



BOROUGHBRIDGE TOWN COUNCIL

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

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 7th FEBRUARY 2023

Held at the council Offices.

The meeting started at 18.08.

Present: Cllr S Hynes, (Chair), Cllr M. Kaczmarczyk, Cllr J. Goss, Cllr J. Wilkinson, Cllr R Young.

Clerk present: Liz Leatherbarrow

1. Apologies – Cllr Kenny Fuller, Cllr Julie Fuller.

2. Declarations of Interest in items on the agenda – None

3. Parish Council Notifications for consultation received since the last Planning Committee Meeting.

3a) APPLICATION NO: 6.64.318.J.LB 22/04943/LB

PROPOSAL: Listed Building consent for change of use from Class E (Commercial) to 1 no. dwelling (Class C3)

LOCATION: 5 St James Square York Road YO51 9AS

APPLICANT: Mr and Mrs J E Haigh

PUBLIC ACCESS: [Listed Building Consent for change of use from Class E \(Commercial\) to 1 no. dwelling \(Class C3\). - 5 St James Square York Road Boroughbridge North Yorkshire YO51 9AS](#)

Council decision: C - The Council does not object or support the application but wishes to make comments or seek safeguards as set out: *The Council regrets any Commercial properties being lost in the town and expresses disappointment that this application adds to this loss.*

3b) APPLICATION NO: 6.64.318.I.FUL 22/04942/FUL

PROPOSAL: Change of use from Class E (Commercial) to no. 1 dwelling (Class C3)

LOCATION: 5 St James Square York Road YO51 9AS

APPLICANT: Mr and Mrs J E Haigh

PUBLIC ACCESS: [Change of use from Class E \(Commercial\) to 1 no. dwelling \(Class C3\). - 5 St James Square York Road Boroughbridge North Yorkshire YO51 9AS](#)

Council decision: C - The Council does not object or support the application but wishes to make comments or seek safeguards as set out: *The Council regrets any Commercial properties being lost in the town and expresses disappointment that this application adds to this loss.*

3c) APPLICATION NO: 6.64.750.C.FUL 23/00093/FUL

PROPOSAL: Replacement of existing windows with timber of similar appearance. 2no. existing stained glass windows are to remain with glazed interior lining. Replacement of 1no. existing timber door with timber door in light ivory.

LOCATION: Museum House Front Street Aldborough North Yorkshire YO51 9ES

APPLICANT: Mr J Crombie

PUBLIC ACCESS: [Replacement of existing windows with uPVC of similar appearance. 2no. existing stained glass windows are to remain with glazed interior lining. Replacement of 1no. existing timber door with timber door in light ivory. - Museum House Front Street Aldborough North Yorkshire YO51 9ES](#)

Council decision: C - The Council does not object or support the application but wishes to make comments or seek safeguards as set out: *It is unclear from the application which materials are to be used and where, i.e. the use of PVC and timber in the windows. The Town Council supports the use of timber replacement windows in keeping with the conservation area.*

4. Decision Notifications received over the last month.

4a) PROPOSAL: 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.

LOCATION: Low House Farm Aldborough York North Yorkshire YO51 9HD

APPLICANT: M J Gurney Ltd

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Noted.

4b) PROPOSAL: Approval of details required under Condition 4a (Written Scheme of Investigation) of planning permission 22/00218/FUL - Erection of single storey extension.

LOCATION: The Headlands Front Street Aldborough North Yorkshire YO51 9ES

APPLICANT:

PUBLIC ACCESS: [Approval of details required under Condition 4a \(Written Scheme of Investigation\) of planning permission 22/00218/FUL - Erection of single storey extension. - The Headlands Front Street Aldborough North Yorkshire YO51 9ES](#)

Confirmation of discharge of conditions

Noted.

4c) PROPOSAL: Display of no.5 interpretation boards surrounding the Battle of Boroughbridge Site

LOCATION: Market Well St James Square York Road Boroughbridge North Yorkshire

APPLICANT:

PUBLIC ACCESS: [Display of no.5 interpretation boards surrounding the Battle of Boroughbridge Site. - Market Well St James Square York Road Boroughbridge North Yorkshire](#)

Application Permitted

Noted.

4d) PROPOSAL: 22/04260/TPO | Works to TPO 21/1990 G4 2oak - Crown lift to 5m and Lateral reduction on away from house from 2m to 5m to 1no. Oak.

LOCATION: 41 St James Meadow Boroughbridge North Yorkshire YO51 9NW

APPLICANT: Jeremy

PUBLIC ACCESS:
Grant Consent subject to conditions

Noted.

4e) PROPOSAL: 22/04525/FUL | Alteration of boundary between Boroughbridge Hall and Hall House. Erection of detached single storey garage. Partial removal of existing brick wall boundary, increasing height of brick wall to be retained and erection of new brick wall to create new north boundary to Hall House

LOCATION: Hall House 13 Hall Square Boroughbridge North Yorkshire YO51 9AN

APPLICANT: Mr Doyle

PUBLIC ACCESS: [Alteration of boundary between Boroughbridge Hall and Hall House. Erection of detached single storey garage. Partial removal of existing brick wall boundary, increasing height of brick wall to be retained and erection of new brick wall to create new north boundary to Hall House. - Hall House 13 Hall Square Boroughbridge North Yorkshire YO51 9AN](#)

Grant Consent subject to conditions

Noted.

4f) PROPOSAL: 22/04673/FUL | Erection of two storey rear extension. (Revised scheme)

LOCATION: 11 Ashbourne Close Boroughbridge York North Yorkshire YO51 9JJ

APPLICANT: Mr and Mrs Wood

PUBLIC ACCESS: [Erection of two storey rear extension. \(Revised scheme\) - 11 Ashbourne Close Boroughbridge York North Yorkshire YO51 9JJ](#)

Grant Consent subject to conditions

Noted.

4g) PROPOSAL: 22/04571/FUL | Extension of domestic garden to include pathway to pedestrian passage to the south boundary and extension of boundary wall. Erection of single storey rear extension and alterations to fenestration to the front and rear and installation of new access gate to rear north boundary.

LOCATION: Peacocks Cottage Back Street Aldborough York North Yorkshire YO51 9EX

APPLICANT:

PUBLIC ACCESS: [Extension of domestic garden to include pathway to pedestrian passage to the south boundary and extension of boundary wall. Erection of single storey rear extension and alterations to fenestration to the front and rear and installation of new access gate to rear north boundary. - Peacocks Cottage Back Street Aldborough York North Yorkshire YO51 9EX](#)

Application Permitted

Noted.

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

5a) Case No: 23/00017/PR15

LOCATION: 17 Chatsworth Grove YO51 9BB

ALLEGED BREACH: Erection of unauthorised structure on shared parking area

DATE: 25th January 2023

ENFORCEMENT OFFICER: Christopher Keddle
(Letter with notification received in post)

Noted.

6. New Planning Application notifications (Pending) received.

None

7. 'Opportunity to speak' notifications received.

None

The meeting ended at 18.24.

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.

Signed _____

Date _____

Mayor and Chair of the Council