



## **BOROUGHBRIDGE TOWN COUNCIL**

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

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Liz Leatherbarrow

Town Clerk

### **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 2 MAY 2023**

Held at the council Offices.

The meeting started at 18.00.

Present: Cllr S Hynes, (Chair), Cllr M. Kaczmarczyk, Cllr J. Goss, Cllr Kenny Fuller, Cllr Julie Fuller. Cllr James Wilkinson.

Clerk present: Liz Leatherbarrow

#### **1. Apologies**

Cllr R Young

#### **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: 23/00872/FUL**

**PROPOSAL:** Erection of children's day nursery.

**LOCATION:** Urkett House Minskip Road Boroughbridge York North Yorkshire YO51 9HY

**APPLICANT:** Mr and Mrs Mosey

**Public Access:**

[https://uniformonline.harrogate.gov.uk/online-](https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RQXQODHYKM00)

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**Council decision:** **D** *The Parish Council supports the application.*

##### **3b) APPLICATION NO: 6.47.52.G.EIAMAJ ZC23/01185/EIAMAJ**

**PROPOSAL:** Resubmission of permitted outline Motorway Service Area (planning permission 18/00123/EIAMAJ) varied by an extension in length to the proposed Motorway Service Area junction slip roads and an increase in the permissible height of the eastern dumbbell roundabout by up to 1.25 metres, plus minor amendments to the indicative design of associated infrastructure and landscape works.

**LOCATION:** Land Adjacent To The A1(M) Between Junctions 48 And 49 Harrogate  
Near Kirby Hill YO51 9DP

**APPLICANT:** Applegreen Ltd

**Public Access:**

[https://uniformonline.harrogate.gov.uk/onlineapplications/](https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RRZGQRHYL3L00)

[applicationDetails.do?activeTab=summary&keyVal=RRZGQRHYL3L00](https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RRZGQRHYL3L00)

**Council decision: B** *The Parish Council objects on the planning grounds set out below. The additional land needed for the slip road impacts negatively on the local area. The proposed height of the eastern dumbbell roundabout is inappropriate for the local area and is intrusive.*

**3c) APPLICATION NO:** 6.47.52.F.DVCMAJ ZC23/01168/DVCMAJ

**PROPOSAL:** Variation of conditions 5, 13, 16 and 17 of planning permission 18/00123/EIAMAJ to permit an extension in length to the proposed Motorway Service Area junction slip roads and to increase the permissible height of the eastern dumbbell roundabout by up to 1.25 metres, plus minor amendments to the indicative design of associated infrastructure and landscape works.

**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=RRXM59HYL2D00>

**Council decision: B** *The Parish Council objects on the planning grounds set out below. The additional land needed for the slip road impacts negatively on the local area. The proposed height of the eastern dumbbell roundabout is inappropriate for the local area and is intrusive.*

**3d) APPLICATION NO:** PP-12066159 ZC23/01419/FUL

**PROPOSAL:** To replace all windows and front door from softwood to Upvc

**LOCATION:** Dauntless House Back Lane Boroughbridge North Yorkshire

**APPLICANT:** Mrs Karen Bryant

**Public Access:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSZQKUHYL1800>

**Council decision: A** *The Parish Council has no objections.*

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

**4a) APPLICATION NO:** 22/04048/DISCON

**PROPOSAL:** Application for approval of details under Condition 14 (Electrical Vehicle Chargers- pre-occupation) and Condition 15 (noise mitigation - pre-occupation) of planning permission 17/04319/OUTMAJ (Outline application for up to 450 dwellings (40% affordable housing) including demolition of existing structures, planting and landscaping, public open space, sustainable drainage and ancillary works with access considered)

**LOCATION:** Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

**APPLICANT:**

**Confirmation of discharge of conditions**

**Noted by the council.**

**4b) APPLICATION NO:** 23/00353/PNG

**PROPOSAL:** Prior notification for change of use of agricultural building to flexible use (Use Class E).

**LOCATION:** Minskip Market Garden Farm Shop Urkett House Minskip North Yorkshire

**APPLICANT:**

**Permitted Prior Notification**

**Noted by the council.**

**4c) APPLICATION NO:** 23/00353/DISCON

**PROPOSAL:** Prior notification for change of use of agricultural building to flexible use  
(Use Class E).

**LOCATION:** Minskip Market Garden Farm Shop Urkett House Minskip North Yorkshire

**APPLICANT:** Mr and Mrs Mosey

**Permitted Prior Notification**

**Noted by the council.**

**4d) APPLICATION NO:** 23/00524/DISCON

**PROPOSAL:** Approval of details required under condition 3A (Archaeology - written scheme of investigation) of planning permission 22/02814/DVCON – Variation of condition 2 (approved plans) to allow amended designs of planning permission 21/04205/FUL - Alterations, extension, and home office outbuilding.

**LOCATION:** Hillside Cottage Front Street Aldborough York North Yorkshire YO51 9ES

**APPLICANT:** Mr Barry Willis

**Confirmation of discharge of conditions**

**Noted by the council.**

**4e) APPLICATION NO:** 6.64.797.B.TPO 23/01015/TPO

**PROPOSAL:** Trimming back up to 5m to 2 no. Oak trees due to dead branches falling within Tree Preservation Order 21/1990 G2 3oak

**LOCATION:** 31 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

**APPLICANT:** Mrs J Coates

**REFUSED.**

**Noted by the council.**

**4f) APPLICATION NO:** ZC23/01294/CLOPUD

**PROPOSAL:** Single storey rear extension

**LOCATION:** 9 Barnaby Way Boroughbridge York North Yorkshire YO51 9GJ

**APPLICANT:** Mr and Mrs Wild

**Lawful Development Certificate permitted**

**Noted by the council**

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

**5a) Case No:** 23/00056/PR15

**LOCATION:** Land Comprising Woodland At 439794 467019 Fishergate Boroughbridge North Yorkshire

**ALLEGED BREACH:** Unauthorised felling of multiple mature trees in Boroughbridge Conservation Area

**DATE:** 12 April 2023

**ENFORCEMENT OFFICER:** Christopher Keddle

**Letter Received regarding possible actions following investigation. 'Consideration given to serving a tree replacement notice.**

**Noted by the council**

**6. New Planning Application notifications (Pending) received.**

**6a) APPLICATION NO:** ZC23/01359/DISCON

**PROPOSAL:** Approval of details required under Condition 3 (Materials), Condition 4 (Fenestration details), Condition 6 (Eaves, ridge and verge details) and Condition 7 (Rainwater goods) of planning permission 21/02800/FUL - Demolition of existing rear extensions. Erection of single storey extension, internal alterations and alterations to fenestration.

**LOCATION:** Manor Cottage Aldborough York North Yorkshire YO51 9EP

**Noted by the council.**

**6b) APPLICATION NO:** ZC23/01451/DISCON

**PROPOSAL:** Approval of details required under condition 3 (materials) of Planning Permission 21/05130/FUL: Conversion of agricultural building (south barn) into a pair of two storey barn conversions and change of use of land to form additional amenity space beyond the scope of the approved class q approval.

**LOCATION:** Glebelands Farm Grafton Lane Aldborough York North Yorkshire YO51 9HF

**Noted by the council.**

**6c) APPLICATION NO:** ZC23/01452/DISCON

**PROPOSAL:** Approval of details required under condition 3 (materials) of Planning Permission 21/05131/FUL: Conversion of agricultural building (north barn) into a pair of two storey barn conversions and change of use of land to form additional amenity space beyond the scope of the approved class q approval.

**LOCATION:** Glebelands Farm Grafton Lane Aldborough York North Yorkshire YO51 9HF

**Noted by the council.**

**6d) APPLICATION:** ZC23/01549/DISCON

**PROPOSAL:** Approval of details required under conditions 4 (Foundation details), 5 (Tree Survey) and 6 (Arboricultural Method Statement) of planning application 22/03439/FUL - Erection of single storey rear extension.

**LOCATION:** Jasmine Cottage 32 New Row Boroughbridge York North Yorkshire YO51 9AX

**Noted by the council.**

**6e) APPLICATION NO:** 23/01279/AMENDS

**PROPOSAL:** Non-material amendment of planning permission 22/02814/DVCON to include an additional door to the proposed outbuilding and new door replacing window into the utility room.

**LOCATION:** Hillside Cottage Front Street Aldborough York North Yorkshire YO51 9ES

**APPLICANT:** Mr Barry Willis

**Noted by the council**

**7.Notification of Appeal to Secretary of State received.**

**7a) APPEAL BY:** Tappenden And Co Ltd

**LOCATION:** Land South Of Barnaby Way Off Wetherby Road Boroughbridge North Yorkshire

**PROPOSAL:** Erection of two detached blocks of 8no.Class E(g) (ii) research and development and E(g) (iii) industrial uses and/or B8 storage and distribution units

**COUNCIL REF:** 23/00026/NREVCO

**APPEAL REF:** APP/E2734/W/23/3320119

**START DATE:** 13 April 2023

**Noted by the council**

The meeting ended at 18.12

*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 \_\_\_\_\_  
Mayor and Chair of the Council

Date \_\_\_\_\_