

MINUTES of Haxby Town Council Planning Committee Meeting held on Monday 2 August 2021 in St Mary's Church Hall, North Lane, Haxby, at 10.00am.

PRESENT Cllr D Rice (Chairman). Cllr M Harrison.
Cllr T Richardson.

APOLOGIES

1. Cllr K O'Sullivan & Cllr I Craven.

DECLARATIONS OF INTEREST

2. None.

MINUTES

3. **RESOLVED** that the minutes of the meeting held on 5 July 2021 to be confirmed as a true and accurate record.

The Chairman reported that at the above meeting he had mixed a previous application at Appleby Glade with the one discussed for 21/01340/FUL at 30 Old Dike Lands YO32 2WN. As a result, our comments to City of York and the applicant were amended to -

RESOLVED that this Council had serious concerns that this application is overdevelopment of the site.

PLANNING APPLICATIONS

- 4.

21/01429/FUL 1 Millfield Court, Linley Avenue, Haxby YO32 3PA – Single storey side extension.

RESOLVED that this Council had no objections to this application.

21/01548/FUL 2 Millfield Court, Linley Avenue, Haxby, YO32 3PA – Single storey extension to side and rear.

RESOLVED that this Council had no objections to this application.

21/01502/FUL 20 Old Dike Lands, Haxby, YO32 2WN – Single storey rear extension with alterations to existing garage roof.

RESOLVED that this Council had no objections to this application.

- 21/01505/FUL 4 Rushwood Close, Haxby, YO32 3YH – Single storey rear extension and partial conversion of garage to habitable space.
RESOLVED that this Council had no objections to this application.
- 21/01391/FUL 115 Old Orchard, Haxby, YO32 3DS – Single storey rear extension.
RESOLVED that this Council had no objections to this application.
- 21/01468/FUL The Dovedale, 19 New Forge Court, Haxby, YO32 3YA – Single storey rear extension, side roof extension with loft conversion to convert 1.5 storey dwelling, alterations to porch (revised scheme, resubmission)
RESOLVED that this Council objected the revised scheme of this application as the design is now out of keeping with the street scene. We draw your attention to your comments for the previous application (21/00565/FUL) paragraph 5.13 of the officer, Sam Baker's report regarding extensions projecting to the north having a detrimental effect to the visual amenity which this new application fouls. We strongly support the neighbours' objections and strongly recommend a site meeting with them.
- 21/01576/FUL Birchlands Nursing Home, Moor Lane, Haxby, YO32 2PH – Two storey side extension and single storey front extension with installation of glazed balustrade to terrace.
RESOLVED that this Council had no objections to the building part of this application but draw the following to your attention. We note that the applicant has indicated that surface water is to mains drainage. This is incorrect as it is discharged via a pump situated at the front of the main driveway via an underground pipe that eventually goes under Windsor Drive, between houses 177 and 179 where it discharges into an open field drain managed by the Foss Drainage board whom we expect to be consulted.
All roadways must always be kept clear for emergency access and suggest a request to Wigginton Parish Council to allow contractors to use the Village Hall car park nearby.
- 21/01042/FUL 23 Mancroft, Haxby, YO32 2ZL - Two storey side extension and single storey side extension.
RESOLVED that this Council had no objections to this application.

- 21/01726/FUL Crystal Clear Dental Solutions Ltd, 9 The Village, Haxby, – Change of use of dental practice to 4no. flats with dormer to rear, rooflights to front and rear roof slopes, low boundary wall with railings and gate to front, alterations to existing fenestration and formation of cycle/refuse store and parking areas.
RESOLVED that this Council had no objections to the building part of this application but have the following reservations. The areas indicated in green on the block plan for parking is not practically feasible for six vehicles. The main driveway from ‘The Village’ to the rear perimeter of the car park must be kept clear at all times as detailed in the deeds of InStyle Kitchens Designs, who has large vehicle deliveries. They own approximately a third of the rear car park, the remainder is used by No.7 The Village trading as a ‘Glamourised Hair Beauty’ and No.9 The Village and will not accommodate a further six vehicles.
We are also concerned about any noise generated from occupants and vehicles to the very close proximity of Wren Cottage on ‘South Lane’, Haxby, who’s brick building forms the southern boundary of the rear car park.
If this application is approved parking restrictions may be required on the parking bays outside Haxby Memorial Hall.
- 21/01699/FUL 36 Usher Lane, Haxby, YO32 3LA – Single storey side extension with partial conversion of existing garage to habitable space.
RESOLVED that this Council had no objections to this application.
- 21/01102/FUL 4 Reid Park, Haxby YO32 3QW – Convert existing integral garage into habitable living space room with bay window to front (retrospective).
RESOLVED that this Council had no objections to this application.
- 21/01794/FUL 71 The Village, Haxby YO32 2JE – Two storey and single storey rear extensions after demolition of existing single storey extensions.
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:

21/01205/FUL	<u>The Firs, Crooklands Lane, Haxby YO32 3LD</u> Single storey front porch extension.	Approved
21/01256/FUL	<u>17 Broad Acres, Haxby YO32 3WL</u> Creation of rear terrace on existing flat roof at first floor level.	Withdrawn
21/01298/FUL	<u>41 Thornhills, Haxby YO32 3WD</u> Two storey rear extension.	Approved
21/01143/FUL	<u>Millfield House, Linley Avenue, Haxby YO32 3NF</u> Erection of a detached two-storey dwelling and double garage - Resubmission of 18/00517/FUL	Approved

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 meeting of the Haxby Town Council Planning Committee will take place on Monday 6 September 2021 at 10.00am at a venue to be advised.

There being no further business the meeting closed at 10.40.

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Chairman

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