



BOROUGHBRIDGE TOWN COUNCIL

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

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Liz Leatherbarrow

Town Clerk

Tuesday 25th April 2023

Dear Councillors,

I hereby summon you to the following meeting of **BOROUGHBRIDGE TOWN COUNCIL** to be held **in the Council Offices.**

PLANNING COMMITTEE MEETING

Tuesday 2nd May 2023 at 6:00pm.

Please see the agenda for the meeting below:

Notes:

Members are reminded of the need to consider whether they have any pecuniary or non-pecuniary interest to declare on any of the items on this agenda and, if so, of the need to explain the reason(s) why. Queries *should be addressed to the Monitoring Officer Ms Jennifer Norton 01423 556036.*

PLANNING COMMITTEE MEETING AGENDA – Tuesday 2nd May at 6.00pm

- 1. Apologies –**
- 2. Declarations of Interest in items on the agenda –**
- 3. Parish Council Notifications for consultation received since the last Planning Committee Meeting.**

3a) APPLICATION NO: 23/00872/FUL

PROPOSAL: Erection of children's day nursery.

LOCATION: Urkett House Minskip Road Boroughbridge York North Yorkshire YO51 9HY

APPLICANT: Mr and Mrs Mosey

Public Access:

[https://uniformonline.harrogate.gov.uk/online-](https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RQXQODHYKMH00)

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3b) APPLICATION NO: 6.47.52.G.EIAMAJ ZC23/01185/EIAMAJ

PROPOSAL: Resubmission of permitted outline Motorway Service Area (planning permission 18/00123/EIAMAJ) varied by an extension in length to the proposed Motorway Service Area junction slip roads and an increase in the permissible height of the eastern dumbbell roundabout by up to 1.25 metres, plus minor amendments to the indicative design of associated

infrastructure and landscape works.

LOCATION: Land Adjacent To The A1(M) Between Junctions 48 And 49 Harrogate

Near Kirby Hill YO51 9DP

APPLICANT: Applegreen Ltd

Public Access:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RRZGQRHYL3L00>

3c) APPLICATION NO: 6.47.52.F.DVCMAJ ZC23/01168/DVCMAJ

PROPOSAL: Variation of conditions 5, 13, 16 and 17 of planning permission 18/00123/EIAMAJ to permit an extension in length to the proposed Motorway Service Area junction slip roads and to increase the permissible height of the eastern dumbbell roundabout by up to 1.25 metres, plus minor amendments to the indicative design of associated infrastructure and landscape works.

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=RRXM59HYL2D00>

3d) APPLICATION NO: PP-12066159 ZC23/01419/FUL

PROPOSAL: To replace all windows and front door from softwood to Upvc

LOCATION: Dauntless House Back Lane Boroughbridge North Yorkshire

APPLICANT: Mrs Karen Bryant

Public Access:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSZQKUHLYL800>

4. Decision Notifications received over the last month.

4a) APPLICATION NO: 22/04048/DISCON

PROPOSAL: Application for approval of details under Condition 14 (Electrical Vehicle Chargers- pre-occupation) and Condition 15 (noise mitigation - pre-occupation) 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:

Confirmation of discharge of conditions

4b) APPLICATION NO: 23/00353/PNG

PROPOSAL: Prior notification for change of use of agricultural building to flexible use (Use Class E).

LOCATION: Minskip Market Garden Farm Shop Urkett House Minskip North Yorkshire

APPLICANT:

Permitted Prior Notification

4c) APPLICATION NO: 23/00353/DISCON

PROPOSAL: Prior notification for change of use of agricultural building to flexible use (Use Class E).

LOCATION: Minskip Market Garden Farm Shop Urkett House Minskip North Yorkshire

APPLICANT: Mr and Mrs Mosey

Permitted Prior Notification

4d) APPLICATION NO: 23/00524/DISCON

PROPOSAL: Approval of details required under condition 3A (Archaeology - written scheme of investigation) of planning permission 22/02814/DVCON – Variation of condition 2 (approved plans) to allow amended designs of planning permission 21/04205/FUL - Alterations, extension, and home office outbuilding.

LOCATION: Hillside Cottage Front Street Aldborough York North Yorkshire YO51 9ES

APPLICANT: Mr Barry Willis

Confirmation of discharge of conditions

4e) APPLICATION NO: 6.64.797.B.TPO 23/01015/TPO

PROPOSAL: Trimming back up to 5m to 2 no. Oak trees due to dead branches falling within Tree Preservation Order 21/1990 G2 3oak

LOCATION: 31 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

APPLICANT: Mrs J Coates

Public Access:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RRB6I5H>
YOH000

REFUSED. Reason(s) for refusal:-

- 1 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework.
- 2 The proposed works would significantly harm the visual amenity of the locality. This would conflict with guidance National Planning Policy Framework.

4f) APPLICATION NO: ZC23/01294/CLOPUD

PROPOSAL: Single storey rear extension

LOCATION: 9 Barnaby Way Boroughbridge York North Yorkshire YO51 9GJ

APPLICANT: Mr and Mrs Wild

Lawful Development Certificate permitted

PUBLIC ACCESS: <https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RSJ2BDHYLAJ00>

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

5a) Case No: 23/00056/PR15

LOCATION: Land Comprising Woodland At 439794 467019 Fishergate Boroughbridge North Yorkshire

ALLEGED BREACH: Unauthorised felling of multiple mature trees in Boroughbridge Conservation Area

DATE: 12 April 2023

ENFORCEMENT OFFICER: Christopher Keddle

Letter Received regarding possible actions following investigation. 'Consideration given to serving a tree replacement notice.

6. New Planning Application notifications (Pending) received.

6a) APPLICATION NO: ZC23/01359/DISCON

PROPOSAL: Approval of details required under Condition 3 (Materials), Condition 4 (Fenestration details), Condition 6 (Eaves, ridge and verge details) and Condition 7 (Rainwater goods) of planning permission 21/02800/FUL - Demolition of existing rear extensions. Erection of single storey extension, internal alterations and alterations to fenestration.

LOCATION: Manor Cottage Aldborough York North Yorkshire YO51 9EP

Public Access:

<https://uniformonline.harrogate.gov.uk/online->

applications/centralDistribution.do?caseType=Application&keyVal=RSNDYOHYLE100

6b) APPLICATION NO: ZC23/01451/DISCON

PROPOSAL: Approval of details required under condition 3 (materials) of Planning Permission 21/05130/FUL: Conversion of agricultural building (south barn) into a pair of two storey barn conversions and change of use of land to form additional amenity space beyond the scope of the approved class q approval.

LOCATION: Glebelands Farm Grafton Lane Aldborough York North Yorkshire YO51 9HF

Public Access:

<https://uniformonline.harrogate.gov.uk/online->

[applications/centralDistribution.do?caseType=Application&keyVal=RT3GXNHYLK500](https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RT3GXNHYLK500)

6c) APPLICATION NO: ZC23/01452/DISCON

PROPOSAL: Approval of details required under condition 3 (materials) of Planning Permission 21/05131/FUL: Conversion of agricultural building (north barn) into a pair of two storey barn conversions and change of use of land to form additional amenity space beyond the scope of the approved class q approval.

LOCATION: Glebelands Farm Grafton Lane Aldborough York North Yorkshire YO51 9HF

Public Access:

<https://uniformonline.harrogate.gov.uk/online->

[applications/centralDistribution.do?caseType=Application&keyVal=RT3GXRHYLK700](https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RT3GXRHYLK700)

6d) APPLICATION NO: ZC23/01549/DISCON

PROPOSAL: Approval of details required under conditions 4 (Foundation details), 5 (Tree Survey) and 6 (Arboricultural Method Statement) of planning application 22/03439/FUL - Erection of single storey rear extension.

LOCATION: Jasmine Cottage 32 New Row Boroughbridge York North Yorkshire YO51 9AX

Public Access:

<https://uniformonline.harrogate.gov.uk/online->

[applications/centralDistribution.do?caseType=Application&keyVal=RTF5YHHYLQL00](https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RTF5YHHYLQL00)

6e) APPLICATION NO: 23/01279/AMENDS

PROPOSAL: Non-material amendment of planning permission 22/02814/DVCON to include an additional door to the proposed outbuilding and new door replacing window into the utility room.

LOCATION: Hillside Cottage Front Street Aldborough York North Yorkshire YO51 9ES

APPLICANT: Mr Barry Willis

Public Access: <https://uniformonline.harrogate.gov.uk/online->

[applications/centralDistribution.do?caseType=Application&keyVal=RSC4KIHYL9A00](https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RSC4KIHYL9A00)

7.Notification of Appeal to Secretary of State received.

7a) APPEAL BY: Tappenden And Co Ltd

LOCATION: Land South Of Barnaby Way Off Wetherby Road Boroughbridge North Yorkshire

PROPOSAL: Erection of two detached blocks of 8no.Class E(g) (ii) research and development and E(g) (iii) industrial uses and/or B8 storage and distribution units

COUNCIL REF: 23/00026/NREVCO

APPEAL REF: APP/E2734/W/23/3320119

START DATE: 13 April 2023

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.