



### **Minutes of the Planning Committee Meeting held on Wednesday 17<sup>th</sup> June 2026**

|                             |                                                                                                                                                                                                                            |
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| <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), 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>        | 19/06/2026                                                                                                                                                                                                                 |
| <b>DATE TO BE APPROVED:</b> | 22/07/2026                                                                                                                                                                                                                 |

#### **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 20/05/2026**

Minutes of 20/05/2026 were approved as a true and accurate record signed and dated by the Chair.

#### **4. Planning Applications Considered 17/06/2026**

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                                                                                          |
|----------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 26/01000/ADV                                       | Claire's Unit 5 Pod 3<br>Monks Cross<br>Shopping Park Monks<br>Cross Drive Huntington | Display of 3no. internally illuminated fascia signs and 1no. internally illuminated projecting sign. |
| Committee Comment: <b>B We have no objections.</b> |                                                                                       |                                                                                                      |
| 26/01004/FUL                                       | 71 Anthea Drive<br>Huntington York<br>YO31 9DB                                        | Change of use of dwellinghouse (use class C3) to a children's residential care home (use class C2).  |

Committee Comment: **D We object on the planning grounds set out. (Discussed at Full Parish item 26-27.30.)**

- On the grounds that the proposal represents an unsustainable intensification of the use of the site and would result in unacceptable impacts on residential amenity, highway safety and the character of the surrounding area.
- That it fails to adequately address the impact on parking provision, traffic generation and highway safety, contrary to national and local planning policy. The proposal does not provide sufficient parking for staff and visitors. As a result, there is a significant risk that vehicles will park on surrounding residential streets, where on-street parking is already limited. This would increase pressure on existing parking provision, causing inconvenience to residents and reducing the availability of parking for local households and legitimate visitors.
- The lack of adequate off-street parking is also likely to lead to inappropriate and unsafe parking practices, including vehicles parking close to junctions or in locations that obstruct visibility. The site is situated close to a relatively blind junction, where visibility is already restricted. Additional parked vehicles in this location would increase the risk of conflict between motorists, cyclists and pedestrians,

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| <p>creating an unacceptable impact on highway safety.</p> <p>These concerns are inconsistent with the National Planning Policy Framework (NPPF), particularly Section 9, Promoting Sustainable Transport. Paragraph 116 states that development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety or where the residual cumulative impacts on the road network would be severe. In this case, the combination of inadequate parking provision, increased on-street parking and reduced visibility at a nearby junction would result in an unacceptable impact on highway safety.</p> <p>The proposal is also contrary to the City of York Draft Local Plan, which seeks to ensure that development provides appropriate parking provision, safeguards highway safety, and does not have an unacceptable impact on the local transport network. Development should be designed so that it does not create hazards for road users or place unreasonable pressure on surrounding residential streets. Furthermore, the proposal conflicts with the Huntington Neighbourhood Plan, which supports development that respects the character and amenity of the local area and ensures that parking and traffic impacts do not adversely affect existing residents. Allowing overspill parking onto already congested residential roads would undermine these objectives and diminish the quality of the local environment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                 |                                                                                                                                                                                                     |
| 26/01030/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 8 Hopgrove Lane<br>North York YO32 9TF                                          | Erection of 1no. dwelling and detached outbuilding following demolition of existing bungalow.                                                                                                       |
| Committee Comment: <b>B We have no objections.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                 |                                                                                                                                                                                                     |
| 26/01055/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Chestnut House<br>Chestnut Court The<br>Old Village Huntington<br>York YO32 9RD | Single storey side and rear extensions, replacement windows throughout, installation of solar panels, dormer to rear and 1no. rooflight to front roof slope                                         |
| Committee Comment: <b>B We have no objections.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                 |                                                                                                                                                                                                     |
| 26/01069/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 10 East Way<br>Huntington York<br>YO31 9ES                                      | Change of use of small House in Multiple Occupation (C4) to a large House in Multiple Occupation (Sui Generis) for up to 7no. occupants including two storey side and single storey rear extensions |
| <p>Committee Comment: <b>D We object on the planning grounds set out.</b></p> <p>1. On the grounds that the proposal represents an unsustainable intensification of the use of the site and would result in unacceptable impacts on residential amenity, highway safety and the character of the surrounding area. The committee considers that the site has reached, and indeed exceeded, its reasonable capacity.</p> <p>2. The proposal would result in an over-intensive occupation of a semi-detached dwelling on a modest residential plot. The application has not demonstrated that the internal communal facilities, circulation space, external amenity space or refuse storage arrangements are capable of comfortably accommodating the increased number of residents.</p> <p>Paragraph 135 of the National Planning Policy Framework requires developments to provide a high standard of amenity for both existing and future users. The Parish Council considers that increasing the occupancy would create a cramped living environment that would not provide satisfactory living conditions for future residents.</p> <p>3. The application fails to demonstrate that sufficient off-street parking can be provided for the proposed increase in occupancy. The property occupies a prominent position close to a road junction. The existing driveway is limited in capacity and cannot realistically accommodate the likely parking demand generated by the increased number of occupants. Consequently, additional vehicles are likely to park on East Way.</p> <p>4. On-street parking in this location would reduce visibility at the junction, impede the safe movement of vehicles and pedestrians, and create additional hazards for road users. It would also increase inconvenience for neighbouring residents through displacement of parking into surrounding streets.</p> <p>The proposal is therefore contrary to the National Planning Policy Framework, which requires development to provide safe and suitable access and should only be approved where there would not be an unacceptable impact on highway safety. It is also contrary to the City of York Local Plan policies promoting safe movement and appropriate parking provision.</p> <p>5. The cumulative increase in occupancy would lead to a more intensive pattern of activity, including greater numbers of arrivals and departures, increased vehicle movements, additional deliveries and servicing, and increased waste generation.</p> <p>The committee considers that these impacts would be out of keeping with the established character of this predominantly family residential area and would adversely affect the amenity enjoyed by neighbouring residents.</p> |                                                                                 |                                                                                                                                                                                                     |

Furthermore, the increased occupancy would inevitably generate greater volumes of refuse and recycling. Given the limited frontage available for storage and presentation of bins, there is a significant risk of obstruction of the footway on collection days, adversely affecting pedestrians and the appearance of the street.

6. The committee considers that this proposal represents an unjustified intensification of an already approved large HMO beyond the capacity of both the site and the surrounding highway network. The proposal fails to demonstrate that the increased occupancy can be accommodated without unacceptable impacts on highway safety, residential amenity, parking provision, waste management and the living conditions of future occupants. It is therefore contrary to Paragraphs 96, 115 and 135 of the National Planning Policy Framework, the relevant design, amenity and transport policies of the adopted City of York Local Plan, and the objectives of the Huntington Neighbourhood Plan to protect the character and quality of residential areas.

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

| CYC Reference | Address                                                             | Description                                                                                                                                                              | Decision                                      |
|---------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 24/00692/COUH | 9 Vesper Walk, York, YO32 9SZ                                       | Unauthorised material change of use of 9 Vesper Walk, York, YO32 9SZ from a dwelling (use class C3) to short term visitor accommodation for paying guests (Sui Generis). | <b>Enforcement</b><br><br>From<br>23 Jun 2026 |
| 26/00568/FUL  | Chestnut House<br>Chestnut Court The Old Village<br>Huntington York | Variation of condition 2 of permitted application 25/02049/FUL to amend the approved plans and elevations.                                                               | <b>Approved</b><br><br>18 May 2026            |
| 25/02523/ADV  | Site Of Former Slip Inn<br>Malton Road Huntington<br>York           | Display of 1no. digital LED display sign                                                                                                                                 | <b>Appeal</b><br><br>19 May 2026              |
| 26/00423/FUL  | Site Of Former Slip Inn<br>Malton Road<br>Huntington<br>York        | Change of use of land to dog exercising paddocks, new access track from Malton road and car parking provision.                                                           | <b>Refused</b><br><br>10 June 2026            |

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

Non raised.

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

To be held on Wednesday 22/07/2026 in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

***Meeting closed at 8:27pm***