



BOROUGHBRIDGE TOWN COUNCIL

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

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Liz Leatherbarrow
Town Clerk

Tuesday 29th April 2025

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 6th May 2025 at 18.00.

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 6th May 2025 at 18.00

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: 6.64.11.E.FUL ZC25/01032/FUL

PROPOSAL: Proposed first floor study above existing garage, internal WC and utility to existing garage.

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

GRID REF: E 440559 N 466177

APPLICANT: Mr Paul Instone

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&Val=STQ1H3HYL3300>

3b. APPLICATION NO: 6.64.35.N.TPO ZC25/01182/TPO
PROPOSAL: Crown lift (by 5.5m) of 1no. Yew tree within Tree Preservation Order 09/1997 G1 (T2 on plans submitted with application).
LOCATION: The Vicarage Church Lane Boroughbridge York North Yorkshire YO51 9BA
GRID REF: E 439718 N 466475
APPLICANT: The Church of England
PUBLIC ACCESS:
<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SU58QCHY0EK00>

3c. APPLICATION NO: 6.64.318.H.LB ZC25/00971/LB
PROPOSAL: Listed Building Consent for internal and external alterations to a Prominent Grade II Listed Building including the installation of 4 conservation extractor vent grilles, the replacement 4 modern windows, 1 defective window, with heritage style slimline double glazing, install coping stones to 1 section of gable wall and install 2 partition walls to bathroom.
LOCATION: 5 St James Square York Road Boroughbridge North Yorkshire
GRID REF: E 439682 N 466674
APPLICANT: Carolyn Parker Interior Design Ltd
PUBLIC ACCESS:
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STHGTTHYKYU00>

3d. APPLICATION NO: 6.64.120.G.TPO ZC25/01168/TPO
PROPOSAL: Lateral reduction (by 3m) of 2no. Beech (T1 and T2) within Tree Preservation Order 81/2021.
LOCATION: The Shrubberies Church Lane Boroughbridge York North Yorkshire YO51 9BA
GRID REF: E 439640 N 466333
APPLICANT: Mr Daz Ekin
PUBLIC ACCESS:
<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU4RLDHYLAS00>

4. Decision Notifications received over the last month.

4a. APPLICATION NO: 6.64.39.C.FUL ZC24/03779/FUL
PROPOSAL: LOCATION: GRID REF: APPLICANT: PUBLIC ACCESS: New shopfront, including fascia sign and erection of single storey rear extension. Spar 37 High
 Street Boroughbridge York North Yorkshire YO51 9AW E 439651 N 466742 James Hall
<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SMJGXN HYIAX00>

Grant Consent subject to conditions

4b. APPLICATION NO: ZC25/00506/FUL
PROPOSAL: New independent Double Garage to front of existing dwelling House
LOCATION: 14 Fulmar Drive Boroughbridge York North Yorkshire YO51 9RR
APPLICANT: Mrs Grace Lancaster North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 3 March 2025 for Full Planning Permission, as described above have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

4c. APPLICATION NO: ZC24/03763/FUL

PROPOSAL: Full planning application for use of existing building as a light industrial unit within use class e(g)(ii) or e(g)(iii), together with retrospective groundworks, with associated access and parking areas and landscaping.

LOCATION: Land Comprising Site At 439007 464568 Hazeldene Fold Minskip North Yorkshire

APPLICANT: Forward Investments LLP North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 19 November 2024 for Full Planning Permission, as described above, have resolved to

4b. APPLICATION NO: 6.64.318.H.LB ZC25/00971/LB

PROPOSAL: Listed Building Consent for internal and external alterations to a Prominent Grade II Listed Building including the installation of 4 conservation extractor vent grilles, the replacement 4 modern windows, 1 defective window, with heritage style slimline double glazing, install coping stones to 1 section of gable wall and install 2 partition walls to bathroom.

LOCATION: 5 St James Square York Road Boroughbridge North Yorkshire

GRID REF: E 439682 N 466674

APPLICANT: Carolyn Parker Interior Design Ltd

PUBLIC ACCESS:

[https://uniformonline.harrogate.gov.uk/online-](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STHGTTHYKYU00)

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GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

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

5a. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00113/PR05

Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

ALLEGED BREACH: Works to trees covered by a Tree Preservation Order PLANNING REF:

ZC25/00903/TPO. ZC24/00007/FULMAJ, 22/01 I write to notify you of a communication received on 9 April 2025 which reports a possible breach of planning control at the above location.

5b. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00119/BRPC15

Greystones Residential Development Stump Cross To Aldborough Boroughbridge North Yorkshire

ALLEGED BREACH: Potential non-compliance with Conditions 3 and 4 (surface water) under

17/02937/FULMAJ and 19/03141/DISCO PLANNING REF: 17/02937/FULMAJ,19/03141/DISCO

5c. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00120/PR15

Rose Cottage Back Street Aldborough, North Yorkshire YO51 9EX

ALLEGED BREACH: Works to tree in Conservation Area I write to notify you of a communication

received on 8 April 2025 which reports a possible breach of planning control at the above location

5d. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00121/PR05

Rear Of 1 To 5 Craven Way, Boroughbridge, York, North Yorkshire, YO51 9UR

ALLEGED BREACH: Unauthorised works to TPO Trees I write to notify you of a communication

received on 14 April 2025 which reports a possible breach of planning control at the above location

5e. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00096/PR15

GSPK Circuits Limited Wetherby Road Boroughbridge York North Yorkshire YO51 9UY

ALLEGED BREACH: Erection of security fencing. PLANNING REF: ZC24/01830/FUL I write to notify you of a communication received on 31 March 2025 which reports a possible breach of planning control at the above location

6. OTHER CORRESPONDENCE

6a. THE TOWN AND COUNTRY PLANNING ACT 1990

THE NORTH YORKSHIRE COUNCIL

TREE PRESERVATION ORDER

**TPO NO. 52/2024 (HAR) – LAND ADJACENT TO MARINA LANE, BOROUGHBIDGE,
NORTH YORKSHIRE**

NOTICE OF CONFIRMATION

6b. THE TOWN AND COUNTRY PLANNING ACT 1990

THE NORTH YORKSHIRE COUNCIL TREE PRESERVATION ORDER

TPO NO. 05/2025 (HAR) – OTTERS HOLT, MILL LANE, BOROUGHBIDGE, YORK NORTH YORKSHIRE,

**YO51 9LH NOTICE OF CONFIRMATION NOTICE IS HEREBY GIVEN that The North Yorkshire Council in
pursuance of its powers as Local Planning Authority under the Town and Country Planning Act 1990 as
amended has on 7 April 2025 confirmed without modification the above Tree Preservation Order made
by the said Council on 25 February 2025. Dated 8 April 2025 Signed on behalf of The North Yorkshire
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.*