

MINUTES of Haxby Town Council's Planning Committee meeting held on Monday 10 November 2025 in Oaken Grove Community Centre, Haxby, at 7.15pm.

PRESENT Cllr T. Fisher (chairman), Cllr I. Craven, Cllr T. Richardson and Cllr I. Thompson (non-committee member).

Alan Draper (town clerk)

P40/2025 Apologies for absence

Apologies for absence were received from Cllrs R. Pearson and J. Secker.
RESOLVED to accept and approve the respective reasons for absence.

P41/2025 Chairman's welcome

The chairman welcomed everyone to the meeting.

P42/2025 Declarations of interest

None other than those already declared in members' respective register of interests.

P43/2025 Public question time

No members of the public were present.

P44/2025 Minutes/notes of the previous meetings

RESOLVED that:

- The minutes of the meeting held on 1 September 2025 be approved and confirmed as a true and accurate record.
- The notes of the inquorate meeting of 6 October 2025 be accepted.

P45/2025 Planning applications

i) Applications to be discussed:

- 25/01741/FUL – 25 North Lane, Haxby
Two storey side/rear extension and erection of detached garage to rear.
RESOLVED that no objection be raised against the principle of a suitable side extension but objections be raised about the current application regarding the following:
 - It is an overdevelopment of the site.
 - The extension is not subordinate to the main building and the ridge height and width need to be reduced to achieve this
 - It is therefore contrary to section 12.3 of the supplementary planning document.
 - The garage is offset to the main building and it would be prove difficult to manoeuvre a vehicle.
- 25/01477/FUL – Agricultural storage land, Landing Lane, Haxby
Change of use of land to a private dog walking field and erection of a boundary fence and shelter.
RESOLVED that an objection be raised to this application for the following reasons:
 - It is a historical /archaeological site and as such it should be protected.
 - There is possible contamination due to the previous use of the land.
 - An environmental impact assessment is needed.

- It is green belt so it is not permitted use.
 - There is no provision for car parking which would inevitably result in parked vehicles blocking Landing Lane.
- 25/01974/FUL – 50 The Village, Haxby
Single storey rear extension and landscaping alterations to rear garden.
RESOLVED that no objection be raised for this application.
 - 25/01959/FUL – 19 Station Road, Haxby
Single storey rear extension.
RESOLVED that an objection be raised to this application for the following reasons:
 - It is an overdevelopment.
 - There would be a significant impact on traffic, parking and public transport during construction, especially with there being a school nearby.
 - 25/01711/FUL – 30 Long Furrow, Haxby
Single storey rear extension.
RESOLVED that no objection be raised for this application.
 - 25/01774/FUL – 13 Kennedy Drive, Haxby
Dormer to front roofslope and erection of detached garage to side.
RESOLVED that no objection be raised to the principle of development but with the following concerns:
 - The tarmac covering of a drainage area will exacerbate the established flooding problem.
 - The additional driveway should be block paving.
 - 25/01824/FUL – Barclays, 46 The Village, Haxby
Single storey rear extension and installation of PV panels to side roofslopes.
RESOLVED that no objection be raised for this application but due to the proximity to the church, the construction work should be suitably respectful during church services, weddings, funerals etc.
 - 25/01798/FUL - The Co-operative, 10 Ryedale Court, Haxby
Installation of new shop front, louvre to plant room and ventilation system.
RESOLVED that no objection be raised to the new shop front but with concerns of increased noise for neighbouring properties and as such a construction environmental plan is needed.
 - 25/01817/TCA - Memorial Hall, 16 The Village, Haxby
Re-pollard one willow and previous pollard points.
RESOLVED that no objection be raised for this application.
 - 25/01818/TPO – 32 York Road, Haxby
Crown reduction and removal of lower limb on oak.
RESOLVED that no objection be raised provided that all work is done in by a qualified tree surgeon and in consultation with CYC's tree officer.
 - 25/01875/TCA – The Village, Haxby
Fell one hawthorn and crown reduction of one tulip tree.

RESOLVED that no objection be raised provided that:

- All work is done in by a qualified tree surgeon and in consultation with CYC's tree officer.
- The hawthorn is replaced with another suitable tree.

ii) Decisions received – applications approved:

- 25/01367/FUL – 6 Farmstead Rise, Haxby
Single storey rear extension.
RESOLVED to note the decision.
- 25/01120/FUL – 25 Towthorpe Road, Haxby
Erection of a single storey dwelling after demolition of dwelling.
RESOLVED to note the decision.
- 25/01512/NONMAT – White House Farm, Crossmoor Lane, Haxby
Non-material amendment to permitted application (25/00487/FUL) to amend the wording of condition 4 (floodlighting).
RESOLVED to note the decision.
- 25/01588/FUL – 1 Acacia Grove, Haxby
Single storey side and rear extension.
RESOLVED to note the decision.

iii) Decisions received – applications withdrawn:

- 25/01204/FUL – 2a Moor Lane, Haxby
Rear extension to existing garage and erection of a detached shed.
RESOLVED to note the withdrawal/decision.
- 25/01205/FUL – Birchlands Nursing Home, Moor Lane, Haxby
Alterations to garden wall to create enclosed private patio area.
RESOLVED to note the withdrawal/decision.

iv) Any other planning matters
None.

P46/2025 City of York Council's "Statement of Community Involvement" - consultation

RESOLVED to note City of York Council's consultation on its "Statement of Community Involvement" and to enquire what the potential impact would be for Haxby.

P47/2025 Date of next meeting

The next meeting of this committee will be held on Monday 8 December 2025 at 7.15pm.

The meeting closed at 8pm.

Signed.....
Chairman

Date.....