

MINUTES of Haxby Town Council's Planning Committee meeting held on Monday 9 March 2026 in Oaken Grove Community Centre, Haxby, at 7.15pm.

PRESENT Cllr T. Fisher (chairman), Cllr R. Pearson and Cllr J. Secker, Cllr T. Richardson

Joanne Pratt (deputy town clerk)

**P62/2025 Chairman's welcome**

The chairman welcomed everyone to the meeting.

**P63/2025 Apologies for absence**

Apologies for absence were not received from Cllr I. Craven.

**RESOLVED** no apologies given.

**P64/2025 Declarations of interest**

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

**P65/2025 Public question time**

No members of the public were present.

**P66/2025 Minutes/notes of the previous meetings**

**RESOLVED** that the minutes of the meeting held on 12 January 2026 be approved and confirmed as a true and accurate record.

**P67/2025 National Planning Policy Framework 2026 – consultation**

**RESOLVED** that the deputy clerk will respond and feedback the committees concerns to the Government.

**P68/2025 Planning applications**

i) Applications to be discussed:

- 26/00092/FUL – 19 Station Road, Haxby  
Single storey pitched roof rear extension including roof lights.

**RESOLVED** The Council objects to the above application for the following reasons: Significant overdevelopment of the site. The plans are not clear

- 26/00038/FUL – 18 Old Orchard, Haxby  
**RESOLVED** This application has already been approved by City of York Council.

- 26/00172/TPO – 4 The Landings, Haxby  
Crown lift to 4 metres one oak, reduce crown in height by 20%, reduce lateral growth over garden by 2-3 metres – protected by TPO 139B/1990.

**RESOLVED** The Council strongly objects to the above application for the following reasons:

The tree is not near the main dwellings  
No evidence that the tree is diseased  
The tree was there long before the dwellings  
To note the form is not filled in correctly

- 26/00124/FUL – 15 Ash Lane, Haxby  
Two and single storey side and rear extensions, single storey front and rear extensions and conversion of detached garage into habitable space.

**RESOLVED** The Council strongly objects to the above application for the following reasons:

Not in keeping with the local area  
Gross overdevelopment  
Does not comply with the supplementary planning guidance. The guidance in the council's Supplementary Planning Document on house extensions and alterations state in para 7.b) (page 12) that "b) Extensions should normally appear subservient to, yet in keeping with, the original building"

This application is clearly not compliant with this SPD.

They have not addressed the concerns raised in the water report i.e. surface water issues and drainage

- 26/00126/FUL – 94 The Village, Haxby  
Single storey front and side extensions, provision of first floor side balcony to existing outbuilding and veranda to front.

**RESOLVED** The Council objects to the above application for the following reasons:

Inappropriate development

The veranda and balcony will be oversteering the neighbor

The outbuilding should have a change of use, as used for a business

The paperwork is incorrect, the front is in fact referring to the back

We suggest that the applicant should withdraw and resubmit a correct application

We would like to ask enforcement to check if the outbuilding has planning permission

- 26/00162/TCNOT – Telephone box adjacent to Ryedale Court, The Village, Haxby

- **RESOLVED** This application has already been approved by City of York Council.

- 26/00203/FUL – 6 Farmstead Rise, Haxby  
Render to all elevations

**RESOLVED** The Council has no objection to the above application.

ii) Decisions received – applications approved:

- 25/02157/FUL – 5 Station Road, Haxby  
Single storey front extension.
- 25/02318/TPO – 5 Hall Rise, Haxby  
Crown lift up to 5 metres above ground level and up to 2.4 metres crown reduction of a beech – protected by TPO 208A/1994.
- 25/02209/FUL – 15 Coppice Close, Haxby  
Single storey side extension.
- 25/02215/ADV – The Co-operative, 10 Ryedale Court, Haxby  
Display of one externally illuminated fascia sign, one externally illuminated projection sign and one non-illuminated fascia sign.
- 25/02254/FUL – 1 Chatsworth Drive, Haxby  
Single storey rear extension and side facing window.
- 25/02246/TPO – 3 Hall Rise, Haxby  
Crown lift one beech up to 5m above ground level.
- 25/01818/TPO – 32 York Road, Haxby  
Up to 2.4 metres crown reduction, removal of dysfunctional material over 30 mm diameter of oak protected by TPO CYC 288.
- 25/02161/TPO – 1 Orchard Paddock, Haxby  
Crown lifting to sycamore.
- 25/02399/TPO – 44a Calf Close, Haxby  
Crown reduction of an oak.

iii) Any other planning matters

**RESOLVED** to query a potential planning issue in respect of 38 York Road, ask Ward Councilors to follow up with enforcement.

#### **P61/2025 Date of next meeting**

The next meeting of this committee will be held on Monday 20 April 2026 at 7.15pm.

The meeting closed at 7:55pm.

Signed.....  
Chairman

Date.....