



BOROUGHBRIDGE TOWN COUNCIL

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Liz Leatherbarrow
Town Clerk

MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 10th SEPTEMBER 2024

Meeting held at the Council Offices.

Councillors attending: Cllr Sean Hynes (Chair), Cllr Julie Fuller, Cllr Kenny Fuller, , Cllr M Kaczmarczyk

Apologies: Cllr J Wilkinson, Cllr R Young

Clerks present: Liz Leatherbarrow and P Howell who took the minutes.

Meeting opened at 18.00.

1.Apologies for absence: Cllr J Wilkinson, 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: 6.64.555.I.FULMAJ ZC24/00007/FULMAJ

PROPOSAL: REVISED PLANS RECEIVED: Full Planning Application for the residential development of 220no. dwellings (Phase 2) with associated access, infrastructure and landscaping

LOCATION: Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

GRID REF: E 439839 N 464979

APPLICANT: Bellway Homes Ltd (Yorkshire)

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVa=S6MJV8HYJHP00>

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

The Town Council has serious reservations and objections to such a large scale development on an already over-developed site, even though there is now a slight reduction in the number of proposed dwellings. The proposed further development is outside the town's development line. The Town Council's objections remain the same.

Concerns regarding access onto the already over-utilised Chapel Hill road. Access, if any, should be from the A168. The infrastructure is inadequate for such an already over-developed site and more green field Grade II agricultural land is being denuded.

Below are the Town Council's objections to the Planning Notification received 1.2.24:

Planning for 214 dwellings was refused, so we wonder why there is now a further application for 258 dwellings. Over-density; there are no green spaces on the second phase of this development. This development is not in keeping with rural settlement and is outside the development line. Access onto Chapel Hill is not good as there are already too many vehicles coming onto this junction, plus the addition of two new bus stops. Access would be better from the A168. The town's infrastructure cannot support the amount of houses. Judging by the recent weeks activity, Yorkshire Water are unable to cope with capacity.

3b) APPLICATION NO: 6.64.555.K.TPO ZC24/02773/TPO

PROPOSAL: Felling of 1no. Sycamore and crown reduction (from 11m to 8m) of 1no. Sycamore within G9 of Tree Preservation Order 58/2017.

LOCATION: Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire

GRID REF: E 439839 N 464979

APPLICANT: BDW Yorkshire West

PUBLIC ACCESS: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIB65KHYGKP00>

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

The Town Council objects as they feel this is damaging to the environment and is impacting negatively on the eco-diversity of the already over-developed area.

3c) APPLICATION NO: 6.64.402.D.FUL ZC24/02799/FUL

PROPOSAL: Construction of a new outdoor menage at Thorndikes Lane Farm.

LOCATION: Land Comprising Stables Thorndikes Lane Minskip North Yorkshire

GRID REF: E 438438 N 464357

APPLICANT: Mr Tony Minikin

PUBLIC ACCESS: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIH3WAHYGN000>

A The Parish Council has no objections

4. Decision Notifications received over the last month.

4a) PARISH COUNCIL - DECISION NOTIFICATION

APPLICATION NO: 6.64.409.A.AMENDS ZC24/02083/AMENDS

PROPOSAL: Application for non-material amendments to 17/02937/FULMAJ to allow changes to the surface treatment replacing the proposed charcoal block paving with brindle block paving and to remove an area of block paving at the front and rear of the site.

LOCATION: Taylor Wimpey Greystones Residential Development Boroughbridge North Yorkshire

GRID REF: E 439819 N 465720

APPLICANT: Taylor Wimpey

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SFDWG2>
HYNOPO0

APPROVED

Decision noted

4b) **PROPOSAL:** Proposed PV Array and digging of trench for a duct
LOCATION: Land To South Of Barnaby Way Boroughbridge YO51 9UY
APPLICANT: GSPK Circuits Ltd
GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Decision noted

4c) Decision No ZC24/02072/LB

PROPOSAL: Listed Building consent application for the Replacement of sash window
LOCATION: Appleton's 12 St James Square York Road Boroughbridge York North
Yorkshire YO51 9AR
APPLICANT: Mr Anthony Sterne
GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS.

Decision noted

4d) Decision No ZC24/01752/FUL

PROPOSAL: Two storey side extension, single storey front entrance extension,
change of materials to timber cladding to front porch
LOCATION: Boroughbridge Dental Centre Wetherby Road Boroughbridge York North
Yorkshire YO51 9HS
APPLICANT: Mr R Hajjawi
GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Decision noted

4e) APPLICATION NO: 6.64.571.D.LB ZC24/01744/LB

PROPOSAL: Listed building consent for works to the roof and windows – see
application form for full details.
LOCATION: 10 St James Square York Road Boroughbridge York North Yorkshire YO51 9AR
APPLICANT: Mark Bennett
PUBLIC ACCESS: [https://uniformonline.harrogate.gov.uk/onlineapplications/](https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SE6P6J)

[applicationDetails.do?activeTab=summary&keyVal=SE6P6J](https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SE6P6J)

HYMGW00

APPROVED subject to... conditions

Decision noted.

4f) Decision No 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
GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Decision noted

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

None received

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.

The Meeting Closed at 18.20 pm

Signed:
Mayor and Chair of Council

Date: