

MINUTES of the Haxby Town Council Planning Committee extraordinary
Videoconference Meeting held on Monday 15 February 2021 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 who spoke to the Committee about the planning application for Haxby Hall and commented that they were relatively happy, (generally speaking) with the revised plans.

APOLOGIES

1. There were no apologies.

DECLARATIONS OF INTEREST

2. None.

PLANNING APPLICATIONS

3.

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. (Revised plans)
RESOLVED that this Council strongly supports the reports submitted by Edward Freedman on Conservation, Esther Pristley the Landscape Architect, Helene Vergereau the Traffic and Highway Development Manager, Richard Wells the Senior Flood Risk Engineer and Emma Tindall the Environmental Health Officer and would strongly urge the City of York Council to consider the points made by them. However, 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 still required.
- A plan to show a comparison of the height and size of the proposed development to nearby properties was still required.
- A light and shading plan of the whole site had still not been provided. This was needed to show the overshadowing of nearby properties.
- The drains in this area were very shallow and surface water would be an issue. The existing pipe would not be capable of taking the water away.

- A plan to harvest rain water had still not be provided.
- A drawing of the East side of the development had still not been provided.
- The report on traffic control during the build had been provided but it was felt that the time for work to be carried out should be 8.00am – 5.00pm not 6.00pm Monday – Friday and 9.00am – 1.00pm Saturday.
- 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.
- Suitable off street parking needs to be provided for deliveries and refuse collection with adequate access and egress to suit large HGV vehicles.
- A car parking area needs to be developed first to facilitate the delivery and offloading of all construction and demolition materials and NO construction or demolition vehicles should be permitted to park on York Road, Station Road or The Village. These vehicles MUST be off road.
- Grass verges need to be maintained and not parked on.
- The plans provided were not of the usual standard and members of the public were finding them confusing. Clear drawn black and white lines should have been shown on the plans.
- A revised plan for the building to be in the shape of a horseshoe was suggested.

There being no further business the meeting closed at 12.22pm.

.....
Chairman

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