



**BOROUGHBRIDGE TOWN COUNCIL**

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Liz Leatherbarrow  
Town Clerk

**Tuesday 27<sup>th</sup> February 2024**

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 5<sup>th</sup> March 2024 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 5<sup>th</sup> March 2024 at 6.00pm**

**1. Apologies for absence**

**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.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>

**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>

**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>

**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>

**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>

**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](http://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](mailto: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.**

*The reasons for the decision are as follows:*

*1 The proposed external staircase is overtly industrial in character and fails to respond to the form, design and character of the host building and conservation area. Consideration for the loss of an original window and enlarging the opening has not been made within the proposal. It therefore does not preserve the special*

architectural or historic interest of the listed building, as required by the Planning (Listed Buildings and Conservation Area) Act 1990. The harm is less than substantial and as required by the NPPF paragraph 208, any harm must be outweighed by public benefits. The proposed works conflict with Local Plan Policies HP2 and HP3, Section 66 and 72 of the Listed Building and Conservation Area Act and the NPPF. The officer's report is available at [www.northyorks.gov.uk/planning](http://www.northyorks.gov.uk/planning).

#### **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**

You can see the officer's report on the application at [www.northyorks.gov.uk/planning](http://www.northyorks.gov.uk/planning).

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

**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.*