



BOROUGHBRIDGE TOWN COUNCIL

1 HALL SQUARE, BOROUGHBRIDGE, NORTH YORKSHIRE, YO51 9AN

www.boroughbridge.org.uk

info@boroughbridge.org.uk

Tel: 01423 322956

Liz Leatherbarrow

Town Clerk

MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 1st April 2025

Meeting held at the Council Offices at 6.00 pm

Councillors attending: Cllr Kenny Fuller (Chair), Cllr Julie Fuller, Cllr Sean Hynes, Cllr R Young

Clerks present: P Howell who took the minutes.

The Meeting opened at 18.00.

1. Apologies for absence: All present

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: 6.64.861.FUL ZC25/00506/FUL

PROPOSAL: New independent Double Garage to front of existing Dwelling House

LOCATION: 14 Fulmar Drive Boroughbridge York North Yorkshire YO51 9RR

GRID REF: E 439829 N 465464

APPLICANT: Mrs Grace Lancaster

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&Val=SRU4TWHYK6000>

A *The Town Council has no objections*

3b) APPLICATION NO: 6.64.490.C.FUL ZC25/00678/FUL

PROPOSAL: Construction of a detached self build dwelling

LOCATION: The Poplars Wetherby Road Boroughbridge York North Yorkshire YO51 9HS

GRID REF: E 439448 N 466158

APPLICANT: Mr D Laycock

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SSJWPSHYKI000>

A *The Town Council has no objections*

3c) APPLICATION NO: 6.64.857.A.FUL ZC25/00771/FUL

PROPOSAL: Replacement of 11no ground floor windows and doors.

LOCATION: The Stoneyard 12 Fishergate Boroughbridge North Yorkshire

GRID REF: E 439653 N 466821

APPLICANT: Mr Dave Baker

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSWJQNHY0EK00>

A *The Town Council has no objections*

3d) APPLICATION NO: 6.64.555.J.TPO ZC25/00903/TPO

PROPOSAL: Felling of 4no. Sycamore (T36, T37, T38, T39) and 1no. Oak (T44) within Tree Preservation Order 58/2017.

LOCATION: Land At Stump Cross Farm Boroughbridge York North Yorkshire YO51 9HT

GRID REF: E 439794 N 465269

APPLICANT: Miss Anna Mason

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST9ZMJHYKUV00>

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

These trees are within Tree Preservation Order 58/2017 and therefore should be protected. The Town Council objects to this application as it would denude this area of green field and would further destroy more of the wildlife habitat. The felling of these trees were not on the original site plan and the Town Council strongly object to them being taken down.

3e) APPLICATION NO: 6.47.52.H.REMMAJ ZC23/04592/REMMAJ

PROPOSAL: Approval of reserved matters for access, appearance, landscaping, layout and scale of a Motorway Service Area to the west side of the A1(M) with vehicular over bridge to and from southbound carriageway and partial diversion of the A168, including associated infrastructure and staff access from B6265, allowed under planning appeal APP/E2734/W/20/3245778 and accompanied by an Environmental Statement, and varied, also accompanied by an Environmental Statement, in terms of slip road lengths, permissible height of the eastern dumbbell roundabout and minor amendments to the indicative design of associated infrastructure and landscape works by Section 73 permission ZC23/01168/DVCMMAJ. REVISED AND ADDITIONAL DETAILS RECEIVED 10 MARCH 2025.

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=S60Y4ZHYJFG00>

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

This Council has objected to this application from the onset and this Reserved Matters application is not in keeping with the original outline application.

The Town Council have concerns regarding the height of the proposed bridge, which would have a visual impact on the local area. The green roofs which were a key aspect of the landscape approval seems to now be omitted from the plan. The Town Council also raise concerns about the proposed increase in height of the eastern dumb-bell roundabout. The original plan proposed no development on the eastern side of the A1(M) near to the village of Kirby Hill. The Reserved Matters application now shows a field to the east of the A1(M) with several man-made surface Water drainage lagoons and ditches along the whole length. The layout of the built development Has encroached on the eastern side of the A1(M).

The Town Council strongly object to this application in its entirety. This Reserved Matters Application materially increases the scope, scale and harm of the development compared to what Was approved at outline stage.

4. Decision Notifications received over the last month

4a) Decision No ZC24/04152/FUL

PROPOSAL: Raise the ridge of the garage located on the north side of the site by 1m to create an upper floor, not to be a rentable space.

LOCATION: 12 Springfield Road Boroughbridge York North Yorkshire YO51 9AZ

APPLICANT: Mr Nik Pitts

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 1 January 2025 for Full Planning Permission, as described above, have resolved to

REFUSE PLANNING PERMISSION

Decision noted

4b) Decision No ZC25/00177/TPO

PROPOSAL: Lateral reduction (by 2m) of 1 no. Black Poplar (T1) within Tree Preservation Order 32/2016.

LOCATION: Otters Holt Mill Lane Boroughbridge York North Yorkshire YO51 9LH

APPLICANT: Mr Derek Bond

North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 22 January 2025 for consent to carryout tree works, as described above, have resolved to

GRANT 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) Letter with information from Sam Fleming, Planning Officer, NYC: sam.fleming@northyorks.gov.uk

Tel: 01609 798206.

TPO No. 07/2025 (HAR)

TPO NO 07/2025 (HAR) The Castle Aldborough York North Yorkshire YO51 9ER

T1 Cypress 440646 466494

T3 Cypress 440647 466498

T2 Cypress 440646 466494

6b) Letter Re Tree Preservation Orders in Conservation Area of Boroughbridge TPO 13/2025 (HAR)

6c) Letter received from Helen Whitby, Senior Planning Assistant: planning.appeals.har@northyorks.gov.uk

Tel: 01423 556642 :

Our Ref: 24/00071/REFTPO ZC24/03155/TPO

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: MacAlister

SITE AT: 29 St James Meadow Boroughbridge York North Yorkshire YO51 9NW

PROPOSAL: Monolith to a height of 3m, 2no. Oak trees (T1 & T2) within G2 of Tree
Preservation Order No. 21/1990.

COUNCIL REF: 24/00071/REFTPO

APPEAL REF:

APPEAL START DATE: 26 February 2025

"I am writing to let you know that an appeal has been made to the Secretary of State for Communities and Local Government in respect of the proposed development on the above site. The appeal is against the Council's refusal of Tree Preservation Order consent..."

... "The order took effect, on a provisional basis, on 26 February 2025. It will continue in force on this basis for a further six months or until the council confirms the order, whichever occurs first. The consultation period with the affected parties will expire on 4 April 2025.

We will write to you again when that decision has been made."

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 a 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 18.09 pm

Signed:
Mayor and Chair of Council

Date: