

MINUTES of Haxby Town Council Planning Committee Videoconference Meeting held on Monday 2 November 2020 at 11.00am.

PRESENT Cllr D Rice (Chairman) Cllr I Craven
Cllr M Harrison Cllr T Richardson
Mrs J Bell (Deputy Clerk)

Also Present: Cllr M Guilford who was attending to answer any queries relating to his planning application at 4 Old Orchard, Haxby.

APOLOGIES

1. There were no apologies.

DECLARATIONS OF INTEREST

2. None.

MINUTES

3. **RESOLVED** that the minutes of the previous videoconference meeting held on 5 October 2020 be confirmed as a true and accurate record.

PLANNING ENFORCEMENT AND APPEALS WEBINAR SESSION

4. The Chairman reported that the case raised by himself and Cllr T Richardson relating to two properties which backed onto Headlands Lane where the owners had taken land was still under investigation and it was agreed to provide an update at the next Planning Committee meeting in December.

PLANNING APPLICATIONS

- 5.

20/01611/FUL 109 York Road, Haxby YO32 3EN – First floor rear extension, replacement of existing orangery lantern with flat roof lantern and alterations to front fenestration to include enlargement of 2no. windows and replacement porch canopy.

RESOLVED that this Council had no objections to this application. However, this Council would be disappointed to see the removal of a very characterful part of this historical building which was built from bricks from the old brick pond behind.

20/01872/OUT 28 Usher Lane, Haxby YO32 3JZ – Erection of detached dwellinghouse with associated landscaping.

RESOLVED that this Council objected to this application on the grounds that this would infill a busy corner plot. This area was known to be boggy and there were environmental concerns about the ground condition. The erection of a detached dwelling on this land was not in keeping with the area.

- 20/01878/FUL Land to North of OS Field 280 Moor Lane, Haxby – Erection of general purpose agricultural building.
RESOLVED that this Council objected to this application and fully supports all the objections made by the neighbours. There were concerns about the size of the building as it was felt that it was far too big to be erected within the Greenbelt. There were also concerns about it being sited very close to the lane. Concerns were raised that this building could be used as an industrial unit for other use in the future.
- 20/01938/FUL 46 Calf Close, Haxby YO32 3NR – Replacement porch to front.
RESOLVED that this Council had no objection to this application.
- 20/01969/FUL 19 Lowfield Drive, Haxby YO32 3QT – Two storey side extension, single storey front extension and single storey rear extension after demolition of existing single storey garage.
RESOLVED that this Council had no objection to this application.
- 20/01984/FUL 18 The Avenue, Haxby Yo32 3EQ – Single storey rear extension and replacement car port to side following demolition of rear projection.
RESOLVED that this Council was extremely concerned about this application as this area is prone to severe flooding and no information regarding drainage had been provided. This Council would want to receive confirmation from the City of York Council Drainage Engineers that before anything is built they are fully satisfied with the drainage which is being provided. This Council asks the City of York Council to included information regarding drainage on any future planning applications to enable this Council to be able to fully comment.
- 20/01999/TPO 6 The Landings, Haxby YO32 2SJ– Fell 2no. Ash trees protected by Tree Preservation Order no. 139B/1990
RESOLVED that this Council had would prefer that the trees were not felled as they are protected by a tree preservation order. This is subject to the trees being inspected by the City of York Council Tree Officer to determine if the trees are dangerous or diseased in any way.
- 20/02000/FUL 4 Old Orchard, Haxby YO32 3DU – Single storey side and rear extensions.
RESOLVED that this Council had no objection to this application subject to the use of mains drainage.

Cllr M Guilford then left the videoconference meeting.

- 20/02018/FUL 10 North Lane, Haxby YO32 3JP – Dormer to rear.
RESOLVED that this Council had no objection to this application, which is in the conservation area subject to the condition that the existing roofline is not exceeded.
- 20/02038/TPO 1 Hall Rise, Haxby YO32 3LP – Crown reduce height of Beech by 25%, crown lift to 4m; remove stem from Holly – protected by Tree Preservation Order no. 208A/1994
RESOLVED that this Council had no objection to this application subject to the approval of the City of York Council Tree Officer.
- 20/02050/TPO 4 Sandy Lane, Haxby YO32 2WP – Fell 2no. Pine, crown raise 2no. Pine by 2m, re-balance 1no. Pine – protected by Tree Preservation Order no. CYC177
RESOLVED that this Council was very reluctant to see the two Pine trees felled. This was subject to the inspection of the trees by the City of York Tree Officer to determine if the trees were dangerous or diseased in any way. It was felt that if the trees needed to be felled they should be replaced by suitable native species.

PLANNING DECISIONS NOTIFIED BY CITY OF YORK COUNCIL

6.

City of York Council Planning Decisions:

- | | | |
|----------------|--|---|
| 20/01384/FUL | <u>2 Linley Avenue, Haxby YO32 3NE</u>
Conversion of existing attached garage area to habitable accommodation together with a front extension and a pitched roof over the existing flat roof, single storey porch extension to front and 2no. roof lights to front elevation, and formation of new access to drive. | Approved |
| 20/01428/FUL | <u>19 Ploughmans Lane, Haxby YO32 2WR</u>
Two storey side extension and single storey front and rear extensions. | Approved |
| 20/01522/FUL | <u>8 Old Dike Lands, Haxby YO32 2WN</u>
Two storey side extension, single storey side extension and single storey rear extension following demolition of existing rear offshoot and attached garage. | Approved |
| 20/01700/AGNOT | <u>Meadow Farm, Crossmoor Lane, Haxby YO32 2QR</u>
Erection of agricultural building for the storage of tractors. | Not Permitted Development and required to submit a Planning Application |

20/01232/TCNOT Telephone Box Adjacent to Ryedale Court, The Village, Haxby Decision
(Objection from number of households in the area)
Removal of payphone.

MATTERS FOR INCLUSION

7. Councillors were asked to submit any requests which they felt needed to be addressed by the Committee, in writing to the Clerk for inclusion on the next agenda, 7 days prior to the date of the next meeting. Item 4 on this agenda to be included as an agenda item on the next agenda. To also include an agenda item to receive a report from a Councillor regarding a recent training session which took place on planning issues.

DATE OF NEXT MEETING

8. **Resolved that the next video conference meeting of the Haxby Town Council Planning Committee will take place on Monday 7 December 2020 at 11.00am.**

There being no further business the meeting closed at 11.54am.

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Chairman

(These Minutes are displayed 'unsigned' and are subject to correction at the next meeting.)