

MINUTES of Haxby Town Council Planning Committee Videoconference Meeting held on Monday 7 December 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: Two members of the public.

APOLOGIES

1. There were no apologies.

DECLARATIONS OF INTEREST

2. None.

MINUTES

3. **RESOLVED that the minutes of the previous videoconference meeting held on 2 November 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 progressing and an update would be provided at the next Planning Committee meeting in January.

BROADENING YOUR PLANNING SYSTEM KNOWLEDGE WEBINAR SESSION

5. Cllr T Richardson reported that he had attended a Broadening Your Planning System Knowledge Webinar Session held by the Yorkshire Local Councils Associations in October 2020. The session had been very informative and a copy of the presentation had been sent to him and the other members of the Planning Committee prior to the meeting.

PLANNING APPLICATIONS

- 6.

19/02371/FUL The Blake Gallery, 45 The Village, Haxby YO32 2HU – Single storey side and rear extension to gallery following demolition of existing lean to store. (Revised design, Amended description). A letter raising concerns about this application had been received from a family member of an elderly resident living next door. This letter had been copied to members of the Committee prior to the meeting.
RESOLVED that this this Council was aware that this was now the third revision to this planning application. Committee members would defer the opinion of the Haxby Town Council Planning Committee and seek further clarification from the

City of York Council Conservation Officer. This Council would like to know the officer's opinion on this revised application, as this property is within the Conservation Area.

20/01944/FULM

Haxby Hall, York Road, Haxby YO32 3DX – Erection of a 65 bed residential and dementia care home following demolition of 5 and 7 York Road and existing care home, and associated access and parking and landscaping. An extra Ordinary videoconference meeting of the Full Council had taken place on 23 November 2020 to discuss this application in detail. Laurence Garton from Yorkcare Homes had provided answers to some of the questions raised and these were circulated to Committee members prior to the meeting. Letters of concern about this planning application had been received from neighbours and these were also copied to Committee members prior to the meeting.

RESOLVED that Committee members would defer the opinion of the Haxby Town Council Planning Committee on the following grounds:

- **This was a substantial development with very little notice given to enable this Council to fully receive all the information required to enable the Haxby Town Council Planning Committee to submit a fully informed opinion.**
- **An Environmental Impact Statement was required.**
- **A plan to show a comparison of the height and size of the proposed development to nearby properties was required.**
- **A light and shading plan of the whole site had not been provided. This was needed to show the overshadowing of nearby properties.**
- **A drainage report was required, as the drains in this area were very shallow and surface water will be an issue.**
- **A plan to harvest rain water should be provided.**
- **The roof height of the highest part of the development was not shown on the plan.**
- **A drawing of the East side of the development was required.**
- **The balconies would be intrusive to neighbouring properties.**
- **A plan on traffic control during the build would need to be provided.**
- **There needed to be a plan to park builder's cars away from the site and possibly on the Ethel Ward Playing Field car park but this must not include HGV Vehicles.**
- **A report from the Conservation Office was required as this development was beside the Conservation Area.**

One member of the public then left the videoconference meeting.

- 20/01958/FUL Cedar House, 29 Station Road, Haxby YO32 3LU – Conversion of existing house into two dwellings to include single storey rear extension with roof terrace, side and rear dormers, rear extension following demolition of garage and erection of new dwelling to rear. **RESOLVED that this Council had no objections to this application subject to neighbours being informed.**
- 20/02078/FUL 55 Usher Lane, Haxby YO32 3LA – Two storey rear extension with dormer – resubmission. **RESOLVED that this Council had no objections to this application.**
- 20/02256/FUL 25 Orchard Paddock, Haxby YO32 3DW – one and a half storey front, side and rear extensions after demolition of existing garage with dormers to side and rear, and rooflights to front and rear. **RESOLVED that this Council would like to see the development brought back into the building line and the first floor abutment facing 27 Old Orchard removed.**
- 20/02282/FUL 17 Springwood, Haxby YO32 3YN – Two storey and single storey rear extensions. **RESOLVED that this Council had no objections to this application.**

PLANNING DECISIONS NOTIFIED BY CITY OF YORK COUNCIL

7.

City of York Council Planning Decisions:

- | | | |
|--------------|--|----------|
| 20/00959/FUL | <u>4 Pinelands, Haxby YO32 3YT</u>
Two storey side and single storey side and rear extension. | Approved |
| 20/01611/FUL | <u>109 York Road, Haxby YO32 3EN</u>
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. | Approved |
| 20/01618/FUL | <u>19 Meadow Lane, Haxby YO32 2YU</u>
Single storey side extension. | Approved |
| 20/01745/FUL | <u>39 Towthorpe Road, Haxby YO32 3LZ</u>
Single and two storey side/rear extension following demolition of conservatory – resubmission. | Approved |
| 20/01779/TPO | <u>3 Hall Rise, Haxby YO32 3LP</u>
Crown clean, crown lift and install cable brace to beech tree protected by Tree Preservation Order 208A/1994 | Approved |

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

MATTERS FOR INCLUSION

8. 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.

DATE OF NEXT MEETING

9. **Resolved that the next video conference meeting of the Haxby Town Council Planning Committee will take place on Monday 4 January 2021 at 11.00am.**

There being no further business the meeting closed at 12.26pm.

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Chairman

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