

**BOROUGHBRIDGE TOWN COUNCIL
1 HALL SQUARE, BOROUGHBRIDGE
NORTH YORKSHIRE YO51 9AN**



MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY

5th JANUARY 2021

Held by Zoom

Present: M. Kaczmarczyk, J. Wilkinson, J. Goss, R. Young, K. Fuller, J. Fuller.

Clerks Present: J. Nichols.

Meeting opened at 18:01

1. **Apologies** – Cllr S. Hynes. Chair taken by Cllr J. Wilkinson
2. **Declarations of Interest in items on the Agenda.**
3. **Parish Council Notifications for consultation received since the last Planning Committee Meeting**

a) 6.64.808.FUL 20/04250/FUL

Erection of 2 No. yurts and associated decking and hot tubs. Erection of associated WC, Shower and Kitchen unit.

LOCATION: Grange Farm Cottage Main Street Minskip YO51 9HZ

B – The Council objects on the following planning grounds – a) potential noise from guests impacting on neighbouring properties, b) inadequate parking, c) restricted access for emergency vehicles and d) potential change of use implications.

b) 6.64.810.FUL 20/04415/FUL

Erection of single storey conservatory.

LOCATION: 3 Hazeldene Fold Minskip York North Yorkshire YO51 9PH

A – The Council has no objections.

c) 6.64.223.AM.TPO 20/04572/TPO

Crown lift to 3m to provide pedestrian clearance, and crown reduce by 3m, to 1no. Lime Tree under W1 of TPO 21/2008.

LOCATION: Morrisons Minskip Roundabout to Ponderosa Park Minskip YO51 9HS

A – The Council has no objections.

d) 6.64.809.FUL 20/04395/FUL

Erection of single storey extension.

LOCATION: 38 Ladywell Road Boroughbridge YO51 9HL

A – The Council has no objections.

e) 6.64.70.E.FUL 20/04745/FUL

Erection of 2no. single storey extensions.

LOCATION: The Old Barn, Back Street Aldborough YO51 9EX

A – The Council has no objections.

f) 6.64.571.B.FUL 20/04505/FUL

Relocation of existing internal door openings, creation of a new opening between the rear dining area and front reception room and installation of an external WC to the rear of an existing outhouse

LOCATION: 10 St James Square, York Road Boroughbridge YO51 9AR

A – The Council has no objections.

g) 6.64. 571. C.LB 20/04506/LB (note, this is the same as f), it is the Listed Building application)

Relocation of existing internal door openings, creation of a new opening between the rear dining area and front reception room and installation of an external WC to the rear of an existing outhouse

LOCATION: 10 St James Square, York Road Boroughbridge YO51 9AR

A – The Council has no objections.

h) 6.64.811.FUL 20/04606/FUL

Erection of single storey extension.

LOCATION: 11 Florence Court Boroughbridge YO51 9NU

Referred back to HBC Planning on 6th January for more accurate supporting information to be supplied.

i) 6.64.404.B.FUL 20/03687/FUL

Erection of two storey extension - **APPLICATION WITHDRAWN**

LOCATION: The Headlands, Front Street Aldborough YO51 9ES

Noted

j) 6.64.223. 20/04304/FUL

Decoration and improvement work to external envelope to improve appearance of existing food store.

LOCATION: Morrisons, Wetherby Road, Boroughbridge, YO51 9UR

A – The Council has no objections.

4. Decision Notifications received over the last month

a) PROPOSAL: Erection of a two-storey extension (amended details provided 28th October 2020).

LOCATION: Cornerstones Springfield Grove Boroughbridge York North Yorkshire YO51 9EQ

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Noted.

b) PROPOSAL: Felling of 2. Black Pines subject to TPO 26/2011 and replace with more suitable species.

LOCATION: 24 Mallard Walk Boroughbridge YO51 9LQ

REFUSED. Reason(s) for refusal:

1 The proposed works would significantly harm the visual amenity of the surrounding area. This would conflict with guidance in the National Planning Policy Framework, Policy NE7 of the Harrogate District Local Plan.

2 No technical justification which outweighs the amenity value of the trees has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework and Policy NE7 of the Harrogate District Local Plan.

Noted.

c) PROPOSAL: Felling of 1 Sycamore Tree of Tree Preservation Order 09/1995.

LOCATION: 8 Smithson Grove Boroughbridge York North Yorkshire YO51 9UZ

REFUSED. Reason(s) for refusal:

1. The proposed works would significantly harm the visual amenity of the locality. This would conflict with guidance National Planning Policy Framework and Policy NE7 of the Harrogate District Local Plan.

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 National Planning Policy Framework and Policy NE7 of the Harrogate District Local Plan.

Noted.

d) PROPOSAL: Variation of Condition 14 (Opening hours) of Planning Permission 18/05183/FUL to allow extended cafe opening hours.

LOCATION: Urkett House, Minskip Market Garden Farm Shop Minskip Roundabout To Pondarosa Park Minskip YO51 9HY.

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Noted.

e) PROPOSAL: Outline application for the erection of a detached dormer bungalow with access, layout and scale considered.

LOCATION: Mi-Casa Springfield Road Boroughbridge YO51 9AZ

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Noted.

f) PROPOSAL: Display of no.1 fascia sign and no.1 hanging sign.

LOCATION: 33 High Street Boroughbridge YO51 9AW

APPLICANT: Coopland & Son (Scarborough) Ltd

GRANT EXPRESS CONSENT SUBJECT TO THE FOLLOWING STANDARD CONDITIONS AND THE ADDITIONAL CONDITIONS LISTED THEREAFTER

Noted.

g) PROPOSAL: Proposed alteration to the shop front, addition of awning and proposed covered walkway to side/rear.

LOCATION: 33 High Street Boroughbridge YO51 9AW

APPLICANT: Coopland & Son (Scarborough) Ltd

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Noted.

h) PROPOSAL: Non-material amendment to allow for alterations to approved fenestration of planning permission 20/01244/FUL - Erection of 1no. single-storey extension, 1no. two-storey extension and 1no. front dormer extension, installation of balcony and external staircase, additional hardstanding to driveway to provide turning space and increased parking and alterations to fenestration.

LOCATION: Grange House Main Street Minskip YO51 9HZ

APPROVED

Noted.

i) PROPOSAL: Reinstatement of garage, new car port and new porch.

LOCATION: Eslington House Main Street Minskip YO51 9H Z

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Noted.

j) PROPOSAL: Relocated access and expansion of car park to serve existing farm shop and cafe.

LOCATION: Minskip Market Garden Farm Shop Urkett House Minskip Road Boroughbridge York North Yorkshire YO51 9HY

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Noted.

5. Planning Breaches/Enforcements received over the last month

a) CASE NO: 20/00525/PR15

LOCATION: Lilac Farm Main Street Minskip York North Yorkshire YO51 9JF

ALLEGED BREACH: Siting of static caravan for residential purposes

HBC narrative on the Planning Enforcement dated 26th November 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: - A land registry search has been requested, once fully ownership has been established, I will arrange a site meeting and report back.

Christopher Keddle, Planning Enforcement Officer.

**Letter from Christopher Keddle received dated 22nd December – site visit by HBC Planning Control postponed until early 2021.*

Noted.

b) CASE NO: 20/00514/BRPC15

LOCATION: Ashdown Park Minskip Road Boroughbridge North Yorkshire

ALLEGED BREACH: Incorrect access to site in use- potential breach of condition 6

HBC narrative on the Planning Enforcement dated 15th December 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 have written to the planning agent who has passed the information onto the developer, is the lane still being used? I will carry out a land registry search on the new houses and write to the owners directly.

If the use of the lane continues the council will consider the harm that is being caused and look to serve a breach of condition notice. Christopher Keddle, Planning Enforcement Officer

Noted.

c) CASE NO: 20/00592/BRPC15

LOCATION: Strathmore Roecliffe Lane Boroughbridge North Yorkshire YO51 9LN

ALLEGED BREACH: Breach of condition 8 (17/03921/OUT) - damage to footpath adjacent to highway.

Noted.

Meeting closed: 18:21

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.

Signed _____

Dated _____

Chair of the Council