



**BOROUGHBRIDGE TOWN COUNCIL**

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

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Liz Leatherbarrow  
Town Clerk

**Tuesday 29<sup>th</sup> July 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 5<sup>th</sup> August 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.

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**PLANNING COMMITTEE MEETING AGENDA – Tuesday 5<sup>th</sup> August 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: 25/01815/FUL**

**PROPOSAL:** Part-replacement fencing (retrospective)

**LOCATION:** GSPK Circuits Limited Wetherby Road Boroughbridge North Yorkshire YO51 9UY

**GRID REF:** E 439495 N 466005 GSPK Circuits Ltd

**PUBLIC ACCESS** [view file](#)

**3b) APPLICATION NO: 25/02217/FUL**

**PROPOSAL:** Proposed first floor study above existing garage, internal WC and utility to existing garage (revised scheme)

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

**GRID REF:** E 440559 N 466177

**APPLICANT:** Mr Paul Instone

**PUBLIC ACCESS:** [view file](#)

**3c) APPLICATION NO: 25/02045/DVCMAJ**

**PROPOSAL:** Application to vary conditions 4, 5 and 20 of HGT19/02980/DVCMAJ, to incorporate changes to the approved surface water drainage system by removing one swale and replacing it with another in a different location. Condition Number(s): 4 - Surface Water drainage 5 - Engineering Drawings 20 – Landscaping Conditions(s) Removal: To fill current undulation on site, shown on our drainage and flood exceedance drawings in place for 20m3 of flood exceedance from manhole S2.15 on Road 4. Since its installation we have been in discussions with the LLFA and Yorkshire Water to amend the design as we acknowledge that the current design poses a health and safety risk and has also been subject to objection from our customers. The current undulation does not have an outfall and is designed to hold a minimal volume of water so our proposal was to install a much smaller swale in a different area which would allow a connection to be made into the surface water drainage on site. Permit installation of a much smaller swale in a different area as detailed which would allow a connection to be made into the surface water drainage on site. Change the wording of the condition to be in accordance with new details provided.

**LOCATION:** Greystones Residential Development Stump Cross To Aldborough Boroughbridge North Yorkshire

**GRID REF:** E 439819 N 465720

**APPLICANT:** Taylor Wimpey

**PUBLIC ACCESS:** [view file](#)

**3d) APPLICATION NO: 25/02083/FUL**

**PROPOSAL:** Erection of an agricultural building and replacement entrance.

**LOCATION:** Aldborough Moor Farm Marton Cum Grafton North Yorkshire YO51 9QR

**GRID REF:** E 442135 N 464358

**APPLICANT:** Mr Mark Elston

**PUBLIC ACCESS:** [view file](#)

**3e) APPLICATION NO: 25/02312/TPO**

**PROPOSAL:** Felling of 2no. Ash of tree preservation order no. 49/1994 (T2 and T3 on submitted map)

**LOCATION:** 1 Mallard Walk Boroughbridge North Yorkshire YO51 9LQ

**GRID REF:** E 439423 N 466373

**APPLICANT:** Mrs T Mazza

**PUBLIC ACCESS:** [view file](#)

**3f) APPLICATION NO: 25/02186/OUTMAJ**

**PROPOSAL:** Outline planning application for the erection of up to 250 dwellings (including affordable housing), with public open space, allotments, structural planting, a sustainable drainage system (SuDS) and vehicular access points. All matters to be reserved, except for partial means of access to but not within the site

**LOCATION:** Land Comprising Field At 439417 467708 Cut Bridge To Church Lane Milby North Yorkshire

**GRID REF:** E 439417 N 467708

**APPLICANT:** C/o Agent

**PUBLIC ACCESS:** [view file](#)

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

**4a) PROPOSAL:** Alterations to existing Georgian style house, including raising the eaves and ridge height by 600mm while retaining the existing roof form and pitch, with four conservation-style roof lights on the rear (south) elevation to create a bedroom with an en-suite within the roof space.

**LOCATION:** Glebe House Aldborough York North Yorkshire YO51 9ER

**APPLICANT:** Mrs Catriona Penty

*North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 14 April 2025 for Full Planning Permission, as described above, have resolved to:*

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

**4b) PROPOSAL:** Felling of 1no. Scots Pine (within G5) of Tree Preservation Order 09/1995 (T2 on submitted map).

**LOCATION:** 4 Smithson Grove Boroughbridge North Yorkshire YO51 9UZ

**APPLICANT:** Katherine Chapman

*North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 8 May 2025 for consent to carryout tree works, as described above, have resolved to:*

**REFUSE CONSENT**

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

**6a) CASE NO: 25/00113/PR05**

**LOCATION:** Land Comprising Field at 439839 6979 Boroughbridge North Yorkshire

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

**PLANNING REF:** ZC25/009903/TPO. ZC24/00007/FULNAJ 22/01

**6b) CASE NO: 25/00205/BRPC15**

**LOCATION:** 10 The Ridings Boroughbridge North Yorkshire YO51 9PD

**ALLEGED BREACH:** Non-compliance with Condition 9 (garage conversion) of HGT93/02027/FUL

**PLANNING REF:** HGT93/02027

**6c) CASE NO: 25/00207/PR15**

**LOCATION:** Maple House 26 Craven Way Boroughbridge North Yorkshire YO51 9UR

**ALLEGED BREACH:** Unauthorised structures to front of site

**PLANNING REF:** HGT16/01592/HPC

#### **6. APPEALS received over the last month**

#### **TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78**

**OUR REF:** 25/00027/NAACPP HGTZC24/03763/FUL

**APPEAL BY:** Forward Investments LLP

**SITE AT:** Land Comprising Site At 439007 464568 Hazeldene Fold Minskip North Yorkshire

**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.

**COUNCIL REF:** 25/00027/NAACPP

**APPEAL REF:** APP/U2750/W/25/3366757

**START DATE:** 17 June 2025

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at

<https://acp.planninginspectorate.gov.uk>.

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## **6. OTHER CORRESPONDENCE**

None 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.*