

**BOROUGHBRIDGE TOWN COUNCIL**

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Liz Leatherbarrow

Town Clerk

**Tuesday 5th January 2024**

Dear Councillors,

I hereby summon you to the following meeting of **BOROUGHBRIDGE TOWN COUNCIL** to be held

**in the Council Offices.**

**PLANNING COMMITTEE MEETING**

**Tuesday 11th January 2024 at 6:00pm.**

Please see the agenda for the meeting below:

**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 11th January at 6.00pm**

**1.Apologies for absence –** no apologies, all present

**2. Declarations of interest in items on the agenda -** None declared.

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

**3a) APPLICATION NO**: **6.64.813.D.ADV ZC23/04345/ADV**

**PROPOSAL:** Replacement shopfront including new non-illuminated fascia and projecting sign

**LOCATION:** 33 High Street Boroughbridge York North Yorkshire YO51 9AW

**APPLICANT:** Mr Antony Townley

**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4W7N2HYIZI00>

**3b) APPLICATION NO**: **6.64.845.FUL ZC23/03699/FUL**

**PROPOSAL**: Full planning application for groundworks (retrospective) and use of existing building as a

light industrial unit within Use Class E(g)(ii) or E(g)(iii), with associated access and parking

areas and landscaping

**LOCATION:** Land And Existing Building To East Of Hazeldene Fold Main Street Minskip North Yorkshire

YO51 9PH

**APPLICANT:** Forward Investments LLP

**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S244RAHYHW800>

**3c) APPLICATION NO: 6.64.231.J.LB ZC23/04213/LB**

**PROPOSAL:** The application seeks planning permission for the erection of a new first floor external access

staircase. The first floor access staircase is proposed to be of a free standing steel staircase with

connection at the top landing, the design is based upon other similar additions within the area,

the staircase is proposed to be traditional in appearance and painted gloss black in finish with

open risers and perforated stair treads and top landing to allow for visual contrast to aid users and

maximise the available light into the existing rear windows into the circulation corridor the rear

access lobby / WC and the rear office area.The entrance door is proposed to replace an existing

first floor window, retaining its width and existing window head detail, only extending the window

cill to floor level to allow for the installation of the new entrance door.

**LOCATION:** Williamsons 18 St James Square York Road Boroughbridge York North Yorkshire YO51 9AR

**APPLICANT:** Williamsons Property Limited

**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4F2JFHYIRM00>

**3d) APPLICATION NO: 6.64.231.L.FUL ZC23/04212/FUL**

**PROPOSAL:** Works to listed building - Erection of external black finish steel staircase to the rear of the

property from ground level to first floor and replacement of existing rear window with timber

door

**LOCATION:** Williamsons 18 St James Square York Road Boroughbridge York North Yorkshire YO51 9AR

**APPLICANT:** Williamsons Property Limited

**PUBLIC ACCESS**:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4F2JEHYIRL00>

**3e)** **APPLICATION NO:** 6.64.847.FUL ZC23/04256/FUL

**PROPOSAL:** Extend existing fence to incorporate area at the side of the property that was

previously left exposed.

**LOCATION**: 3 Chestnut Drive Boroughbridge York North Yorkshire YO51 9FW

**APPLICANT:** Wayne Bye

**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4J8N3HYIUC00>

**3f) APPLICATION NO:** **6.64.555.M.DVCMAJ ZC24/00004/DVCMAJ**

**PROPOSAL:** Variation of Condition 6 (Closure of Access) of planning permission 17/04319/OUTMAJ (Outline

application for up to 450 dwellings (40% affordable housing) including demolition of existing

structures, planting and landscaping, public open space, sustainable drainage and ancillary

works with access considered).

**LOCATION:** Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

**APPLICANT:** Barratt And David Wilson Homes Yorkshire West

**PUBLIC ACCESS**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6MJRZHYJHJ00>

**3g) APPLICATION NO:** **6.47.52.H.REMMAJ ZC23/04592/REMMAJ**

**PROPOSAL:** Approval of reserved matters for access, appearance, landscaping, layout and scale of a

Motorway Service Area to the west side of the A1(M) with vehicular over bridge to and from

southbound carriageway and partial diversion of the A168, including associated

infrastructure and staff access from B6265, allowed under planning appeal

APP/E2734/W/20/3245778 and accompanied by an Environmental Statement , and varied,

also accompanied by an Environmental Statement, in terms of slip road lengths, permissible

height of the eastern dumbbell roundabout and minor amendments to the indicative design

of associated infrastructure and landscape works by Section 73 permission

ZC23/01168/DVCMAJ

**LOCATION:** Land Adjacent To The A1(M) Between Junctions 48 And 49 Near Kirby Hill Harrogate YO51 9DP

**APPLICANT:** Applegreen Ltd

**PUBLIC ACCESS**

https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=S60Y4ZHY JFG00

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

**4a) DECISION NO: ZC23/03584/FUL**

**PROPOSAL:**  Erection of children's day nursery, including formation of access, car parking and landscaping.

**LOCATION:** Minskip Market Garden Farm Shop Urkett House Minskip North Yorkshire

**APPLICANT:** Mr and Mrs Mosey

***GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.***

**4b) DECISION NO:** **ZC23/03987/FUL**

**PROPOSAL:** Single storey rear extension following the demolition of the existing rear structures

and alterations to fenestration and front boundary.

**LOCATION:** May Cottage Front Street Aldborough York North Yorkshire YO51 9ES

**APPLICANT**: Mrs Zoe Metcalfe

***GRANT CONSENT SUBJECT TO CONDITIONS***

**4c) DECISION NO:** **ZC23/04050/TPO**

**PROPOSAL:** Works to 1no. lime tree and 1no. sycamore tree of Tree Preservation Order No.

21/2004 G6 including crown lifting of lime tree to 4.5-5m and cutting back sycamore

tree. Both trees growing over shared boundary.

**LOCATION:** Morrisons Minskip

**APPLICANT**: Morrisons

***GRANT CONSENT SUBJECT TO CONDITIONS***

**4d) DECISION NO:** **ZC23/04065/FUL**

**PROPOSAL:** Extension to existing single storey garage to allow additional dry and secure car

parking

**LOCATION:** 8 Fulmar Drive Boroughbridge York North Yorkshire YO51 9RR

**APPLICANT**: Mr Gavin Wikinson

***APPROVED subject to conditions***

**4e) DECISION NO:** **ZC23/04029/PNA**

**PROPOSAL:** Prior Notification for the erection of a general-purpose agricultural storage building

**LOCATION:** Land Comprising Field At 438888 464182 Harrogate Road Minskip North Yorkshire

**APPLICANT**: Mr G Cundall

***GRANT APPROVAL subject to the development being carried out within 5 years of the date of the letter and in accordance with the agreed details.***

**4f) DECISION NO:** **ZC23/04100/FUL**

**PROPOSAL:** Conversion of garage to form summer house

**LOCATION:** White House Front Street Aldborough York North Yorkshire YO51 9ES

**APPLICANT**: Mr M Gilsenan

***GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.***

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

**6. Notification of Appeal.**

*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.*