



BOROUGHBRIDGE TOWN COUNCIL

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

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Liz Leatherbarrow
Town Clerk

Tuesday 30th April 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 7th May 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.*

PLANNING COMMITTEE MEETING AGENDA – Tuesday 7th May 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: 6.64.518.E.TPO ZC24/01048/TPO

PROPOSAL: Works to 21/1990 G2 3oak - Works to 1no. oak, lateral reduction by 2m away from house and crown lift by 2m

LOCATION: 29 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

APPLICANT: Mr James Macalister

PUBLIC ACCESS: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SB06WSHY0J500>

3b) APPLICATION NO: 6.64.799.A.FUL ZC24/01011/FUL

PROPOSAL: Raise the ridge of the garage located on the north side of the site by 1.2m to create a first floor to convert the garage into a separate, rentable, habitable space.

LOCATION: 12 Springfield Road Boroughbridge York North Yorkshire YO51 9AZ

APPLICANT: Mr Haydon Bottomley

PUBLIC ACCESS: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SAW94DHYL4X00>

3c) (i) APPLICATION NO: 6.47.52.H.REMMAJ ZC23/04592/REMMAJ

PROPOSAL: Approval of reserved matters for access, appearance, landscaping, layout and scale of a Motorway Service Area to the west side of the A1(M) with vehicular over bridge to and from southbound carriageway and partial diversion of the A168, including associated infrastructure and staff access from B6265, allowed under planning appeal APP/E2734/W/20/3245778 and accompanied by an Environmental Statement , and varied, also accompanied by an Environmental Statement, in terms of slip road lengths, permissible height of the eastern dumbbell roundabout and minor amendments to the indicative design of associated infrastructure and landscape works by Section 73 permission ZC23/01168/DVCMAJ. Revised details received 11/12 April 2024

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=S60Y4ZHYJFG00>

3c) (ii) APPLICATION NO: 6.47.52.H.REMMAJ ZC23/04592/REMMAJ

PROPOSAL: Approval of reserved matters for access, appearance, landscaping, layout and scale of a Motorway Service Area to the west side of the A1(M) with vehicular over bridge to and from southbound carriageway and partial diversion of the A168, including associated infrastructure and staff access from B6265, allowed under planning appeal APP/E2734/W/20/3245778 and accompanied by an Environmental Statement , and varied, Also accompanied by an Environmental Statement, in terms of slip road lengths, permissible height of the eastern dumbbell roundabout and minor amendments to the indicative design of associated infrastructure and landscape works by Section 73 permission ZC23/01168/DVCMAJ. Revised details received 11/12 April 2024

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/online-applications/applicationDetails.do?activeTab=summary&keyVal=S60Y4ZHYJFG00>.

3d) APPLICATION NO: 6.64.555.J.S106 ZC24/01127/S106

PROPOSAL: Application to discharge S106 Obligations relating to approval of Open Space Specification and Management Plan, details of the Open Space and SUDS Management Company and SUDS Scheme required by S106 Agreement for planning permission 21/03683/REMMAJ (Reserved matters application under outline permission 17/04319/OUTMAJ for the erection of 256 dwelling houses (phase 1) with access, appearance, landscaping, layout and scale for consideration (revised scheme) . Outline application was not subject to an EIA).

LOCATION: Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

APPLICANT: Miss Anna Mason

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBCZN4HY0EK00>

4. Decision Notifications received over the last month.

4a) APPLICATION: 6.64.348.A.DVCMAJ ZC24/00051/DVCMAJ

PROPOSAL: Variation of conditions 2, 18 and 25 of planning permission 21/04240/FULMAJ to allow for alterations to the internal and external appearance of Block 2, alteration to parking layout and landscaping scheme.

LOCATION: Charltons Of Boroughbridge Site Compound Barnaby Way Boroughbridge North Yorkshire

APPLICANT: Tappenden And Co Ltd

PUBLIC ACCESS: <https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=S6QVAJHYJL000>

APPROVED subject conditions...

4b) APPLICATION: Decision No ZC24/00581/FUL

PROPOSAL: Addition of garage dormer and external door with relocated timber staircase

LOCATION: Old Mill House Horsefair Boroughbridge York North Yorkshire YO5 9HP

APPLICANT: Paul Maddison

PUBLIC ACCESS:

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 21 February 2024 for Full Planning Permission, as described above, have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

4c) APPLICATION: Decision No ZC24/01135/AMENDS

PROPOSAL: Non material amendment of application reference ZC23/02305/FUL comprising of Omission of 2 existing rear facing roof gables and Confirmation of external materials: Render to external walls to be painted a taupe / Ivory colour. Existing render walls to be repainted to match. New roof tiles to be Forticrete Gemini colour grey. Existing roof to be retiled to match. Windows as existing are a mixture of wooden windows to front and UPVC Windows to sides and back. New windows to be UPVC Style to match existing.

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

APPLICANT: Mr Stephen Wood

PUBLIC ACCESS: You can see the officer's report on the application at 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.

4d) APPLICATION: Decision No ZC23/03699/FUL

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

LOCATION: Land And Existing Building To East Of Hazeldene Fold Main Street Minskip North Yorkshire YO51 9PH

APPLICANT: Forward Investments LLP

PUBLIC ACCESS:

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 1 December 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. Alternatively, you can contact Customer Services Tel No: 0300 131 2 131 or e-mail customerservices.har@northyorks.gov.uk.

4e) APPLICATION NO: 6.64.555.H.DISCON 22/01294/DISCON

PROPOSAL: Approval of details required under condition 3 (materials), 4 (trees), 5 (root protection areas), 7 (landscaping), 9 (ecology) Planning Permission (21/03683/REMMAJ) - Reserved matters application under outline permission 17/04319/OUTMAJ for the erection of 256 dwelling houses (phase 1) with access, appearance, landscaping, layout and scale for consideration (revised scheme). Outline application was not subject to an EIA.

LOCATION: Land Comprising Field At 439839 464979 Boroughbridge NorthYorkshire

APPLICANT: BARRATT HOMES

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=R9GQJ1HYMOT00>

**Part APPROVED and part REFUSED as set out below:
PART TO BE APPROVED5.**

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

5a) PLANNING ENFORCEMENT

CASE NO: 24/00099/PRO5

LOCATION: 4 Occaney Close Boroughbridge York North Yorkshire YO51

ALLEGED BREACH: Felling of tree within Boroughbridge Conservation Area.

Letter from Christopher Keddle, Planning Enforcement Officer.

5b) PLANNING ENFORCEMENT

CASE NO: 24/00097/BRPC15

LOCATION: Ashdown Lodge Minskip Road Boroughbridge York North Yorkshire YO51 9HY

ALLEGED BREACH: Failure to adhere to conditions of planning permission concerning site access and refuse disposal.

PLANNING REF: 22/03577/OUT

Letter from Harry Hunt, Planning Compliance Officer.

5c) PLANNING ENFORCEMENT

CASE NO: 24/00017/BRPC15

LOCATION: Taylor Wimpey Greystones Residential Development Boroughbridge North Yorkshire

ALLEGED BREACH: Potential breach of condition 4 and the details included within 19/03141/DISCON regarding SUDS basin in wrong place.

PLANNING REF: 19/02980/DVCMAJ, 19/03141/DISCON

Letter from Harry Hunt, Planning Compliance Officer.

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.