



BOROUGHBRIDGE TOWN COUNCIL

1 HALL SQUARE, BOROUGHBRIDGE, NORTH YORKSHIRE, YO51 9AN

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Liz Leatherbarrow

Town Clerk

MINUTES OF THE PLANNING MEETING HELD ON THURSDAY 11th JANUARY 2024

Meeting held at the Council Offices.

Councillors attending: Sean Hynes (Chair), John Goss, Julie Fuller, Kenny Fuller, Robert Young, James Wilkinson, Monika Kaczmarczyk

Member of the Public attending – no members of the public attended

Clerk present: P Howell who took the minutes.

Meeting opened at 18.00.

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>

A The Parish Council has no objections.

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>

B The Parish Council objects on the planning grounds set out below:

We have previously objected to this application. This development is outside the development line. We have previously expressed concerns about access to the site, causing a hazard. The Council does not support the development of light industrial units in a residential area.

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>

A The Parish Council has no objections.

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>

A The Parish Council has no objections.

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>

C The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

We are concerned that the application will set a precedent as it is open plan

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>

B The Parish Council objects on the planning grounds set out below:

The Council does not support the closure of any access. Due to the high volume of traffic, there should be further access provided direct onto the A168

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=S60Y4ZHYJFG00>

B The Parish Council objects on the planning grounds set out below:

The Town Council object to the development of new bridge, including the height planned for the bridge, and have concerns about all access roadways. This bridge would be overbearing and not in keeping with the area. The Council have never supported the development of a service area or any of the associated planning for this development. All previous objections and reservations remain and we would reiterate these

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.

Noted

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

Noted

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

Noted

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

Noted

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.

Noted

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.

Noted

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

None received.

6. Notification of Appeal.

None received.

PLEASE NOTE the next Planning Committee Meeting shall be held on Tuesday 6th February 2024 at 6pm.

The meeting ended at 18.36.

Each page of these Minutes has been read and confirmed, following ratification at the Full Council Meeting held on 6th February 2024

**Signed _____
Mayor and Chair of Council**

Date _____

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.