



BOROUGHBRIDGE TOWN COUNCIL

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Liz Leatherbarrow

Town Clerk

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 1st AUGUST 2023.

Held at the council Offices.

The meeting started at 18.03.

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.

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: 6.64.498.B.TPO ZC23/02405/TPO

PROPOSAL: Fell 1 no. Sycamore of Tree Preservation Order No. 09/1995 T6 Alternatively thin the crown. Tree is overgrown and is dropping branches. Hole in the trunk.

LOCATION: 4 Fothergill Way Boroughbridge York North Yorkshire YO51 9UX

GRID REF: E 439446 N 465922

APPLICANT: Ms Jane Preston

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RWW27HHY0J500>

Council Decision: D - The Parish Council supports the application.

3b) APPLICATION NO: 6.64.834.B.FUL ZC23/02554/FUL

PROPOSAL: Retrospective application for the installation of commercial extraction fan, ducting and refrigeration units

LOCATION: Appleton's 12 St James Square York Road Boroughbridge York North Yorkshire YO51 9AR

APPLICANT: Appleton's

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXBRALHYFSW00>

Council Decision: C- The Parish Council does not object to or support the application but wishes to make comments or seek safeguards set out below: *The council hopes that the impact on nearby residences is minimal*

3c) APPLICATION NO: 6.64.834.C.LB ZC23/02555/LB

PROPOSAL: Retrospective application for the installation of commercial extraction fan, ducting and 4no. refrigeration units

LOCATION: Appleton's 12 St James Square York Road Boroughbridge York North Yorkshire YO51 9AR

APPLICANT: Mr Anthony Sterne

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RXBRAMHYFSX00>

Council Decision: C- The Parish Council does not object to or support the application but wishes to make comments or seek safeguards set out below: *The council hopes that the impact on nearby residences is minimal*

3d) 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 to between 44.95m AOD and 46.95m AOD, 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

GRID REF: E 438285 N 469181

APPLICANT: Applegreen Ltd

PUBLIC ACCESS:

<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 council believes the site would be over developed. The height is inappropriate in the local area and is intrusive to the area. The use of additional land for the slip road impacts negatively on the local area. The development proposed makes the site overly obtrusive in the locality.

3e) 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 to between 44.95m AOD and 46.95m AOD, plus minor amendments to the indicative design of associate infrastructure and landscape works.

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

GRID REF: E 438285 N 469181

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 council believes the site would be over developed. The height is inappropriate in the local area and is intrusive to the area. The use of additional land for the slip road impacts negatively on the local area. The development proposed makes the site overly obtrusive in the locality.

3f) APPLICATION NO: 6.64.482.F.TPO ZC23/02774/TPO

PROPOSAL: Works to Tree Preservation Order 49/1994 G2 - Removal of 1no. Sycamore, 1no. Ash and 1no. Elm tree due to poor health. Replace trees with suitable species.

LOCATION: 2 Mallard Walk Boroughbridge York North Yorkshire YO51 9LQ

GRID REF: E 439438 N 466438

APPLICANT: Mr Nigel Ashley

PUBLIC ACCESS:

[https://uniformonline.harrogate.gov.uk/online-](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYAQBTHY0I300)

[applications/applicationDetails.do?activeTab=summary&keyVal=RYAQBTHY0I300](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYAQBTHY0I300)

Council Decision: D - The Parish Council supports the application.

4. Decision Notifications received over the last month.

4a) APPLICATION NO: Decision No 22/03810/FUL

PROPOSAL: Demolition of attached garage. Erection of two storey rear extension and single storey side extension, alterations to fenestration and application of external render.

LOCATION: Lyndene Dunsforth Road Aldborough York North Yorkshire YO51 9EY

APPLICANT: Mr David Raper

Grant Planning Permission Subject to Conditions.

Noted

4b) APPLICATION NO: Decision No 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

Grant Planning Permission Subject to Conditions.

Noted

4c) APPLICATION NO: Decision No 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

APPLICANT: Mrs Paffett

Grant Planning Permission Subject to Conditions

Noted

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

None

6. New Planning Application notifications (Pending) received.

6a) APPLICATION: ZC23/02748/CLOPUD

PROPOSAL: Certificate of lawfulness for the demolition of existing conservatory and construction of single storey rear extension

LOCATION: 12 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

PUBLIC ACCESS:

[ZC23/02748/CLOPUD | Certificate of lawfulness for the demolition of existing conservatory and construction of single storey rear extension | 12 St James Meadow Boroughbridge York North Yorkshire YO51 9NW \(harrogate.gov.uk\)](https://www.harrogate.gov.uk)

Noted

The meeting ended at 18.14

Each page of these Minutes has been read and confirmed, following ratification at the Full Council Meeting held on 5th September 2023

Signed _____
Mayor and Chair of Council

Date _____

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.