph 81 of the NPPF

6. City of York Council have acknowledged a climate emergency, is it acceptable that; applications be granted on brownfield sites where perfectly feasible buildings exist. Weight should be given that allows for the removal of all the existing buildings (and all the negative environmental impact that removal has) to then rebuild covering the same footprint. An annual audit of England's heritage suggests that buildings should instead be upgraded and reused to save energy. It claims that by "thoughtfully adapting" an old building in the right way, CO2 emissions could be reduced by more than 60 per cent. <https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/>

7. Unacceptably high density/over-development of the site, the effect of the development on the character of the neighbourhood, appears to adversely impact the neighbourhood. The proposed development will have a negative impact on the residential amenity for both the residents of the proposed properties and those of the neighbours

8. The negative visual impact of the development especially for the residents of Forge Close, from Jockey Lane, and the wider area, where all existing housing stock is two storeys, the proposal for seven storeys is not in keeping with the environment

9. Design including bulk, massing and detailing makes the site look cramped, over-bearing and oppressive. The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity

10. This proposal does not enhance the character and appearance of the area, having looked at what the applicant (Moda Living) have built elsewhere such as Leeds, Manchester, Birmingham, Edinburgh and London they don't appear to offer anything actually affordable, and seem exclusively build to rent (at an exorbitant price) on short term lets, this is not what is needed in our Parish, or identified in our Neighbourhood Pan.

11. Parking at the site seems woefully inadequate with 23 regular spaces and 4 DDA spaces, the proposal would have 189 double bedrooms therefore the building could accommodate a maximum of 372 residents, and it would appear there will be on site staff in addition to this, parking around at the York Stadium Leisure Complex. is already restricted for the tenants and their

associated visitors, being limited to 4hrs (2hrs match day). This seems a recipe for disaster and will cause problems for neighbouring residential areas when residents parking spreads beyond the site.

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

CYC Reference	Address	Description	Decision
22/02002/FUL	6 Langley Court Huntington York YO32 9SG	Single storey side extension.	<b>Approved</b>  11 Nov 2022
22/02003/FUL	The Wilberforce Trust Wilberforce House 49 North Moor Road Huntington York	Erection of 3no. two-bedroom dwellings and 6no. two-bedroom flats with associated parking, following demolition of existing buildings.	<b>Refused</b>  16 Nov 2022
22/02045/FUL	28 Willow Glade Huntington York YO32 9NJ	Replacement of existing front door and window with larger window, 2no. bricked up windows to side and French doors to rear.	<b>Approved</b>  16 Nov 2022
22/01935/ADV	Next Unit B Vangarde Way Huntington York	Display of 2no. internally illuminated fascia sign to front/south and 1no. internally illuminated fascia sign to rear/north.	<b>Approved</b>  16 Nov 2022
22/02030/FUL	13 Cleveland Way Huntington York YO32 9PG	Dormer to rear including raising of ridge height.	<b>Approved</b>  17 Nov 2022
22/02075/FUL	15 Hopgrove Lane North York YO32 9TF	Single storey side and rear extensions, roof alterations and loft conversion with dormers to front and rear elevations.	<b>Approved</b>  23 Nov 2022
22/01949/FUL	1 Whitethorn Close Huntington York YO31 9EZ	Single storey rear extension.	<b>Approved</b>  25 Nov 2022
22/02175/FUL	23 The Old Village Huntington York YO32 9RA	Single storey rear extension, alterations to windows and rooflights to front and rear.	<b>Approved</b>  2 Dec 2022

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

Non-raised

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

To be held on Wednesday 11/01/23 at 7:00pm in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

***Meeting closed electronically 4pm***