



BOROUGHBRIDGE TOWN COUNCIL

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John Nichols
Town Clerk

4th May 2022

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 10th May 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.*

PLANNING COMMITTEE MEETING AGENDA – Tuesday 10th May 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.

3a) APPLICATION NO: 6.64.108.H.FUL 22/00978/FUL

PROPOSAL: Demolition of boundary wall and formation of vehicular access and hardstanding to provide off-street parking for motorhome. (Revised scheme)

LOCATION: Bridge House, 7 Fishergate, Boroughbridge, YO51 9AL.

(Note HBC response deadline is 23rd - an extension has been requested)

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8FN51HY0I300>

3b) APPLICATION NO: 6.64.818.FUL 21/05282/FUL

PROPOSAL: Erection of two storey extension.

LOCATION: 159 Druids Meadow, Boroughbridge, YO51 9NP

(Note HBC response deadline is 23rd - an extension has been requested)

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3R99NHKYV00>

3c) APPLICATION NO: 6.64.786.C.FUL 22/01229/FUL

PROPOSAL: Change of use of agricultural land to a dog walking/activity area.

LOCATION: Minskip Market Garden Farm Shop, Urkett House, Minskip, North Yorkshire.

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R97JYOHYMMQ00>

3d) APPLICATION NO: 6.64.786.C.COU 22/01230/COU

PROPOSAL: Change of use from Agricultural Barn to Class E (a) and (b), to display and sell goods, food and drink for consumption on and off the premises.

LOCATION: Minskip Market Garden Farm Shop, Urkett House, Minskip, North Yorkshire.

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R97JYVHYMMS00>

3e) APPLICATION NO: 6.64.824.FUL 22/01485/FUL

PROPOSAL: Proposed rear sun lounge

LOCATION: 56 The Chase, Boroughbridge, North Yorkshire, YO51 9JT.

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA462WHY0HO00>

4. Decision Notifications received over the last month.

4a) PROPOSAL: Single storey extension for meeting room.

LOCATION: Minskip Village Hall, Harrogate Road, Minskip, North Yorkshire, YO51 9JD.

APPLICANT: Trustees of Minskip Village Hall.

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

4b) PROPOSAL: Variation of condition 2 (approved plans - to a change window to a door on south elevation, remove one rooflight on the north elevation, reduce bedrooms from 4 to 3 and introduce a first floor living area in Unit 5) of planning permission 18/03198/FUL - Conversion of existing building to one dwelling and erection of four new dwellings.

LOCATION: Hollin Carr House, Horsefair, Boroughbridge, North Yorkshire YO51 9AD.

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

4c) PROPOSAL: Felling of 2 Beech (T1, T2) due to location issues within Tree Preservation Order 81/2021

LOCATION: The Shrubberies, Church Lane, Boroughbridge, North Yorkshire, YO51 9BA.

REFUSE CONSENT.

The reasons for the decision are as follows:

- 1 The proposed works would significantly harm the health of the tree and visual amenity of the locality. This would conflict with guidance National Planning Policy Framework.
- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework.

4d) PROPOSAL: Demolition in Boroughbridge Conservation Area of the former Café to the side of Hollin Carr House

LOCATION: Hollin Carr House Horsefair Boroughbridge North Yorkshire YO51 9AD

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

4e) APPLICATION NO: 6.64.108.H.FUL 22/00978/FUL

PROPOSAL: Demolition of boundary wall and formation of vehicular access and hardstanding to provide off-street parking for Motorhome (revised scheme).

LOCATION: Bridge House, 7 Fishergate, Boroughbridge, YO51 9AL

REFUSED. Reason(s) for refusal:

1. The form of the proposed boundary treatment and access would be at odds with the original stone wall and would harm the appearance and character of the property within the Conservation area. The siting of the proposed access to a raised parking area would serve to create an awkward access across a public footway onto a public highway with limited visibility. Therefore, the proposal would be detrimental to the character and appearance of the host dwelling and neither preserves nor enhances the conservation area. The proposal would conflict with guidance in the NPPF, Policies HP2 and HP3 of the Local Plan and guidance in the House Extensions and Garages Design Guide.
- 2 The proposed vehicular access crossing a public footway which cannot physically be accessed from the public highway at all times cannot be supported on highways grounds. The required loss of public parking space within the town centre location is contrary to policy T13 of the Local Plan.

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

5a) CASE NO: 22/00069/PR15

LOCATION: 2 Hazeldene Fold, Minskip, North Yorkshire, YO51 9PH.

ALLEGED BREACH: Engineering operations on Land at the top of Hazeldene Fold
Minskip

HBC Planning narrative as follows:

Further to a report received advising us of a possible breach of planning control at the above location, I write to inform you that an investigation has been carried out.

The outcome of the investigation is as follows - I am hoping to get to site next week to look at what is taking place at site - I will also chase the application that is being put together.

b) CASE NO: 22/00127/PR15

LOCATION: Morrisons, Minskip, North Yorkshire.

ALLEGED BREACH: Erection of fence.

Further to a report received advising us of a possible breach of planning control at the above location, I write to inform you that an investigation has been carried out.

The outcome of the investigation is as follows - I have visited the site and measured the fence, the fence is 2.5m high and therefore requires planning permission, I will be writing to Morrisons asking for them to submit a retrospective planning application.

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 a 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.