



## **BOROUGHBRIDGE TOWN COUNCIL**

1 HALL SQUARE, BOROUGHBRIDGE, NORTH YORKSHIRE, YO51 9AN  
www.boroughbridge.org.uk  
info@boroughbridge.org.uk  
Tel: 01423 322956

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 5<sup>th</sup> APRIL 2022.**

Held at the Crown Hotel - safe distance protocols followed.

**Present:** K. Fuller (Chair), J. Fuller, J. Goss, R. Young.

**Clerk Present:** J. Nichols.

**Meeting opened at:** 18:01

**1. Apologies** – J. Wilkinson, M. Kaczmarczyk.

**2. Declarations of Interest in items on the agenda** – Cllr S, Hynes, Agenda Item 3a). Cllr Hynes stepped down from the Chair for this one meeting and Cllr. K. Fuller took the Chair.

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

#### **a) APPLICATION NO: 6.64.549.B.FUL 22/00680/FUL**

**PROPOSAL:** Lifting of the ridge and eaves of an ancillary building by 600mm.

**LOCATION:** Well Cottage, Back Street, Aldborough, North Yorkshire, YO51 9EX.

**3A – The Council has no objections.**

#### **b) APPLICATION NO: 6.64.292.H.FUL 22/00573/FUL**

**PROPOSAL:** Demolition in Boroughbridge Conservation Area of the former Cafe to the side of Hollin Carr House.

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

**3A – The Council has no objections.**

#### **c) APPLICATION NO: 6.64.292.I.DVCON 22/00578/DVCON**

**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.

**3A – The Council has no objections.**

#### **d) APPLICATION NO: 6.64.477.G.FUL 22/00996/FUL**

**PROPOSAL:** Change of use of two storey outbuilding to a micro-brewery, function area and office space including external alterations to fenestrations.

**LOCATION:** The Wild Swan, Main Street, Minskip, YO51 9JF.

**3A – The Council has no objections.**

**e) APPLICATION NO: 6.64.120.F.TPO 22/01111/TPO**

**PROPOSAL: T1** - Beech - Removed and the stumps treated to prevent regrowth. Location of tree growing near building/structures provides insufficient space and in particular, for the wall garage to co-exist with the trees in their location. Ideally, replacement trees should be established close by but in locations that provide sufficient separation to avoid repeating the current problems of direct damage. Considering the limited availability of space between the garden boundary and the neighbour's garage to the north, I would suggest that a small to moderate-sized and naturally upright species of the tree be selected to replace the trees form and limit the need for ongoing pruning.

**21/00081/TPORDR T2** - Beech - removed and the stumps treated to prevent regrowth. Location of tree growing near building/structures provides insufficient space and in particular, for the wall garage to co-exist with the trees in their location. Ideally, replacement trees should be established close by but in locations that provide sufficient separation to avoid repeating the current problems of direct damage. Considering the limited availability of space between the garden boundary and the neighbour's garage to the north, I would suggest that a small to moderate-sized and naturally upright species of the tree be selected to replace the trees form and limit the need for ongoing pruning.

**21/00081/TPORDR** Replacement options - Upright Feld Maple Acer Campestre 'Streetwise', Upright Lime Tilia Cordata 'Greenspire', Upright Sargent's Cherry Prunus Sargentii 'Rancho', Upright Crab Apple Malus Ttschonokii, Upright Rowan Sorbus Aucuparia 'Fastigiata', Japanese Crab Malus Floribunda Medlar Mespilus, Germanica Hybrid Cockspur Thorn Crataegus Llavalleeii.

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

**3A – The Council has no objections.**

**f) APPLICATION NO: 6.64.786.C.FUL 22/00881/FUL**

**PROPOSAL:** Demolition of attached single storey garage and erection of two storey side extension.

**LOCATION:** Urkett House, Minskip Road, Minskip, North Yorkshire, YO51 9HY

**3A – The Council has no objections.**

**g) APPLICATION NO: 6.64.519.B.FUL 22/01123/FUL**

**PROPOSAL:** Erection of detached garage, including alterations to dropped kerbs. (Revised scheme).

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

**3A – The Council has no objections.**

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

**a) PROPOSAL:** Variation of Condition 2 (approved plans) to allow alterations of drawings, of planning application 19/01803/FUL - Conversion of 3 no. barns to form 4 no. dwellings.

**LOCATION:** Low House Farm, Aldborough, North Yorkshire, YO51 9HD

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

**Noted.**

**b) PROPOSAL:** Variation of Condition 5 (approved drawings) to allow alterations to drawings of planning application 16/01445/OUT, allowed on appeal under application 21/00007/NREFPP - Outline application for the erection of 4 dwellings with access, appearance, layout, and scale considered (Site Area 0.2 ha).

**LOCATION:** Bell Close Farm, Minskip Road, Boroughbridge, North Yorkshire

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

**Noted.**

c) **PROPOSAL:** Single storey conservatory to rear.

**LOCATION:** 7 Oak Close, Boroughbridge, North Yorkshire, YO51 9FZ

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

**Noted.**

d) **PROPOSAL:** Alterations, extension, and home office outbuilding.

**LOCATION:** Hillside Cottage, Front Street, Aldborough, YO51 9ES.

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.**

**Noted.**

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

a) **CASE NO: 21/00282/PR15**

**LOCATION:** 7 Battle Close, Boroughbridge, North Yorkshire, YO51 9GN

**ALLEGED BREACH:** Erection of fence in excess of 2m.

**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 - As the additional height is to the rear of the site the fencing does not impact detrimentally on the neighbouring properties in terms of overbearing or over-shadowing and therefore it is not the council's opinion that enforcement action is warranted and therefore the case is closed.

**Noted.**

b) **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 - Thank you for all the information that has sent in I visited the site last week, works have taken place regarding a Car Park that is being put in. I am of the opinion that this would likely require planning permission and therefore, I will be asking for an application - I was made aware that permission for replacement buildings may be coming in, it might be that the works that have taken place are included within this application.

**Noted.**

c) **CASE NO: 22/00019/PR15**

**LOCATION:** Ashdown Park, Minskip Road, Boroughbridge, North Yorkshire.

**ALLEGED BREACH:** Erection of height restriction structure.

**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 have written to the owners via their planning agent who confirmed that the height restriction structure has been taken down. I will try get to the site next week to see if this is the case.

**Noted.**

**d) CASE NO: 22/00127/PR15**

**LOCATION:** Morrisons, Minskip, North Yorkshire

**ALLEGED BREACH:** Erection of fence

**HBC Planning narrative as follows:**

I write to notify you of a communication received on 28 March 2022 which reports a possible breach of planning control at the above location.

**Noted.**

**Meeting Closed: 18:14**

*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.*

Signed \_\_\_\_\_  
Mayor and Chair of the Council

Date \_\_\_\_\_