HUNTINGTON PARISH COUNCIL
c/o Huntington Community Centre,
26, Strensall Road, Huntington,
YORK YO32 9RG.
Tel: 07354 670193
e-mail: clerk@huntington-pc.gov.uk
www.huntington-pc.gov.uk

Minutes of the Planning Committee Meeting held on Wednesday 22nd July 2026

PRESENT:	Councillor D. Jobling (DJ) - Chair, Councillor S. Jobling (SJ), Councillor D. Geogheghan-Breen (DB), Councillor M. Duncanson (MD), and Lorraine Frankland (LF) – Parish Clerk/RFO – in attendance
ITEM 1 APOLOGIES:	Councillor M. Cook (MC) and Councillor S. Phoenix (SP)
CIRCULATION:	To all attendees, apologies, and all other members of the Parish Council.
MINUTES PREPARED BY:	Lorraine Frankland
DATE (Draft):	23/07/2026
DATE TO BE APPROVED:	12/08/2026

1. **To Note Apologies for Absence**

Councillor S. Phoenix (SP) offered their apologies

It was resolved to approve all apologies and reasons for absence.

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 17/06/2026**

Minutes of 17/06/2026 were approved as a true and accurate record signed and dated by the Chair.

4. **Planning Applications Considered 22/07/2026**

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
26/01087/FUL	Rollits LLP First Floor Forsyth House Unit 1 Alpha Office Park Monks Cross Drive	Alterations to front/side facade to create new entrance, including glass canopy and alterations to forecourt.
Committee Comment: **B We have no objections**.		
26/01148/FUL	43 Broome Close Huntington York YO32 9RH	Single storey side/rear extension and rear dormer..
Committee Comment: **B We have no objections**.		
26/01167/FUL	15 Cheviot Close Huntington York YO32 9PL	Raising of roof height, dormer to rear and front rooflights.
Committee Comment: **B We have no objections**.		
26/01150/TCA	35 The Old Village Huntington York YO32 9RA	Fell 1no. Hazel Tree in a Conservation Area.
Committee Comment: **B We have no objections**.		
26/01110/TCA	37 The Old Village Huntington York YO32 9RA	Reduce the canopy of 1no. Cherry Tree by approximately 2.4 metres - tree works in a Conservation Area.
Committee Comment: **B We have no objections**.		

CYC Reference	Address	Description
26/01219/FUL	20 Brandsby Grove Huntington York YO31 9HL	Single storey rear extension.
Committee Comment: **B We have no objections**.		
26/01093/OUT	20 Greenacres Huntington York YO32 9QB	Outline application for 1no. dwelling and access.

Committee Comment: **D We object on the planning grounds set out.**

1. Conflict with the National Planning Policy Framework (NPPF) 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. 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.
2. Conflict with the City of York Draft Local Plan The proposal is inconsistent with policies within the City of York Draft LocalPlan, 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/back land development that harms the spatial character of an area. 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.
3. Conflict with Huntington Neighbourhood Plan 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. 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.
4. Harm to Local Character and Street scene, 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.
5. Overdevelopment and Loss of Amenity 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.

26/01264/LBC	367 Huntington Road York YO31 9HR	Repairs to windows and external finishes, creation of a new door to rear elevation and alteration to property access.
Committee Comment: **B We have no objections**.		
26/01249/FUL	19 North Lane Huntington York YO32 9RU	Single storey rear extension and replacement garage to rear.
Committee Comment: **B We have no objections**.		
26/01287/FUL	11 Woodland Way Huntington York YO32 9NX	Single storey side extension.
Committee Comment: **B We have no objections**.		
26/01236/ADV	Lidl Monks Cross Drive Huntington York YO32 9GX	Display of 27no. branding signs.
Committee Comment: **B We have no objections**.		

CYC Reference	Address	Description
26/01289/FUL	535 Huntington Road York YO32 9PY	Conversion of outbuildings to create annex building with associated external alterations.

Committee Comment: **B We have no objections**.

1. **Traffic and Access Impact**: The proposed development will introduce additional vehicular traffic to the site, and we request further detail on the **design and safety of the proposed access points**. In particular, we are concerned about:
    - The potential **impact on pedestrian safety**, especially as the access road is supply's existing residences.

Planning Policy Reference:
The City of York Local Plan (2018) under policies **T1** (Sustainable Transport) and **T3** (Accessibility and Parking) highlights the importance of ensuring safe and adequate access to developments, as well as providing sufficient parking to prevent adverse impacts on the surrounding area. We would like to see evidence that these principles have been incorporated into the design and including in the **traffic impact assessment**.

2. **Sustainability and Environmental Considerations**: We encourage the council to consider integrating **sustainable transport solutions**, such as bicycle racks or electric vehicle charging points, into the development. This would align with the council's objectives under **Policy CC1** (Sustainable Development) of the Local Plan, which promotes energy-efficient, low-impact, and well-connected developments.
3. **Construction Traffic Management**: It is important that a **construction traffic management plan** is put in place to minimize disruption during the demolition of the workshop and construction of the new dwellings. The plan should address:
    - The timing, routing of construction vehicles and cap on the size of delivery vehicle.
    - Measures to protect pedestrian routes and maintain access to neighbouring properties.
    - Provision of adequate signage and traffic control during construction phases.

Planning Policy Reference:
According to **Policy SS3** (Site Specifics), development should not result in adverse impacts on the environment or local amenities, including through the management of construction activities.

4. **Access for Emergency Vehicles**: We request that the council confirm that the proposed access arrangements are **sufficient for emergency vehicles**. Emergency service vehicles should be able to easily reach the residences which are situated beyond the site, especially if the development introduces new access constraints.

Planning Policy Reference:
Policy T2 (Strategic Transport Network) and **Policy D1** (Design Principles) advocate for designs that ensure public safety, including facilitating emergency access.

5. Consider CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
26/00765/FUL	121 North Moor Huntington York YO32 9SA	Single storey side extension..	**Approved** 22 June 2026
26/00845/FUL	2 Upperdale Park York YO31 9FA	Change of use from dwelling house (use Class C3) to House in Multiple Occupation (use Class C4) for up to 3no. occupants.	**Approved** 3 July 2026
26/00562/TCA	The Rectory Chestnut Court The Old Village Huntington York	Fell 2no. Lawson Cypress, 1no. Beech and 1no. Sycamore - tree works in a Conservation Area.	**Consent** 8 July 2026
26/00759/FUL	49 Hawthorn Spinney Huntington York YO31 9JQ	Single storey rear extension, hip to gable roof extension, dormer to rear roof slope and 2no. rooflights to front.	**Approved** 10 July 2026
26/00911/FUL	38 Linden Close Huntington York YO32 9RQ	Variation of condition 3 of permitted application 25/01661/FUL to alter the proposed materials	**Refused** 16 July 2026

6. Planning Enforcement Issues

It would appear that; 9 Vesper Walk is still operating as an Air BnB, LF to report and CC Cllr Runciman.

7. To confirm date and time of next meeting.

To be held on Wednesday 12/08/2026 in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed at 8:27pm