



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 6th JUNE 2023.

Held at the council Offices.

The meeting started at 18.05.

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

Clerk present: Liz Leatherbarrow

1. Apologies – None.

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: 6.64.555.K.DVCM AJ ZC23/01694/DVCM AJ

PROPOSAL: Variation of Condition 6 (Closure of Access) of Application17/04319/OUTMAJ Conditions(s)

Removal: We wish the condition wording to be amended- The A168 junction the original condition refers to relates to land outside of Barratt Developments PLC application site, this application site is determined via the red line boundary associated with the Reserved Matters approval- 21/03683/REMM AJ. Barratt Developments PLC do not have control of the land to the south so therefore are unable to do complete the works to this area as outlined in the condition. Following discussion with planner officer Chloe Temple it has been agreed that it would be logical for the condition to be reworded to relate to only the southern parcel of the outline application site. When this land is brought forward for development the works to this area could take place at this point. No part of the development in the Southern Parcel of the outline application red line boundary, specifically the development area not approved under Reserved Matters application 21/03683/REMM AJ, must be brought into use until the existing access on to A168 has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access to the site must be created without the written approval of the Local Planning Authority in consultation with the Highway Authority. These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

LOCATION: Land At Stump Cross Boroughbridge North Yorkshire

APPLICANT: Barratt David Wilson Homes Yorkshire West

PUBLIC ACCESS: <https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RU1DX4HYLZK00>

Council decision: **C** *The Parish Council does not object or support the application but wishes to make comments or seek safeguards set out below: The Council has concerns about the pressure of traffic on Chapel Hill that will result from this application. In the original planning application there were objections submitted by the Council that still remain relevant to this particular application. Do the two developments on this site connect? If there is only one egress from the site the road junction, already now put under increased pressure of traffic, will be hazardous and under even greater strain.*

3b) APPLICATION NO: 6.64.50.N.DVCON ZC23/01820/DVCON

PROPOSAL: Variation of condition 5 (Land Contamination Remediation Strategy) of planning consent 22/00152/DVCON - 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. dwelling
Conditions(s) Removal: Revised remediation proposal to front gardens
Revised Remediation Statement

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

APPLICANT: M J Gurney Ltd

PUBLIC ACCESS: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUJA7UHYM6V00>

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

3c) APPLICATION NO: 6.64.797.C.TPO ZC23/01903/TPO

PROPOSAL: Works to 21/1990 G2 3oak - Crown lift 1no. Oak (T1 on plan) - Crown Lift to 4m in height.
Remove Deadwood over 25mm in diameter.

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

APPLICANT: Young

Public Access: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUUUXTHYMBZ00>

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

4. Decision Notifications received over the last month.

4a) APPLICATION NO: 23/00026/NREVCO

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

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

APPLICANT: Tappenden And Co Ltd

An appeal has been made to the Secretary of State against the Council's Refused permission to vary or remove a condition(s)

Noted

4b) 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

Application Refused

Noted

4c) APPLICATION NO: 22/02814/DVCON

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

Application- Approval of Non-material amendment, no conditions.

Noted

4d) APPLICATION NO: PP-12006639

PROPOSAL: Works to 1 No. Beech Tree - 2 metre lateral crown reduction and removal of 2 No. dysfunctional limbs.

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

APPLICANT: Mr Martin Howes

Refuse consent

Noted

4e) APPLICATION NO.: 23/01027/TPO

PROPOSAL: Works to 1 No. Beech Tree - 2 metre lateral crown reduction and removal of 2 No. dysfunctional limbs.

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

Application Refused.

Noted

4f) APPLICATION NO: 23/01055/FUL

PROPOSAL: Conversion of attached garage to form additional living accommodation, part first floor extension over existing garage, and minor alterations.

LOCATION: Buckshae Harrogate Road Minskip York North Yorkshire YO51 9JD

APPLICANTS: Mr and Mrs Morely

Application Permitted subject to conditions

Noted

4g) APPLICATION NO: ZC23/01693/DISCON

PROPOSAL: Duplicate Application of ZC23/01700/DISCON. Details submitted to discharge Condition 1 of 17/04319/OUTMAJ

LOCATION: Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

Application Closed

Noted

4h) APPLICATION: ZC23/01700/DISCON

PROPOSAL: Detail submitted to discharge Condition 1 of 17/04319/OUTMAJ

LOCATION: Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

Appeal status unknown

Noted

4i) APPLICATION: 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

Confirmation of discharge of conditions

Noted

4j) 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

Confirmation of discharge of conditions

Noted

4k) APPLICATION NO: ZC23/01419/FUL

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

LOCATION: Dauntless House Back Lane Boroughbridge North Yorkshire

Application permitted

Noted

4l) APPLICATION NO: (Decision No:) 23/00360?FUL

PROPOSAL: Conversion of garage into utility / wc.

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

APPLICANT: Mr and Mrs D Hall

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Noted

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

5a) Case No: 23/00138/BRPC15

PLANNING REF: 22/01294/DISCON 21/03683/REMMAJ

LOCATION: Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

ALLEGED BREACH: Alleged removal of hedgerows and tree

DATE: 10th May 2023

ENFORCEMENT OFFICER: Emilie Ellis

Noted

6. New Planning Application notifications (Pending) received.

6a) APPLICATION NO: ZC23/01693/DISCON

PROPOSAL: Details submitted to discharge Condition 1 of 17/04319/OUTMAJ

LOCATION: Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

Public Access:

<https://uniformonline.harrogate.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=RU1DWWHYLZI00>

Noted

7.Notification of Appeal to Secretary of State received.

None.

The meeting ended at 18.22

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 _____