

MINUTES of Haxby Town Council Planning Committee Videoconference Meeting held on Tuesday 4 May 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 6 April 2021 to be confirmed as a true and accurate record.**

REFERRAL FROM FULL COUNCIL REGARDING THE APPROVED PLANNING APPLICATION FOR THE DEVELOPMENT OF HAXBY HALL

4. The Chairman reported on the referral made by Full Council at the April 2021 meeting for members of the Planning Committee to discuss information received from the Yorkshire Local Council s Association (YLCA) and Legal Topic Note No's 15 and 58 from the National Association of Local Councils (NALC) on the role of overseeing a local development, legal proceedings and appealing planning decisions. He explained that this information was relevant to the newly approved development at Haxby Hall. Committee members were informed that the City of York Ward Councillors had formed a group with residents to deal with any problems reported to them regarding the build. Members were reminded of the remit of this Planning Committee under the Terms of Reference in accordance with Haxby Town Council Standing Orders, which was to consider, discuss and submit comments on planning applications.
RESOLVED that this Council was happy with the arrangement made by the City of York Council Ward Councillors, together with residents to oversee the new development at Haxby Hall.

CITY OF YORK COUNCIL - DECISION NOTICE - 1 REDWOOD DRIVE, HAXBY

5. The Deputy Clerk had written to the City of York Council to ask why the Decision Notice to approve the planning application at 1 Redwood Drive, Haxby Ref: 21/00119/FUL - Installation of timber boundary fence and gate to side boundary had not included information about the Wildlife and Countryside Act 1981 regarding the removal of a hedge during the nesting season. A response had been received from the City of York Council informing this Council that the information about the Wildlife and Countryside Act 1981 was included in Paragraph 5.16 of the delegated report.

PLANNING APPLICATIONS

6.

- 20/01604/FUL 25 Farmstead Rise, Haxby YO32 3LL – Erection of 1no. two storey dwelling to side of existing house. (Revised layout and design)
RESOLVED that this Council would re-iterate the previous comments made regarding this revised application as follows: 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 advise 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.
- 21/00054/FUL 24 Hilbra Avenue, Haxby YO32 3HD – Single storey rear extension, side and rear dormers. (Revised Design).
RESOLVED that this Council had no objections to this revised application.
- 21/00714/FUL 4 Greystone Court, Haxby YO32 3FS – Replacement single storey rear extension.
RESOLVED that this Council had no objections to this application.
- 21/00774/FUL 63 Wheatfield Lane, Haxby YO32 2YX – Single storey rear extension.
RESOLVED that this Council had no objections to this application.
- 21/00786/TPO 6 Sandy Lane, Haxby YO32 2WP – Draw back limbs from Pine tree overhanging neighbour's roofline by up to 2 metres – protected by Tree Preservation Order no. CYC177.
RESOLVED that this Council had no objections to this application subject to the approval of the City of York Council Tree Officer.
- 21/00814/FUL 8 Redwood Drive, Haxby YO32 3GF – Erection of 1no. detached dwelling.
RESOLVED that this Council objected to this application on the following grounds:
 - Overdevelopment of the site.
 - The extension was cramped and was close to the boundary of No. 4 Redwood Drive.

- This was not in keeping with the existing development.
- This facility will be detrimental to existing and future residents of No. 8 Redwood Drive.

21/00857/CPU 12 Windmill Way, Haxby YO32 3NL – Certificate of lawfulness for proposed use of domestic garage as hairdressing salon.
RESOLVED that this Council strongly objects to this commercial change of use in a residential cul-de-sac. Section 4 of the Planning Application asks if the proposed change of use has started and the response states that it has not. However, this Council understands that the modifications to the garage are nearly complete. This Council is also very concerned that the applicant has not appeared to have entered into any dialogue with neighbours regarding this change of use and the fact that there will be insufficient off-road parking in a cul-de-sac which already has major traffic problems. Should the City of York Council be minded to approve this planning application, this should be subject to the following conditions:

- The hours of use needs to be stipulated.
- Parking must be off-road.
- Only 1 customer should be permitted at any one time
- The business should be tied to having one chair only.

However, this Council feels that this planning application is very out of keeping with this residential property, which is in a small cul-de-sac.

21/00936/FUL 136 Eastfield Avenue, Haxby YO32 2EY – Two Storey side extension and single storey rear extension.
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:

21/00140/FUL	<u>Aroma 30 The Village, Haxby YO32 3HT</u> Installation of awning to front.	Approved
21/00208/FUL	<u>38 Windmill Way, Haxby YO32 3NJ</u> Enlarged dormer to front.	Approved
21/00248/FUL	<u>15 Redwood Drive, Haxby YO32 3GF</u> Erection of 1no. dwelling.	Approved
21/00253/FUL	<u>75 Oaken Grove, Haxby YO32 3QX</u> Variation of condition 2 of permitted application 20/01227/FUL to enlarge side extension to rear by 1.2 metres.	Approved

21/00254/FUL	<u>35 North Lane, Haxby YO32 3JS</u> Single storey rear extension.	Approved
21/00255/FUL	<u>33 North Lane, Haxby YO32 3JS</u> Single storey rear extension.	Approved
21/00279/FUL	<u>73 Calf Close, Haxby YO32 3NP</u> Porch extension to front.	Approved
21/00291/FUL	<u>8 Broad Acres, Haxby YO32 3WL</u> Two storey side and single storey rear extensions, porch to front following demolition of garage.	Approved
21/00299/FUL	<u>5 Southlands, Haxby YO32 2PE</u> Single storey rear extension.	Approved
21/00397/FUL	<u>116F Greenshaw Drive, Haxby YO32 2DG</u> Householder Approval 2no. single storey extensions.	
21/00260/CPD	<u>19 Usher Lane, Haxby YO32 3JZ</u> Permitted Development Certificate of lawfulness for proposed development of a single storey rear extension as detailed on drawing no. 001 Rev. A.	
21/00387/TCA	<u>8 The Village, Haxby YO32 3HT</u> Fell T1 one Birch, fell T3 one Holly and T8 one Apple in a Conservation Area.	No Objections
21/00477/TPO	<u>1 Hall Rise, Haxby YO32 3LP</u> Crown thin by 20-25% and remove one branch from Beech tree protected by Tree Preservation Order no. 208A/1994.	No Objections

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 meeting of the Haxby Town Council Planning Committee will take place on Monday 7 June 2021 at 10.00am but due to the easing of the COVID-19 restrictions a venue for the meeting is yet to be determined.**

There being no further business the meeting closed at 11.43am.

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Chairman

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

4 May 2021