



BOROUGHBRIDGE TOWN COUNCIL

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Liz Leatherbarrow

Town Clerk

Tuesday 27th 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 4th July 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 4th July 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: 6.64.355.FUL ZC23/01817/FUL
PROPOSAL: Demolition of existing buildings and erection of a convenience foodstore (Use Class Class E (A)) to include access, car parking, service yard, external plant area and associated works.
LOCATION: Former North Road Garage Horsefair Boroughbridge York North Yorkshire YO51 9AQ
APPLICANT: Central Coop
PUBLIC ACCESS:
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUI23THYM6N00>

3b) APPLICATION NO: 6.64.494.D.TPO ZC23/02119/TPO

PROPOSAL: Removal of deadwood, reduction of branch spread extending to east by 3 meters (retaining 5 meters canopy radius) to reinstate sunlight corridor between adjacent tree to east, reduction of branch spread extending to west over neighbours garden by 2 meters (retaining 5 meters canopy radius) to reinstate sunlight corridor between adjacent tree to west of T1 Oak. Tree under order 21/1990.

LOCATION: 21 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

APPLICANT: Mr Ian Copplestone

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVS75DHYMRL00>

3c) APPLICATION NO: 6.64.391.B.TPO ZC23/01910/TPO:

PROPOSAL: Works to Tree Preservation Order 01/1991 T17 syc - Crown thin 1no. Sycamore by 5-10%

LOCATION: 3 Kingfisher Reach Boroughbridge York North Yorkshire YO51 9JS

APPLICANT: Sara Brockway

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUWB70HY0EK00>

3d) APPLICATION NO: 6.64.128.I.TPO ZC23/02220/TPO

PROPOSAL: Sycamore, to laterally reduce off building by 2 metres, to reduce vegetation landing on roof and gutters. Shown on attachment aerial photograph.

LOCATION: Boroughbridge Social Club 14 Fishergate Boroughbridge York North Yorkshire YO51 9AL

GRID REF: E 439639 N 466834

APPLICANT: Mr R Guest

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW6JJUHMYZ400>

3e) APPLICATION NO: 6.64.140.N.FUL ZC23/02217/FUL

PROPOSAL: Concreting of existing farmyard area to include yard drainage pipework and drainage chamber.

LOCATION: Lazenby Moor Farm Lazenby Moor Lane Minskip Knaresborough North Yorkshire HG5 0QN

GRID REF: E 438484 N 463323

APPLICANT: Mr Robert Graham

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW5BENHYMYK00>

3f) APPLICATION NO: 6.64.572.C.FUL ZC23/02305/FUL

PROPOSAL: Demolition of existing garage. Two storey side extension. Remodelling of rooms in roof. 4no dormer extensions and hip to gable extension. Internal alterations.

LOCATION: Plum Tree House Front Street Aldborough York North Yorkshire YO51 9ES

GRID REF: E 440540 N 466069

APPLICANT: Mr And Mrs Johnson

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWHQ4EHY0EK00>

4. Decision Notifications received over the last month.

4a) APPLICATION NO: Decision No 23/00361/LB

PROPOSAL: Conversion of garage into utility / wc and internal alterations to include wall removal

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

APPLICANT: Mr and Mrs D Hall

Grant Listed Building Consent Subject to Conditions.

4b) APPLICATION NO: ZC23/02044/DISCON

PROPOSAL: Approval of details under condition 10 (Noise impact assessment) of planning consent 22/02201/DVCON - Variation of Condition 5 (approved drawings) to allow alterations to drawings of planning application 21/05448/DVCON - 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: Former Bell Close Farm Minskip Road Boroughbridge North Yorkshire

APPLICANT:

Confirmation of discharge of conditions

4c) 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

APPLICANT:

Confirmation of discharge of conditions

4d) 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. dwellings. 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>

This application has now been WITHDRAWN.

4e) APPLICATION NO: ZC23/02044/DISCON

PROPOSAL: Approval of details under condition 10 (Noise impact assessment) of planning consent 22/02201/DVCON - Variation of Condition 5 (approved drawings) to allow alterations to drawings of planning application 21/05448/DVCON - 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: Former Bell Close Farm Minskip Road Boroughbridge North Yorkshire

Confirmation of discharge of conditions

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

5a) Case No: CASE NO: 23/00180/PR15

LOCATION: Knotty Ash 1 Prospect Terrace Harrogate Road Minskip York North Yorkshire YO51 9JE

ALLEGED BREACH: Erection of fence.

DATE: 8 June 2023

ENFORCEMENT OFFICER: Christopher Keddle

6. New Planning Application notifications (Pending) received.

6a) APPLICATION: ZC23/02118/TPO

PROPOSAL: Removal of deadwood. Removal of epicormic growth from upon the main trunk to a height of 5 meters above ground. Reduce branch spread extending north towards properties numbered 21 & 23 by 2 meters (back to historic pruning point) leaving 4 meters canopy radius. Reduction of branch spread extending South - West by 2 meters (to leave 9 meter canopy radius), to create maintain sunlight corridor to the property between the canopy of T1 Oak and the canopy of adjacent Oak tree to the west. Tree under order 21/1990.

LOCATION: 23 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

6b) APPLICATION: ZC23/01694/DVCMAJ

PROPOSAL: Variation of Condition 6 (Closure of Access) of Application 17/04319/OUTMAJ

LOCATION: Land At Stump Cross Boroughbridge North Yorkshire

7. Notification of Appeal to Secretary of State received.

None

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.