

MINUTES of Haxby Town Council Planning Committee Videoconference Meeting held on Tuesday 6 April 2021 at 11.00am.

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

Also Present: One member of the public representing 6 neighbours living close to Cedar House, 29 Station Road, Haxby.

APOLOGIES

1. Apologies were received from Cllr T Richardson and approved.

DECLARATIONS OF INTEREST

2. None.

MINUTES

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

PLANNING APPLICATIONS

- 4.

20/01604/FUL 25 Farmstead Rise, Haxby YO32 3LL – Erection of 1no. two storey dwelling to side of existing house.

RESOLVED that this Council strongly objected to this application on the grounds of overdevelopment of the site and area. This Council strongly supports all the concerns made by neighbours about parking and the loss of amenities to the existing property. There were strong concerns about drainage and this Council would strongly advice the City of York Council to look at the history of the drainage in this area. Restrictions were put on the number of houses built when Farmstead Rise was originally developed due to the drainage. This Council felt the workshop should be subject to special conditions and it should be for private use only and not used for commercial purposes. Restrictions should be put in place on the times of use and when deliveries can take place.

20/01958/FUL Cedar House, 29 Station Road, Haxby YO32 3LU – Conversion of existing house into two dwellings to include single storey rear extension, side and rear dormers, rear extension following demolition of garage and erection of new dwelling to rear.

The Chairman suspended the meeting to permit the member of the public to give a summary of all the objectors concerns relating to this planning application.

The meeting then recommenced.

RESOLVED that this Council very, very strongly objected to this application on the grounds of overdevelopment of the site. This Council strongly supports the concerns made by the elderly neighbours who have lived in the vicinity for a long number of years to have such a large development thrust upon them. This Council is very concerned that there is such a vast number of objectors to this application and this Council feels that this application must be rejected out of hand. This Council would refer the City of York Council to the two documents raised by the Secretary of State dated 1987 and 2005 and copies of these documents are attached to the comments sent by this Council to the City of York Council. This Council strongly supports the concerns raised by the City of York Ward Councillor E Pearson, which includes the highway access and egress within the site and onto Station Road. This Council would remind the City of York Council that a new railway station for Haxby will compound the parking and traffic flow in this area, which is adjacent to Ralph Butterfield Primary School. This Council would urge the City of York Council to read in full all the objectors comments in detail. This Council would recommend to the City of York Council that a site visit is carried out. This Council would like to make the point to the City of York Council that it should recognise that both the City of York Council and Ryedale District Council have rejected previous planning applications at this property which have been supported by all the objectors in their letters.

The Chairman thanked the member of the public for attending. The member of the public then left the meeting.

- AOD/21/00058 8 The Village, Haxby YO32 3HT – Conditions 3 and 8 of 20/00356/FUL.
RESOLVED that this Council noted that this application had been approved by the City of York Council.
- 21/00397/FUL 116F Greenshaw Drive, Haxby YO32 2DG – 2no. single storey side extensions.
RESOLVED that this Council noted that this application is within the boundary of Wigginton Parish Council. However, this Council had no objections to this application.
- 21/00398/FUL 47 Towthorpe Road, Haxby YO32 3LZ – Single storey rear extension, reroofing of garage and 1.8m wall to front boundary, 1.8m fence to side boundary.
RESOLVED that this Council had no objections to the single storey rear extension but strongly objected to the dormer in its entirety as any windows in the dormer would overlook the neighbouring bungalow and garden.

- 21/00477/TPO 1 Hall Rise, Haxby YO32 3LP – Crown thin by 20-25% and remove one branch from Beech tree protected by Tree Preservation Order no. 208A/1994.
RESOLVED that this Council had no objections to this application subject to the approval of the Tree Officer at the City of York Council. However, this Council felt that a professional tree surgeon should have been able to fill in the planning application correctly as the answers to section 8 need to be completed.
- 21/00507/FUL 3 Usher Lane, Haxby YO32 3JZ – Conversion of garage to living accommodation with associated external alterations.
RESOLVED that this Council had no objections to this application.
- 21/00538/TPO 3 Moor Lane, Haxby YO32 2PH – Fell group of Sycamore trees (G2); drawback canopy of group of trees (G1) by 2 metres and crown lift left hand side to 5 metres – protected by Tree Preservation Order no. 147/1989
RESOLVED that this Council noted that this application is within the boundary of Wigginton Parish Council. This Council fully supports the comments submitted by Wigginton Parish Council and strongly objects to this application. This Council felt that this application to fell trees protected by Tree Preservation Order no. 147/1989 must be refused. This application is not proven to justify the extent of the proposed work given the trees age, size and amenity value to the local vicinity. The trees are an important component of the attractive setting of the area. The trees would appear to be in good health and should be retained to continue to provide an amenity for the local vicinity. The trees are an extension of the old parish boundary.
- 21/00540/TPO 1 Orchard Paddock, Haxby YO32 3DW – Crown lift Sycamore tree to 5 metres – protected by Tree Preservation order no. CYC288.
RESOLVED that this Council had no objections to this application subject to the approval of the City of York Council Tree Officer.
- 21/00565/FUL The Dovedale, 19 New Forge Court, Haxby YO32 3YA – Single storey front and rear extensions and dormer to side.
RESOLVED that this Council had no objections to this application.
- 21/00624/FUL 2 Millfield Court, Linley Avenue, Haxby YO32 3PA – 2no. dormers to front.
RESOLVED that this Council had no objections to this application.

- 21/00677/TPO 3 Melander Gardens, Haxby YO32 3YB – Crown lift by 2 metres and deadwood Beech tree (T3) protected by Tree Preservation Order no. 60/1983.
RESOLVED that this Council had no objections to this application subject to the approval of the City of York Council Tree Officer.
- 21/00687/TPO 5 Melander Gardens, Haxby YO32 3YB – Crown reduce by 2 metres and deadwood 2no. Sycamores, 1no. Lime and 1no. Horse Chestnut protected by Tree Preservation Order no. 60/1983.
RESOLVED that this Council had no objections to this application subject to the approval of the City of York Council Tree Officer.
- 21/00686/GRG3 Headlands C P School, Oak Tree Lane, Haxby YO32 2YH – Extension to existing car park to provide 8no. additional car parking spaces with access route for emergency vehicles to rear.
RESOLVED that this Council had no objections to this application.
- 21/00715/FUL 14 Lowfield Drive, Haxby YO32 3QY – Two storey side extension, single storey front and rear extensions and dropped kerb to front.
RESOLVED that this Council had no objections to this application.

PLANNING DECISIONS NOTIFIED BY CITY OF YORK COUNCIL

5.

City of York Council Planning Decisions:

- | | | |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 20/01944/FULM | <u>Haxby Hall, York Road, Haxby YO32 3DX</u>
Erection of 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. | Approved |
| 20/02468/FUL | <u>Ayresome House, Redwood Drive, Haxby YO32 3GF</u>
Single storey extension to front, side and rear. | Approved |
| 20/02473/FUL | <u>10 Wandhill, Haxby YO32 2FW</u>
First floor side extension with conversion of existing garage into habitable room. | Approved |
| 21/00012/FUL | <u>12 Greystone Court, Haxby YO32 3FS</u>
Conservatory to rear. | Approved |
| 21/00032/FUL | <u>4 Old Orchard, Haxby YO32 3DU</u>
Single storey side and rear extensions - resubmission. | Approved |
| 21/00047/FUL | <u>7 Sandholme, Haxby YO32 3LW</u>
First floor side extension and single storey rear extension. | Approved |

6 April 2021

21/00058/FUL	<u>22 Ryemoor Road, Haxby YO32 2GX</u> Proposed single storey side and rear extension after Demolition of existing conservatory and reduction of existing garage, and partial conversion of existing garage into habitable area.	Approved
21/00106/FUL	<u>22 Sandringham Close, Haxby YO32 3GL</u> Erection of timber framed gazebo to rear after demolition of existing gazebo.	Approved
21/00119/FUL	<u>1 Redwood Drive, Haxby YO32 3GF</u> Installation of timber boundary fence and gate to side boundary. The Deputy Clerk was asked to write to M Slater, Assistant Director of Planning and Public Protection, City of York Council to ask why the approval document did not include an entry regarding the Wildlife and Countryside Act 1981.	Approved
21/00137/FUL	<u>108 Oaken Grove, Haxby YO32 3QZ</u> Two storey front extension, first floor and two storey side extension and single storey side and rear extensions.	Approved
21/00154/FUL	<u>31 Briergate, Haxby YO32 3YP</u> First floor side extension, two storey rear extension, canopy to front of garage.	Approved
21/00186/FUL	<u>17 The Avenue, Haxby YO32 3EH</u> Two storey rear extension, single storey side and rear Extensions and detached double garage with store to rear, finished with an off-white render to all elevations.	Approved
20/01872/OUT	<u>28 Usher Lane, Haxby YO32 3JZ</u> Erection of detached dwellinghouse with associated landscaping.	Appeal

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 4 May 2021 at 11.00am.**

There being no further business the meeting closed at 12.12pm.

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Chairman

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

6 April 2021