

 **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 TUESDAY 5th MARCH 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 -** None

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

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

**3a) APPLICATION NO:** **6.64.555.L.FULMAJ ZC24/00007/FULMAJ**

 **PROPOSAL:** Full Planning Application for the residential development of 258no. dwellings (Phase 2) with

associated access, infrastructure and landscaping

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

 **APPLICANT:** Bellway Homes Ltd (Yorkshire)

 **PUBLIC ACCESS:** <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6MJV8HYJHP00>

***B The Town Council objects to the planning on the grounds set out below:***

**Planning permission for 214 dwellings was previously refused, so it is questionable as to why a new application for even more houses has been submitted. There are no green spaces on the second phase of this development, prompting the committee to consider this development is overly dense for the area. This application is not in keeping with the rural area and is outside the development line.**

**Concerns are felt that the access onto Chapel Hill is already problematic and hazardous. The junction is already struggling to cope with the volume of vehicles it now supports and two recently added bus stops near to it will further add to the difficulties already experienced by traffic entering the junction and leaving. It is suggested that an access route from/onto the A168 would be a safer and more sensible addition to the site.**

**Concerns exist about the additional pressures caused by this number of new residents to the town, when the infra structure of the town is already overburdened by recently added existing developments.**

**An additional concern is the impact on water and sewerage systems in Boroughbridge if further houses are added onto the existing mains systems. There have already been incidences where the sewerage systems are failing currently due to the number of houses using the system now. Serious concerns exist about the capacity of existing systems to cope adequately without yet more additional housing to over burden the already challenged and failing systems.**

**T*he Town Council do not support this application.***

**3b APPLICATION NO: 6.64.499.B.FUL ZC24/00184/FUL**

 **PROPOSAL:** **Demolition of existing single storey side extension and erection of larger two side storey**

 **extension**

 **LOCATION:** **Twin Gables Main Street Minskip York North Yorkshire YO51 9JF**

 **APPLICANT:** **Mr Joe Davidson**

 **PUBLIC ACCESS:**  [https://uniformonline.harrogate.gov.uk/online- applications/applicationDetails.do?activeTab=summary&keyVal=S7GA4GHY0EK00](https://uniformonline.harrogate.gov.uk/online-%20%20applications/applicationDetails.do?activeTab=summary&keyVal=S7GA4GHY0EK00)

***A The Parish Council has no objections.***

**3c) APPLICATION NO: 6.64.561.G.FUL ZC23/04152/FUL**

 **PROPOSAL:** **Erection of agricultural building to support operation of the farm with new access.**

 **LOCATION:** **Low House Cottage Aldborough York North Yorkshire YO51 9HD**

 **APPLICANT:** **Mr And Mrs Weston**

 **PUBLIC ACCESS:** <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S45TIFHYINZ00>

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

**As a Council we are concerned as to the veracity of the details accompanying this application, in conjunction with a previously withdrawn application for the same site.**

**3d) APPLICATION NO: 6.64.757.D.TPO ZC24/00315/TPO**

 **PROPOSAL:** Dismantle T31 Ash to a height of approximately 5m due to the presence of Inonotus hispidus

(Ash Heart Rot). Lateral reduction of T32 Sycamore by 2.5-3m.

 **LOCATION:** East Barn Stump Cross Farm Boroughbridge York North Yorkshire YO51 9HT

 **APPLICANT:** Barratt Homes

 **PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S82K08HYK0G00>

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

**The Town Council suggests this be referred to Arborist for advice**

**3e) APPLICATION NO: 6.64.199.G.FUL ZC24/00581/FUL**

 **PROPOSAL:** Addition of garage dormer and external door with relocated timber staircase

 **LOCATION:** Old Mill House Horsefair Boroughbridge York North Yorkshire YO51 9HP

 **APPLICANT:** Paul Maddison

**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9752BHYKH400>

***A The Parish Council has no objections***

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

**4a) APPLICATION Decision NO: ZC24/00074/AMENDS:**

 **PROPOSAL**: Non-material amendment to allow alterations to the roof profile incorporation of stone cills

 and lintels and some alterations to the window style and position of planning permission

 22/03810/FUL - Demolition of attached garage. Erection of two storey rear extension and

 single storey side extension, alterations to fenestration and application of external render.

 **LOCATION:** Lyndene Dunsforth Road Aldborough York North Yorkshire YO51 9EY

  **APPLICANT**: Mr Lindsay Raper

 **PUBLIC ACCESS:** You can see the officer’s report on the application at www.northyorks.gov.uk/planning.

Alternatively, you can contact Customer Services Tel No: 0300 131 2 131 or e-mail

customerservices.har@northyorks.gov.uk

 ***APPROVED***

**4b) APPLICATION Decision No: ZC23/04213/LB**

 **PROPOSAL**: Listed Building Consent for - 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

 ***North Yorkshire Council being the Local Planning Authority for the purposes of the application received***

 ***on 29 November 2023 for Listed Building Consent, as described above, have resolved to***

 ***REFUSE LISTED BUILDING CONSENT.***

**4c) APPLICATION Decision No: Decision No ZC23/04212/FUL**

 **PROPOSAL**: 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

 ***North Yorkshire Council being the Local Planning Authority for the purposes of the application received***

 ***on 20 November 2023 for Full Planning Permission, as described above, have resolved to***

 ***REFUSE PLANNING PERMISSION***

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

None received.

**PLEASE NOTE the next Planning Committee Meeting shall be held on Tuesday 2nd April 2024 at 6pm.**

**The meeting ended at 18.13 pm**

**Each page of these Minutes has been read and confirmed, following ratification at the Full Council Meeting held on 5th March 2024**

**Signed\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_**

**Mayor and Chair of Council**

 *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.*