

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



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY**

**6<sup>th</sup> APRIL 2021**

Held by Zoom.

**Present:** S. Hynes (Chairman), M. Kaczmarczyk, J. Wilkinson, J. Goss, K. Fuller, J. Fuller.

**Clerks Present:** J. Nichols, L. Leatherbarrow.

**Meeting opened** at 18:04

1. **Apologies:** R. Young.
2. **Declarations of Interest in items on the Agenda:** None
3. **Parish Council Notifications for consultation received since the last Planning Committee Meeting.**

**a) 6.64.140.N.FUL 21/00627/FUL**

**PROPOSAL:** Erection of steel portal frame building for the purpose of agricultural machinery storage.

**LOCATION:** Lazenby Moor Farm, Lazenby Moor Lane Minskip HG5 0QN

**A – The council has no objections.**

**b) 6.64.220.E.FUL 20/04559/FUL**

**PROPOSAL:** Application for change of use of premises from class E to class E and Sui Generis as well as the installation of associated extraction unit.

**LOCATION:** Horsefair Newsagents, Horsefair Boroughbridge YO51 9AD

**C – The council is not wholly convinced the extractor unit will not have an impact on neighbouring premises.**

**c) 6.64.223.AO.ADV 21/00851/ADV**

**PROPOSAL:** Advertisement consent for all elevations of the proposed car park valeting pod.

Display of no.3 non-illuminated vinyl fascia signs. Display of no.7 non illuminated vinyl hoarding panels.

Display of no.1 non-illuminated double-sided banner.

**LOCATION:** Morrisons Minskip North Yorkshire.

**A – The council has no objections.**

**d) 6.64.223.AN.FUL 21/00850/FUL**

**PROPOSAL:** Erection of Car Park Valeting Pod within the existing superstore car park.

**LOCATION:** Morrisons Minskip North Yorkshire

**A – The council has no objections.**

**e) 6.64.544.B.FUL 21/00958/FUL**

**PROPOSAL:** Loft conversion including installation of 3no. rooflights and new stair.

Replacement of rear window.

**LOCATION:** Ivy House, 33 New Row Boroughbridge YO51 9AX

**A – The council has no objections.**

f) **6.64.814.FUL 21/01085/FUL**

**PROPOSAL:** Erection of single storey conservatory to rear.

**LOCATION:** 6 Hazeldene Fold Minskip York North Yorkshire YO51 9PH

**C – The council is mindful that the proposed development may have an impact on neighbouring properties.**

4. Decision Notifications received over the last month.

a) **PROPOSAL:** Erection of single storey extension to outbuilding and single storey garden store.

**LOCATION:** Boroughbridge Hall 9 Hall Square Boroughbridge YO51 9AN

**GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS.**

**Noted.**

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

a) **21/00021/PR15**

**LOCATION:** 8 Springfield Drive Boroughbridge York North Yorkshire YO51 9ED

**ALLEGED BREACH: Alleged change of use from residential to childcare business, rear extension and tree house**

**HBC Planning reported 25<sup>th</sup> February 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 visited the site to measure the extension etc. and the extension falls within permitted development rights, therefore no permission is required.*

*With regards to the business I have discussed this with my line manager based on the information provided by the owner. It is always down to whether there is a material change of the property when it comes to businesses being run from home as to whether there has been a change of use at the property or not.*

*Based on the information we have, which is predominantly two children with a third child before school for an hour, it is not considered that this constitutes a material change of use and therefore we do not consider there to be a breach of planning - we would happily investigate this again in the future if the intensity increases etc. but for the time being the case will be closed.*

*I will be writing to the owner confirming this but also making them aware that if the intensity Planning increases then this may well result in a material change of use.*

**Noted.**

b) **21/00044/PR15**

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

**ALLEGED BREACH: Piling works causing vibrations and potential damage to sewage pipes**

**HBC Planning reported 25<sup>th</sup> February as follows:** *Further to a report received (from BTC) 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:*

*No planning conditions were applied to the permission relating to noise and vibrations, or damage to property. As such, there is no breach of planning control in this regard. The developer has been contacted, and has stated they have had conversations with the adjacent residents, but the issues raised appear to be a civil matter, or outside the jurisdiction of planning enforcement.*

*Environmental Protection have been informed about the noise and vibration nuisance, and Yorkshire Water regarding the sewage pipes. They are now investigating.*

**ACTION** – Town Clerk to draft a letter to be sent to HBC Planning stressing our disappointment Regarding the management of this application as the concerns we have reported.

**c) 21/00117/BRPC15**

**LOCATION:** Taylor Wimpey Greystones Residential Development, Boroughbridge North Yorkshire

**ALLEGED BREACH: Potential breach of condition 8 (19/02980/DVCMAJ) – construction access.**

**Noted.**

**6. Appeal Notifications**

**APPEAL BY:** John Moran and Sons (Grimsby) Ltd

**SITE AT:** Ashdown Park Minskip Road Boroughbridge York North Yorkshire YO51 9HY

**PROPOSAL:** Outline application for the erection of 4 dwellings with access, appearance, layout and scale considered (Site Area 0.2 ha).

**COUNCIL REF:** 21/00007/NREFPP

**APPEAL REF:** APP/E2734/W/21/3267790

**START DATE:** 16 February 2021

**Noted.**

**7. Other Matters**

The iron railings recently erected on the Boroughbridge High Street outside the former Carter Jonas premises. Boroughbridge Town Council remain concerned about the sharp spikes topping the ornamental railings at approximately half the height of the railings that were there previously. In addition, the building is listed and the new railings are materially different to those in place before which are also out of character with similar railings outside other High Street premises.

The concerns have been reported to HBC Health and Safety and to HBC Building Control who have informed the HBC Planning Enforcement Team on 31<sup>st</sup> March 2021.

**ACTION** – Town Clerk to submit a report to the HSE outlining the concerns of Boroughbridge Town Council about the potential public health and safety risk presented by the spiked railings. (report sent to the HSE 7<sup>th</sup> April).

**Meeting closed: 18:22**

*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 \_\_\_\_\_  
Chair of the Council

Dated \_\_\_\_\_