

MINUTES of Haxby Town Council's Planning Committee meeting held on Monday 6 January 2025 in the Council Office, Memorial Hall, Haxby, at 7pm.

PRESENT Cllr I. Craven, Cllr R. Pearson, Cllr T. Richardson and Cllr J. Secker.

Alan Draper (town clerk).

In the absence of the chair, the vice-chair (Cllr J. Secker) chaired the meeting.

P35/2024 Apologies for absence

Apologies for absence were received from Cllr T. Fisher.

RESOLVED to accept and approve the reason for absence.

P36/2024 Chairman's welcome

The chairman welcomed everyone to the meeting.

P37/2024 Declarations of interest

Cllr I. Craven declared a non-pecuniary interest in agenda item 6(i) – Planning applications (26 Gateland Close – 24/02242/FUL).

P38/2024 Public question time

No members of the public were present.

P39/2024 Minutes of the previous meetings

RESOLVED that the minutes of the meeting held on 2 December 2024 be approved and confirmed as a true and accurate record.

P40/2024 Planning applications

i) Applications to be discussed:

- 24/02242/FUL – 26 Gateland Close, Haxby
Single storey side extension after demolition of garage.
RESOLVED that no objection be raised to this application, provided that Yorkshire Water is aware of the development in relation to its pumping station.
- 24/01956FUL – 21 Hawthorne Avenue, Haxby
Single storey side and rear extensions and replacement roof to existing rear projection.
RESOLVED that no objection be raised for this application but with the following concerns:
 - The site plan is a sketch and as such it is not an accurate scale drawing.
 - A structural engineer's report might be necessary due to the proposed number of supporting walls to be removed.
- 24/02139/TCNOT – Garths End, Haxby
Notification under section 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 for the following equipment – one 9m light pole adjacent to garages.
RESOLVED to note that this application has already been approved by City of York Council.

- 24/02142/TCNOT – Netherwindings, Haxby
 Notification under section 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 for the following equipment – five 9m light poles adjacent nos 1, 12, 22/24, 30/32 and 51/53.
 RESOLVED to note that this application has already been approved by City of York Council.
- 24/02150/TCNOT – Riversdale, Haxby
 Notification under section 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 for the following equipment – one 9m light pole adjacent to 2 Riversdale.
 RESOLVED to note that no documentation pertaining to this application is available on City of York Council’s website, thus the committee is unable to make a decision.
- 24/02151/TCNOT – Thornhills, Haxby
 Notification under section 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 for the following equipment – three 9m light poles adjacent to nos 5, 28 and 44.
 RESOLVED to note that no documentation pertaining to this application is available on City of York Council’s website, thus the committee is unable to make a decision.
- 24/01933/FUL (amendment) – 43 Calf Close, Haxby
 Two storey side extension and single storey front and rear extensions – now with increased massing of single storey rear extension, developing to the boundary.
 RESOLVED to object to this (revised) application for the following reasons:

 - The proposed extension is almost the same size as the existing house and as such it is over development.
 - Potentially insufficient sewerage, especially regarding the kitchen.

ii) Decisions received – applications agreed:

- 24/02011/TCA – 4 The Village, Haxby
 Fell one Cherry tree and three Leylandii trees in a conservation area.
 RESOLVED to note the decision.
- 24/01661/FUL – Haxby Fortune Inn, 3 Ryedale Court, Haxby
 Installation of extraction and ventilation equipment.
 RESOLVED to note the decision.
- 24/01662/ADV – Haxby Fortune Inn, 3 Ryedale Court, Haxby
 Display of one externally illuminated fascia sign.
 RESOLVED to note the decision.
- 24/01586/FUL – 97 Oaken Grove, Haxby
 Single storey rear extension, first floor side extension and conversion of detached garden room to annex.
 RESOLVED to note the decision.

- 24/01315/FUL – 26 Usher Lane, Haxby
Single storey side and rear extension, hip to gable roof extension and dormer to rear roof slope.
RESOLVED to note the decision.
- 24/01680/FUL – 4 Moor Lane, Haxby
First floor front extension, single storey rear extension, four floodlights to front roof slope, canopy extension to front, replacement grey windows throughout and white render and timber cladding finish to external walls.
RESOLVED to note the decision.
- 24/01907/FUL – 86 Towthorpe Road, Haxby
Single storey front and rear extensions.
RESOLVED to note the decision.
- 24/01796/FUL – 25 Farmstead Rise, Haxby
Variation of condition 2 of permitted application 20/01604/FUL to amend the approved plans and elevations.
RESOLVED:
 - To note the decision.
 - To ask City of York Council why the application was approved.
- 24/01047/FUL – 7 Station Road, Haxby
Erection of two dwelling houses to side following demolition of three detached garages.
RESOLVED to note the decision.
- 24/02003/FUL – 10 Ash Lane, Haxby
Two storey side extension, single storey rear extension and single storey front extension.
RESOLVED to note the decision.
- 24/01907/FUL – 86 Towthorpe Road, Haxby
Single storey front and rear extensions.
RESOLVED to note the decision.

iii) Any other planning matters

RESOLVED:

- To note that on several occasions the standard of the drawings for planning applications is poor – sometimes the drawings/plans are (literally) sketches rather than proper, scale drawings/plans.
- To contact City of York Council to ask for their policy/approach on this and whether proper drawings are required?
- To further note that it seems some people do go to the expense/effort of providing proper drawings while others do not (and are still accepted by City of York Council).

P41/2024 Date of next meeting

The next meeting of this committee will be held on Monday 3 February 2025 at 7pm.

The meeting closed at 7.57pm.

Signed.....

Date.....

Chairman