

MINUTES of Haxby Town Council Planning Committee Videoconference Meeting held on Monday 1 March 2021 at 11.00am.

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

APOLOGIES

1. There were no apologies.

DECLARATIONS OF INTEREST

2. None.

MINUTES

3. **RESOLVED** that the minutes of the videoconference meeting held on 1 February 2021 and the minutes of the extraordinary videoconference meeting held on 15 February 2021 be confirmed as a true and accurate record.

PLANNING APPLICATIONS

- 4.

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| 21/00054/FUL | <u>24 Hilbra Avenue, Haxby YO32 3HD</u> – Single storey rear extension, side and rear dormers.<br><b><u>RESOLVED</u></b> that this Council had no objections to this application.  |
| 21/00119/FUL | <u>1 Redwood Drive, Haxby YO32 3GF</u> – Installation of timber boundary fence and gate.<br><b><u>RESOLVED</u></b> that this Council had no objections to this application subject to the applicant being reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 <sup>st</sup> March and 31 <sup>st</sup> August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present. |
| 21/00140/FUL | <u>Aroma, 30 The Village, Haxby YO32 3HT</u> – Installation of awning to front.<br><b><u>RESOLVED</u></b> that this Council had no objections to this application.   |

- 21/00154/FUL 31 Briergate, Haxby YO32 3YP - First floor side extension, two storey rear extension, canopy to front of garage.  
**RESOLVED that this Council had no objections to this application.**
- 21/00186/FUL 17 The Avenue, Haxby YO32 3EH – Two storey rear extension, single storey side and rear extensions and detached double garage with store to rear.  
**RESOLVED that this Council had no objections to this application, subject to this application complying with all the conditions mentioned in the letter dated Tuesday 16<sup>th</sup> February 2021 Reference: PR21/0031 from Charlotte Gill, Planning Officer , Foss (2008) Internal Drainage Board.**
- 21/00208/FUL 38 Windmill Way, Haxby YO32 3NJ – Enlarged dormer to front.  
**RESOLVED that this Council had no objections to this application.**
- 21/00248/FUL 15 Redwood Drive, Haxby YO32 3GF – Erection of 1no. dwelling.  
**RESOLVED that this Council objected to this application on the grounds of the street scene, that this was in fill and the impact this would have on surrounding neighbours at No's 17 and 19 Redwood Drive and No's 18 and 20 Elder Grove. This Council would also draw to the attention of the City of York Council that Paragraph 4 of the Supporting Planning, Design and Access Statement and Flood Risk Assessment carried out by Yew Tree Associates is incorrect.**  
**If the City of York Council was minded to approve this application, the applicant needs to be reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1<sup>st</sup> March and 31<sup>st</sup> August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.**
- 21/00253/FUL 75 Oaken Grove, Haxby YO32 3QX – Variation of condition 2 of permitted application 20/01227/FUL to enlarge side extension to rear by 1.2 metres.  
**RESOLVED that this Council had no objections to this application.**
- 21/00254/FUL 35 North Lane, Haxby YO32 3JS – Single storey rear extension.  
**RESOLVED that this Council had no objections to this application.**

- 21/00255/FUL 33 North Lane, Haxby YO32 3JS – Single storey rear extension.  
**RESOLVED** that this Council had no objections to this application.
- 21/00260/CPD 19 Usher Lane, Haxby YO32 3JZ – Certificate of lawfulness for proposed development of single storey rear extension.  
**RESOLVED** that this Council had no objections to this application.
- 21/00270/FUL Low Grange Farm, Moor Lane, Haxby YO32 2QW – Erection of new dwelling (revised siting) and demolition of existing.  
**RESOLVED** that this Council noted that this application was within the greenbelt. However, this Council had no objection to this re-vised application subject to the condition that the existing bungalow would be demolished as part of this application.
- 21/00279/FUL 73 Calf Close, Haxby YO32 3NP – Porch extension to front.  
**RESOLVED** that this Council had no objections to this application.
- 21/00291/FUL 8 Broad Acres, Haxby YO32 3WL – Two storey side and single storey rear extensions, porch to front following demolition of garage.  
**RESOLVED** that this Council strongly objected to this application and fully supported the comments made by the neighbours at No's 3 and 6 Broad Acres.
- 21/00299/FUL 5 Southlands, Haxby YO32 2PE – Single storey rear extension.  
**RESOLVED** that this Council had no objections to this application.
- 21/00387/TCA 8 The Village, Haxby YO32 3HT – Fell T1 one Birch, fell T3 one Holly and T8 one Apple in a Conservation Area.  
**RESOLVED** that this Council strongly objected to this application and would recommend that the trees are maintained in accordance with the recommendations made in the Tree Survey Report dated February 2021, Reference: AR-4510-01by Brooks Ecological.
- AOD/21/00049 8 The Village, Haxby YO32 3HT – Condition 4, 5, 6, 7, and 10 – 20/00356/FUL.  
**RESOLVED** that this Council noted that application had been approved.
- 21/00197/NONMAT 8 The Village, Haxby YO32 3HT – Non-material amendment to permitted application 20/00356/FUL to alter window and door openings and extend external staircase.  
**RESOLVED** that this Council noted that application had been approved.

PLANNING DECISIONS NOTIFIED BY CITY OF YORK COUNCIL

5.

City of York Council Planning Decisions:

20/02312/FUL	<u>38 York Road, Haxby YO32 3EB</u> Two storey rear extensions following partial demolition of existing structures to rear with rooflight, dormer and Juliet balcony to west elevation, rooflight and dormer to north elevation, single story rear and side extensions, porch to front, and single story rear extension to existing garage to create study.	Approved
20/02414/FUL	<u>2 West Nooks, Haxby YO32 3FD</u> – Two storey side extension following demolition of existing detached garage.	Approved
20/02050/TPO	<u>4 Sandy Lane, Haxby YO32 2WP</u> – Part Approved/Part Refused Fell 2no. Pine; crown raise 1no. Pine by 2m; re-balance 1no. Pine – Protected by Tree Preservation Order no. CYC177.	
20/02496/FUL	<u>Martin Hill Farm, Moor Lane, Haxby YO32 2QW</u> – Part single storey part two storey side extension.	Refused
20/02018/FUL	<u>10 North Lane, Haxby YO32 3JP</u> Dormer to rear.	Withdrawn

MATTERS FOR INCLUSION

6. 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

7. **Resolved that the next video conference meeting of the Haxby Town Council Planning Committee will take place on Tuesday 6 April 2021 at 11.00am.**

There being no further business the meeting closed at 11.49am.

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Chairman

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