



BOROUGHBRIDGE TOWN COUNCIL

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Liz Leatherbarrow

Town Clerk

MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 4th MARCH 2025

Meeting held at the Council Offices at 6.00 pm

Councillors attending: Cllr Kenny Fuller (Chair), Cllr Julie Fuller, Sean Hynes, Cllr James Wilkinson

Clerks present: P Howell who took the minutes.

The Meeting opened at 18.00.

1. Apologies for absence: 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: 6.64.303.B.TPO ZC25/00235/TPO

PROPOSAL: Crown reduction (from 9m to 7.5m) of 1 no. Yew (T1) within Tree Preservation Order 26/2008.

LOCATION: The Castle Aldborough York North Yorkshire YO51 9ER

GRID REF: E 440638 N 466466

APPLICANT: Hyperion Tree Services

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SQSY0EHYJPM00>

C *The Town Council suggests referral to arborist for advice*

3b) APPLICATION NO: 6.64.860.FUL ZC25/00204/FUL

PROPOSAL: Replacement Windows.

LOCATION: Flat 2 9 High Street Boroughbridge York North Yorkshire YO51 9AW

GRID REF: E 439630 N 466674

APPLICANT: Mrs Alison Scott

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SQL0M2HYJND00>

A *The Town Council has no objections*

3c) APPLICATION NO: 6.64.845.A.FUL ZC24/03763/FUL

PROPOSAL: Full planning application for use of existing building as a light industrial unit within use class e(g)(ii) or e(g)(iii), together with retrospective groundworks, with associated access and parking areas and landscaping. RECONSULTATION.

LOCATION: Land Comprising Site At 439007 464568 Hazeldene Fold Minskip North Yorkshire

GRID REF: E 439008 N 464568

APPLICANT: Forward Investments LLP

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMHJOJHYIA300>

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

The Town Council are concerned about the lack of access to the proposed application as this would be via a narrow, residential road where residents park their vehicles. The Town Council also raise concerns about the social amenity aspect and noise.

A previous application for this was submitted in December 2023 and was refused in May 2024. The Town Council's objections at that time were as follows:

We have previously objected to this application. This development is outside the development line. We have previously expressed concerns about access to this site, causing a hazard. The Town Council does not support the development of light industrial units in a residential area.

3d) APPLICATION NO: 6.64.39.C.FUL ZC24/03779/FUL

PROPOSAL: New shopfront, including fascia sign and erection of single storey rear extension.

LOCATION: Spar 37 High Street Boroughbridge York North Yorkshire YO51 9AW

GRID REF: E 439651 N 466742

APPLICANT: James Hall

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMJGXNHYIAX00>

A *The Town Council has no objections*

3e) APPLICATION NO: 6.64.555.I.FULMAJ ZC24/00007/FULMAJ

PROPOSAL: REVISED PLANS RECEIVED: Full Planning Application for the residential development of 195no. dwellings (Phase 2), including demolition of existing single dwelling, 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/online-applications/applicationDetails.do?activeTab=summary&keyVal=S6MJV8HYJHP00>

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

We have previously objected to this application. Over-density of housing; there are no green spaces and it is behind the development line. Already access onto Chapel Hill is very congested and the refusal to allow access to the site from the A168 will make this even worse. Access from the A168 would have alleviated congestion on Chapel Hill. The town's infrastructure cannot support the amount of houses proposed.

4. Decision Notifications received over the last month.

4a) Decision no. ZC24/03412/FUL

PROPOSAL: Erection of external staircase, first floor terrace and installation of external door to rear elevation. Conversion of ground floor retail unit (Use Class E) into a residential apartment (Use Class C3), removal of advertisement and provision of secondary glazing.

LOCATION: 18 St James Square York Road Boroughbridge North Yorkshire YO51 9AR

APPLICANT: Williamsons Property

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 16 October 2024 for Full Planning Permission, as described above, have resolved to

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS...

Decision noted

4b) Decision No ZC24/03413/LB

PROPOSAL: Listed Building consent for the demolition of internal staircase and internal walls. Erection of external staircase, first floor terrace, and installation of external door and additional internal walls. Conversion of ground floor retail unit (Use Class E) into a residential apartment (Use Class C3), removal of advertisement and provision of secondary glazing.

LOCATION: 18 St James Square York Road Boroughbridge York North Yorkshire YO51 9AR

APPLICANT: Williamsons Property Limited

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 16 October 2024 for Listed Building Consent, as described above, have resolved to GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS...

Decision noted

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

5a) CASE NO: 25/00038/PR15

LOCATION: Manor Farm Boroughbridge North Yorkshire

ALLEGED BREACH: Potential timber processing

PLANNING REF: 18/04172/FUL

Noted

6. OTHER CORRESPONDENCE

6a) THE NORTH YORKSHIRE COUNCIL

TPO NO. 53/2024 (HAR) Letter and confirmation.

6b) North Yorkshire Council letter from Senior Planning Assistant regards TPO No. 05/2025 (HAR)

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The Meeting Closed at 18.16 pm

Signed:
Mayor and Chair of Council

Date: