



## **BOROUGHBRIDGE TOWN COUNCIL**

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

[www.boroughbridge.org.uk](http://www.boroughbridge.org.uk)

[info@boroughbridge.org.uk](mailto:info@boroughbridge.org.uk)

Tel: 01423 322956

Liz Leatherbarrow

Town Clerk

**Thursday 1<sup>st</sup> June 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 6<sup>th</sup> June 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.*

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### **PLANNING COMMITTEE MEETING AGENDA – Tuesday 6<sup>th</sup> June 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: 6.64.555.K.DVCM AJ ZC23/01694/DVCM AJ**

**PROPOSAL:** Variation of Condition 6 ( Closure of Access) of Application17/04319/OUTMAJ Conditions(s)

Removal: We wish the condition wording to be amended- The A168 junction the original condition refers to relates to land outside of Barratt Developments PLC application site, this application site is determined via the red line boundary associated with the Reserved Matters approval- 21/03683/REMAJ. Barratt Developments PLC do not have control of the land to the south so therefore are unable to do complete the works to this area as outlined in the condition. Following discussion with planner officer Chloe Temple it has been agreed that it would be logical for the condition to be reworded to relate to only the southern parcel of the outline application site. When this land is brought forward for development the works to this area could take place at this point. No part of the development in the Southern Parcel of the outline application red line

boundary, specifically the development area not approved under Reserved Matters application 21/03683/REMMAJ, must be brought into use until the existing access on to A168 has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access to the site must be created without the written approval of the Local Planning Authority in consultation with the Highway Authority. These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

**LOCATION:** Land At Stump Cross Boroughbridge North Yorkshire

**APPLICANT:** Barratt David Wilson Homes Yorkshire West

**PUBLIC ACCESS:** <https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RU1DX4HYLZK00>

### **3b) APPLICATION NO: 6.64.50.N.DVCON ZC23/01820/DVCON**

**PROPOSAL:** Variation of condition 5 (Land Contamination Remediation Strategy) of planning consent 22/00152/DVCON - Variation of condition 2 (Approved plans) to allow alteration of drawings, of planning application 22/00152/DVCON - 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. dwelling

Conditions(s) Removal: Revised remediation proposal to front gardens  
Revised Remediation Statement

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

**APPLICANT:** M J Gurney Ltd

**PUBLIC ACCESS:** <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUJA7UHYM6V00>

### **3c) APPLICATION NO: 6.64.797.C.TPO ZC23/01903/TPO**

**PROPOSAL:** Works to 21/1990 G2 3oak - Crown lift 1no. Oak (T1 on plan) - Crown Lift to 4m in height.  
Remove Deadwood over 25mm in diameter.

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

**APPLICANT:** Young

**Public Access:** <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUUUXTHYMBZ00>

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

### **4a) APPLICATION NO: 23/00026/NREVCO**

**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

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

**APPLICANT:** Tappenden And Co Ltd

***An appeal has been made to the Secretary of State against the Council's Refused permission to vary or remove a condition(s)***

### **4b) 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

***Application Refused***

**4c) APPLICATION NO: 22/02814/DVCON**

**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

**Application- Approval of Non-material amendment, no conditions.**

**4d) APPLICATION NO: PP-12006639**

**PROPOSAL:** Works to 1 No. Beech Tree - 2 metre lateral crown reduction and removal of 2 No. dysfunctional limbs.

**LOCATION:** 9 Springfield Road Boroughbridge York North Yorkshire YO51 9AZ

**APPLICANT:** Mr Martin Howes

**Refuse consent**

**4e) APPLICATION NO.: 23/01027/TPO**

**PROPOSAL:** Works to 1 No. Beech Tree - 2 metre lateral crown reduction and removal of 2 No. dysfunctional limbs.

**LOCATION:** 9 Springfield Road Boroughbridge York North Yorkshire YO51 9AZ

**Application Refused.**

**4f) APPLICATION NO: 23/01055/FUL**

**PROPOSAL:** Conversion of attached garage to form additional living accommodation, part first floor extension over existing garage, and minor alterations.

**LOCATION:** Buckshae Harrogate Road Minskip York North Yorkshire YO51 9JD

**APPLICANTS:** Mr and Mrs Morely

**Application Permitted subject to conditions**

**4g) APPLICATION NO: ZC23/01693/DISCON**

**PROPOSAL:** Duplicate Application of ZC23/01700/DISCON. Details submitted to discharge Condition 1 of 17/04319/OUTMAJ

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

**Application Closed**

**4h) APPLICATION: ZC23/01700/DISCON**

**PROPOSAL:** Detail submitted to discharge Condition 1 of 17/04319/OUTMAJ

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

**Appeal status unknown**

**4i) APPLICATION: 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

**Confirmation of discharge of conditions**

**4j) 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

**Confirmation of discharge of conditions**

**4k) APPLICATION NO: ZC23/01419/FUL**

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

**LOCATION:** Dauntless House Back Lane Boroughbridge North Yorkshire

**Application permitted**

**4l) APPLICATION NO: (Decision No: ) 23/00360?FUL**

**PROPOSAL:** Conversion of garage into utility / wc.

**LOCATION:** Old Castle House Back Street Aldborough York North Yorkshire YO51  
9EX

**APPLICANT:** Mr and Mrs D Hall

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.**

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

**5a) Case No: 23/00138/BRPC15**

**PLANNING REF: 22/01294/DISCON 21/03683/REMMAJ**

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

**ALLEGED BREECH:** Alleged removal of hedgerows and tree

**DATE:** 10<sup>th</sup> May 2023

**ENFORCEMENT OFFICER:** Emilie Ellis

**6. New Planning Application notifications (Pending) received.**

**6a) APPLICATION NO: ZC23/01693/DISCON**

**PROPOSAL:** Details submitted to discharge Condition 1 of 17/04319/OUTMAJ

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

**Public Access:**

**[https://uniformonline.harrogate.gov.uk/online-](https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RU1DWWHYLZI00)**

**[applications/centralDistribution.do?caseType=Application&keyVal=RU1DWWHYLZI00](https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RU1DWWHYLZI00)**

**7.Notification of Appeal to Secretary of State received.**

*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.*