



**Heworth Without Parish Council**  
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**Minutes of the EXTRA ORDINARY MEETING of Heworth Without Parish Council, held on MONDAY 9<sup>th</sup> FEBRUARY 2026 commencing at 7.00PM in the Community Centre on Applecroft Road, Heworth. Approved at HWPC meeting on 16/02/2026.**

**Present:**

Councillor M Starkey (Chair), Councillor A Basu (Deputy), Councillor J Bushby, Councillor A Garbutt Councillor N Ayre and Councillor S Phoenix, Mr J Taylor (Public).and Gayle Enion-Farrington (Clerk / RFO).

**19/2026. Apologies:**

- To Receive Apologies and Note Reasons for Absence.

**Apologies were received and noted** for Councillor M Taylor

To Report that Cllr E Hardy has resigned. Thanks were made to Cllr E Hardy for her contribution. The initial advertisement for the councillor vacancy was posted on 6<sup>th</sup> February 2026 as agreed by CYC. Should no by-election be requested by the Returning Officer by Friday 26<sup>th</sup> February 2026, HWPC will be able to fill the vacancy by co-option at the HWPC March Ordinary meeting.

To Report that no by-election was requested due to the resignation of Cllr K Last and HWPC can now fill by Co-option at the HWPC March Ordinary meeting.

**20/2026. To Note any Declarations of Interest:**

- To receive any declarations of interest not already declared under the Council's Code of Conduct or a member's Register of Disclosable Pecuniary Interests.

**None**

- To receive, consider and decide upon any applications for dispensation.

**None**

**21/2026. Public Participation:**

**Members of the public who wish to speak regarding an item within the remit of the Parish Council may do so. PLEASE NOTE: Total time limit for this item is 30 minutes, each speaker limited to a 5-minute slot.**

**None**

**22/2026. Planning Application Appeal 24/02302/OUTM Land To The South of Sugar Hill Farm Stockton Lane York - Outline application with all matters reserved (save for the point of access details of Stockton Lane) for up to 380 dwellings, gypsy and traveller pitches, community facilities/childcare provision/retail unit and associated works.**

The meeting heard from Cllr A Garbutt – Planning Officer, Cllr N Ayre, Cllr J Bushby and feedback from Cllr M Taylor was read out before a decision was made.

**It was Resolved that REASONS FOR REFUSAL were as follows:**

1) The development proposals do not sufficiently determine or provide for the amount and type of non-residential uses, including open space and sports provision, required to support the allocation for 845 homes within what is a garden village site. In this respect the scheme is contrary to the Local Plan vision for delivering sustainable growth for York and community identity and cohesion within new settlements.

HW7 - in the original meetings residents wanted a healthy pump track walkway, lack of lighting for football pitches, great concern over when cycle path and footpath will be ready, the rear access at Bad Bargain Lane needs to be undertaken before first properties are constructed. Very little detail about the park (potential). Currently no footpath at the front of Stockton Lane so no walking available from that way, this is why Bad Bargain Lane Street Lighting and footpath construction will be necessary before properties are built enabling safe walking.

**Questions - Why is there restricted access to the wildlife area?**

Lack of 12years+ interests, why?

Community hub is this going to be built, or money donated, who will be responsible for it? Who will maintain it and who's budget?

Who will the orchard belong to, City of York Council, Heworth Without Parish Council or the housing estate? How will it be maintained?

*MK Starkey*

2) Due to the lack of a comprehensive masterplan for the overall strategic allocation, and the proposed type, design and distribution of uses (including landscaping and public realm) the site will lack distinct identity, will not sufficiently promote walking and cycling, or healthy lifestyles, and nor will it achieve the principles for garden villages and the social and environmental aspirations for new developments as set out in Local Plan policy DP3  
Lots of comments for 'Potential and no commitment to what will be implemented'.

3) Sustainable Communities, spatial strategy policies

Insufficient public transport links – sustainable and active travel - Public Transport Bus service number 11 is currently once an hour that won't encourage people to use a bus service into the city. No mention of linking up a bus service to Monks Cross area.

HW5 - The site should be joined with that of Metcalfe Lane. Currently there's no additional support for any NHS facilities which will cause our stretch services to suffer further.

Stockton Lane/Hopgrove Lane South/Straylands Grove/Malton Road roundabout - All of these roads will see an increase in traffic, using the facilities at Monk's Cross, A64, A1237 etc.

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The project needs to be built in conjunction with those at Metcalfe Lane so that we get the best NHS services, education for all not only a new primary school built in Osbaldwick, childcare, leisure facilities, public transport, environmental improvements and road/footpath requirements.

Quoting HW4 for childcare if impacted. It's highly likely to be impacted when we are going to be building 385 new properties with a mixture of housing. Hempland School doesn't have a childcare centre or the facility for expansion as explained at our recent meeting by the current contractors Morgan Sindall. So, it would either be outside funding with the traffic travelling to the building or a complex built on site as per the proposal but no business plan. Also no provision for additional school places across all ages.

4) The 35 dwelling per hectare indicated within the proposals is not a net calculation as required by policy H2 because it omits all the open spaces (apart from grass verges) and the entire spine road (as shown on the development area plan). Open spaces have been added but not enough and the parish council are concerned about the maintenance and ownership of them.

5) The proposals lack the level of site investigation required to describe the significance of archaeological deposits affected and allow for determination of sufficient mitigation. The site needs to be evaluated prior to determination of the application, to enable a mitigation strategy to evolve and to ensure that preservation in-situ of archaeological resource remains a possibility e.g. removing areas from the development plan to avoid excavation. As such the proposals are contrary to Local Plan policy D6: Archaeology.

**It was Resolved for** Clerk to chase Taylor Wimpey regarding times of new consultation for people to attend enquire why locations are at Milner Hotel and Friends Meeting House which are no near the parish.

**Note the next** Ordinary Meeting of Heworth Without Parish Council has already been arranged for Monday 16<sup>th</sup> February 2026 at 7pm in Heworth Without Community Centre

***It was agreed.***

**Meeting closed 8.10pm.**

*MK Starkie*

**Minutes approved on 16<sup>th</sup> February 2026**

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*MK Starkie*