



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 18.02.

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

Members of the Public present: 7 members of the public requested attendance at the meeting and 7 attended the meeting in person. Groups of residents were represented. Four residents, one from each group, spoke for 3 minutes with reference to point 3a). The public present left the meeting at 18.25 after point 3a) was discussed.

PLANNING COMMITTEE MEETING AGENDA – Tuesday 4th July at 6.00pm

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: 6.64.355.FUL ZC23/01817/FUL
PROPOSAL: Demolition of existing buildings and erection of a convenience foodstore (Use Class Class E (A)) to include access, car parking, service yard, external plant area and associated works.
LOCATION: Former North Road Garage Horsefair Boroughbridge York North Yorkshire YO51 9AQ
APPLICANT: Central Coop
PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUI23THYM6N00>

Comments from members of the public were given with respect to this application.

Each of the four members of the public gave comments in opposition to the application. The comments were received and noted by the Planning Committee Chair and members.

Resident 1 comments in summary:

Key points in opposition relate to egress and the parking issues caused by the development. Additional volumes of traffic will be created in an already busy area where vehicles often park erroneously on yellow lines. Building contractors working at the development will increase heavy vehicle numbers on the road and add to disruption. Congestion on Horsefair will increase. No traffic calming measures are in place and are needed. Residents will require resident only parking permits/regulations. Elderly and infirm visiting the Co-op will need parking spaces designated, staff working at the site will need parking spaces and other visiting shoppers will need to park, but the site is not big enough to accommodate many spaces and drivers will be forced onto the road to park. In addition, concerns exist over the build. Asbestos removal is a safety concern to residents. Security issues will be created as contractors work on the site, and when the shop opens, with delivery vehicles and strangers visiting the space, residents feel their personal security may be compromised. The economic viability and need for a new convenience store were questioned. Is the town large enough to support an additional business? Will this impact negatively on existing businesses?

Resident 2 comments in summary:

Initially the above comments made were reinforced as relevant and support was made to all the points already made. Key points of concern were detailed as: Increase in volumes of traffic along the road. Parking issues created by the increased footfall to this convenience store. Security issues during and after the build will compromise the security of residents neighbouring the site. Noise nuisance will increase, during and after the build. A shared party wall exists, and this is a concern regards the build and planning application made.

Resident 3 comments in summary:

Concerns were expressed about the build with regards the existence of a major sewer adjacent to the site, which serves the properties neighbouring the site. Will this be considered as development occurs? Traffic nuisance detailed by previous two residents was supported and reinforced, mentioning that the existing ring road is rarely used by traffic visiting the town/locality. Danger of flooding in the area occurs in high rainfall periods in this locality, which is an added danger to pedestrians who may have to avoid water by walking in the road. Parking enforcement is negligible in the town, and this is a concern, if additional restrictions are made to parking will they be enforced?

Resident 4 comments in summary:

The development will attract more road traffic to the locality. The environmental issues and concerns created are a significant issue and concern. Standing traffic on the highway will increase as traffic flow is already compromised, this will increase as traffic volumes increase. A request was made for monitoring of the pollution levels caused by traffic using this road to check if they are already too high. Alternative sites are available just outside Boroughbridge town centre that would offer more scope for the Building with space for parking spaces. Noise nuisance and increased security risks caused by the development are significant and of concern.

The Planning Committee Chair and members of the Committee thanked the residents for their comments.

The Committee discussed the points raised and submitted the following response:

Council Decision: B- The Parish Council objects on the planning grounds set out below:

The Council does not support the application due to the following concerns:

The location of the store is problematic. The site is on a busy thoroughfare that is already congested with traffic and this egress will add to the congestion on the street, which is invariably double parked with vehicles on both sides of the road.

The site does not appear to identify sufficient space for cars to park as shoppers visit the store, meaning more cars possibly parking along a road that is already busy and congested. Where will the cars go? The town already has limited space available for visitors to park. Also parking enforcement officers seldom visit the town to monitor parking, even when the road markings prohibit parking.

The density of traffic in this already busy location will increase if shoppers visit the store by car. The highway is not designed to cope with the extra traffic volumes this may cause.

Pedestrians already have issues crossing the road near the site. The dangers to pedestrians will increase as traffic increases.

The opening hours on the application information are not consistent- two sets of timings are given- which are the proposed opening hours? Either set of opening hours will cause increased levels of noise during unsociable hours to homes in a residential area where many families live.

Additional noise, pollution from traffic, and the arrival of larger delivery vehicles will add to the nuisance caused to the homeowners.

Neighboring properties will be vulnerable to increased risk of crime and disturbance from the site. The fence boundary on the planning application does not appear robust enough.

Members of the public have petitioned the town council to share their views opposing the development, which the Planning Committee supports.

3b) APPLICATION NO: 6.64.494.D.TPO ZC23/02119/TPO

PROPOSAL: Removal of deadwood, reduction of branch spread extending to east by 3 meters (retaining 5 meters canopy radius) to reinstate sunlight corridor between adjacent tree to east, reduction of branch spread extending to west over neighbours garden by 2 meters (retaining 5 meters canopy radius) to reinstate sunlight corridor between adjacent tree to west of T1 Oak. Tree under order 21/1990.

LOCATION: 21 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

APPLICANT: Mr Ian Copplestone

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVS75DHYMRL00>

Council Decision: A- The Parish Council has no objections.

3c) APPLICATION NO: 6.64.391.B.TPO ZC23/01910/TPO:

PROPOSAL: Works to Tree Preservation Order 01/1991 T17 syc - Crown thin 1no. Sycamore by 5-10%

LOCATION: 3 Kingfisher Reach Boroughbridge York North Yorkshire YO51 9JS

APPLICANT: Sara Brockway

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUWB70HY0EK00>

Council Decision: A- The Parish Council has no objections.

3d) APPLICATION NO: 6.64.128.I.TPO ZC23/02220/TPO

PROPOSAL: Sycamore, to laterally reduce off building by 2 metres, to reduce vegetation landing on roof and gutters. Shown on attachment aerial photograph.

LOCATION: Boroughbridge Social Club 14 Fishergate Boroughbridge York North Yorkshire YO51 9AL

GRID REF: E 439639 N 466834

APPLICANT: Mr R Guest

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW6JJUHYZ400>

Council Decision: A- The Parish Council has no objections.

3e) APPLICATION NO: 6.64.140.N.FUL ZC23/02217/FUL

PROPOSAL: Concreting of existing farmyard area to include yard drainage pipework and drainage chamber.

LOCATION: Lazenby Moor Farm Lazenby Moor Lane Minskip Knaresborough North Yorkshire HG5 0QN

GRID REF: E 438484 N 463323

APPLICANT: Mr Robert Graham

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RW5BENHYMYK00>

Council Decision: A- The Parish Council has no objections.

3f) APPLICATION NO: 6.64.572.C.FUL ZC23/02305/FUL

PROPOSAL: Demolition of existing garage. Two storey side extension. Remodelling of rooms in roof. 4no dormer extensions and hip to gable extension. Internal alterations.

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

GRID REF: E 440540 N 466069

APPLICANT: Mr And Mrs Johnson

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWHQ4EHY0EK00>

Council Decision: A- The Parish Council has no objections.

4. Decision Notifications received over the last month.

4a) APPLICATION NO: Decision No 23/00361/LB

PROPOSAL: Conversion of garage into utility / wc and internal alterations to include wall removal

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

APPLICANT: Mr and Mrs D Hall

Grant Listed Building Consent Subject to Conditions.

Noted.

4b) APPLICATION NO: ZC23/02044/DISCON

PROPOSAL: Approval of details under condition 10 (Noise impact assessment) of planning consent 22/02201/DVCON - Variation of Condition 5 (approved drawings) to allow alterations to drawings of planning application 21/05448/DVCON - Variation of Condition 5 (approved drawings) to allow alterations to drawings of planning application 16/01445/OUT, allowed on appeal under application 21/00007/NREFPP - Outline application for the erection of 4 dwellings with access, appearance, layout and scale considered (Site Area 0.2 ha).

LOCATION: Former Bell Close Farm Minskop Road Boroughbridge North Yorkshire

APPLICANT:

Confirmation of discharge of conditions.

Noted.

4c) APPLICATION NO: 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

APPLICANT:

Confirmation of discharge of conditions.

Noted.

4d) 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. dwellings. 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>

This application has now been WITHDRAWN.

Noted.

4e) APPLICATION NO: ZC23/02044/DISCON

PROPOSAL: Approval of details under condition 10 (Noise impact assessment) of planning consent 22/02201/DVCON - Variation of Condition 5 (approved drawings) to allow alterations to drawings of planning application 21/05448/DVCON - Variation of Condition 5 (approved drawings) to allow alterations to drawings of planning application 16/01445/OUT, allowed on appeal under application 21/00007/NREFPP - Outline application for the erection of 4 dwellings with access, appearance, layout and scale considered (Site Area 0.2 ha).

LOCATION: Former Bell Close Farm Minskip Road Boroughbridge North Yorkshire

Confirmation of discharge of conditions

Noted.

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

5a) Case No: CASE NO: 23/00180/PR15

LOCATION: Knotty Ash 1 Prospect Terrace Harrogate Road Minskip York North Yorkshire YO51 9JE

ALLEGED BREACH: Erection of fence.

DATE: 8 June 2023

ENFORCEMENT OFFICER: Christopher Keddle

Noted.

6. New Planning Application notifications (Pending) received.

6a) APPLICATION: ZC23/02118/TPO

PROPOSAL: Removal of deadwood. Removal of epicormic growth from upon the main trunk to a height of 5 meters above ground. Reduce branch spread extending north towards properties numbered 21 & 23 by 2 meters (back to historic pruning point) leaving 4 meters canopy radius. Reduction of branch spread extending South - West by 2 meters (to leave 9 meter canopy radius), to create maintain sunlight corridor to the property between the canopy of T1 Oak and the canopy of adjacent Oak tree to the west. Tree under order 21/1990.

LOCATION: 23 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

Noted.

6b) APPLICATION: ZC23/01694/DVCMAJ

PROPOSAL: Variation of Condition 6 (Closure of Access) of Application 17/04319/OUTMAJ

LOCATION: Land At Stump Cross Boroughbridge North Yorkshire

Noted.

7. Notification of Appeal to Secretary of State received.

None

The meeting ended at 18.35

Each page of these Minutes has been read and confirmed, following ratification at the Full Council Meeting held on 1st August 2023

Signed _____
Mayor and Chair of Council

Date _____