



## **BOROUGHBRIDGE TOWN COUNCIL**

1 HALL SQUARE, BOROUGHBRIDGE, NORTH YORKSHIRE, YO51 9AN

[www.boroughbridge.org.uk](http://www.boroughbridge.org.uk)

[info@boroughbridge.org.uk](mailto:info@boroughbridge.org.uk)

Tel: 01423 322956

John Nichols  
Town Clerk

**29th December 2021**

Dear Councillors,

I hereby summon you to the following meeting of **BOROUGHBRIDGE TOWN COUNCIL** to be held at the **The Crown Hotel, Boroughbridge** – safe distancing protocols will be followed.

### **PLANNING COMMITTEE MEETING**

**Tuesday 4<sup>th</sup> January 2022 at 6:00pm.**

Please see the agenda for the meeting below:

John Nichols  
Clerk to the Council

#### **Notes:**

Members are reminded of the need to consider whether they have any pecuniary or non-pecuniary interest. to declare on any of the items on this agenda and, if so, of the need to explain the reason(s) why. Queries *should be addressed to the Monitoring Officer Ms Jennifer Norton 01423 556036.*

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### **PLANNING COMMITTEE MEETING AGENDA – Tuesday 4<sup>th</sup> January 2022 at 6.00pm**

**1. Apologies –**

**2. Declarations of Interest in items on the agenda –**

**3. Parish Council Notifications for consultation received since the last Planning Committee Meeting.**

**a) APPLICATION NO:** 6.64.397.G.FUL 21/05130/FUL

**PROPOSAL:** Conversion of agricultural building (south barn) into a pair of two storey barn conversions and change of use of land to form additional amenity space beyond the scope of the approved class Q approval.

**LOCATION:** Glebelands Farm, Grafton Lane, Aldborough, YO51 9HF.

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R36VXRHYKSX00>

**b) APPLICATION NO:** 6.64.397.F.FUL 21/05131/FUL

**PROPOSAL:** Conversion of agricultural building (north barn) into a pair of two storey barn conversions and change of use of land to form additional amenity space beyond the scope of the approved class Q approval.

**LOCATION:** Glebelands Farm, Grafton Lane, Aldborough, YO51 9HF.

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R36VY1HYKSZ00>

*Note - Class Q was introduced in 2014 as a form of permitted development designed to help ease the pressure on housing in rural areas. This type of planning permission allows the change of buildings that meet certain criteria from agricultural to residential use.*

**4. Decision Notifications received over the last month**

**a) PROPOSAL:** Proposed detached garage, including alterations to dropped kerbs.

**LOCATION:** Ferryden Mill Lane, Boroughbridge, North Yorkshire, YO51 9LH.

**REFUSE PLANNING PERMISSION.**

**The reasons for the decision are as follows:**

*The proposed development would cause significant harm to the amenity of the neighbouring property through overshadowing and overbearing. The proposal is therefore contrary to the requirements of local plan policy HP4.*

**b) PROPOSAL:** Crown lift to 4m above ground level, lateral reduction of house-side branches to 1-2m with no wound over 50mm in diameter, aesthetic improvements with all pruning done to BS:3998:2010 and removal of deadwood from 3 no. Lime trees within Tree Preservation Order 49/1994.

**LOCATION:** 3 Mallard Walk, Boroughbridge, YO51 9LQ.

**GRANT CONSENT SUBJECT TO CONDITIONS.**

**5. Planning Breaches/Enforcements received over the last month**

None

**6. Notifications of Appeal received over the last month**

**a) APPEAL BY:** Barratt and David Wilson Homes.

**SITE AT:** Land Comprising Field At 439839 464979 Boroughbridge, North Yorkshire.

**PROPOSAL:** Reserved matters application under outline permission 17/04319/OUTMAJ for the erection of 260 dwelling houses (phase 1) with access, appearance, landscaping, layout and scale for consideration (amended scheme). Outline application was not subject to an EIA.

**COUNCIL REF:** 21/00104/NREFPP

**APPEAL REF:** APP/E2734/W/21/3288433

**START DATE:** 15th December 2021

**HBC Planning Officer narrative is as follows:**

*I refer to the above details. An appeal has been made to the Secretary of State against Harrogate Borough Council's refusal of planning permission.*

*The appeal will be determined on the basis of a hearing. The procedure to be followed is set out in the Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.*

*We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.*

*If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. Where possible please submit representations at this link. Please refer to the same link for important up-to-date information about how best to correspond with the Planning Inspectorate at this time. The Planning Inspectorate's office is currently closed due to the COVID-19 situation and so they are unable to receive postal representations at this time.*

*All representations must be received no later than 19 January 2022. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.*

*Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.*

*The appeal documents will be available for inspection by appointment at Customer Services, Civic Centre, St Luke's Mount, Harrogate HG1 2AE. Email: [customerservices@harrogate.gov.uk](mailto:customerservices@harrogate.gov.uk) Tel: 01423 500600.*

*When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>  
Please do not hesitate to contact me if you require any further information or assistance.*

*Yours faithfully*

**Julie Doe**

**Support Officer (PSEG)**

[planning.appeals@harrogate.gov.uk](mailto:planning.appeals@harrogate.gov.uk)

01423 500600 Ext 51043

*Following the Openness of Local Government Bodies Regulations 2014, the right to record, film and to broadcast meetings of the Council, Committees and Sub Committees is established, but anyone wishing to do so, should advise the Clerk or Chair of the Council, to ensure compliance with BTC's adopted policy to effectively and lawfully manage this activity.*