



**BOROUGHBRIDGE TOWN COUNCIL**

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

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Liz Leatherbarrow

Town Clerk

**MINUTES OF THE PLANNING MEETING HELD ON TUESDAY 6<sup>th</sup> MAY 2025**

Meeting held at the Council Offices at 6.00 pm

**Councillors attending:** Cllr Kenny Fuller (Chair), Cllr Julie Fuller, Cllr Sean Hynes, Cllr Zoe Metcalfe

**Clerks present:** P Howell who took the minutes.

**The Meeting opened at 18.00.**

**1. Apologies for absence:** Cllr Robert 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:** 6.64.11.E.FUL ZC25/01032/FUL

**PROPOSAL:** Proposed first floor study above existing garage, internal WC and utility to existing garage.

**LOCATION:** Aldene House Back Street Aldborough York North Yorkshire YO51 9EX

**GRID REF:** E 440559 N 466177

**APPLICANT:** Mr Paul Instone

**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&Val=STQ1H3HYL3300>

**A** *The Town Council has no objections*

**3b. APPLICATION NO:** 6.64.35.N.TPO ZC25/01182/TPO

**PROPOSAL:** Crown lift (by 5.5m) of 1no. Yew tree within Tree Preservation Order 09/1997 G1 (T2 on plans submitted with application).

**LOCATION:** The Vicarage Church Lane Boroughbridge York North Yorkshire YO51 9BA

**GRID REF:** E 439718 N 466475

**APPLICANT:** The Church of England

**PUBLIC ACCESS:**

**A**      *The Town Council has no objections*

**3c. APPLICATION NO:** 6.64.318.H.LB ZC25/00971/LB  
**PROPOSAL:** Listed Building Consent for internal and external alterations to a Prominent Grade II Listed Building including the installation of 4 conservation extractor vent grilles, the replacement 4 modern windows, 1 defective window, with heritage style slimline double glazing, install coping stones to 1 section of gable wall and install 2 partition walls to bathroom.  
**LOCATION:** 5 St James Square York Road Boroughbridge North Yorkshire  
**GRID REF:** E 439682 N 466674  
**APPLICANT:** Carolyn Parker Interior Design Ltd  
**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STHGTTHYKYU00>

**A**      *The Town Council has no objections*

**3d. APPLICATION NO:** 6.64.120.G.TPO ZC25/01168/TPO  
**PROPOSAL:** Lateral reduction (by 3m) of 2no. Beech (T1 and T2) within Tree Preservation Order 81/2021.  
**LOCATION:** The Shrubberies Church Lane Boroughbridge York North Yorkshire YO51 9BA  
**GRID REF:** E 439640 N 466333  
**APPLICANT:** Mr Daz Ekin  
**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU4RLDHYLAS00>

**A**      *The Town Council has no objections*

#### **4. DECISION NOTIFICATIONS RECEIVED OVER THE LAST MONTH**

**4a. 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 YO51 AW  
**GRID REF:** E 439651 N 466742  
**APPLICANT:** James Hall  
**PUBLIC ACCESS:**

<https://uniformonline.harrogate.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SMJGXN HYIAX00>

#### **GRANT CONSENT SUBJECT TO CONDITIONS**

*Decision noted*

**4b. APPLICATION NO:** ZC25/00506/FUL  
**PROPOSAL:** New independent Double Garage to front of existing dwelling House  
**LOCATION:** 14 Fulmar Drive Boroughbridge York North Yorkshire YO51 9RR  
**APPLICANT:** Mrs Grace Lancaster North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 3 March 2025 for Full Planning Permission, as described above have resolved to

#### **GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

*Decision noted*

**4c. APPLICATION NO: 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.

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

**APPLICANT:** Forward Investments LLP North Yorkshire Council being the Local Planning Authority for the purposes of the application received on 19 November 2024 for Full Planning Permission, as described above, have resolved to

***GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS***

***Decision noted***

**5. PLANNING BREACHES/ENFORCEMENTS RECEIVED OVER THE LAST MONTH**

**5a. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00113/PR05**

**Land Comprising Field At 439839 464979 Boroughbridge North Yorkshire**

**ALLEGED BREACH:** Works to trees covered by a Tree Preservation Order PLANNING REF: ZC25/00903/TPO. ZC24/00007/FULMAJ, 22/01 I write to notify you of a communication received on 9 April 2025 which reports a possible breach of planning control at the above location.

***Noted***

**5b. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00119/BRPC15**

**Greystones Residential Development Stump Cross to Aldborough Boroughbridge North Yorkshire**

**ALLEGED BREACH:** Potential non-compliance with Conditions 3 and 4 (surface water) under 17/02937/FULMAJ and 19/03141/DISCON PLANNING REF: 17/02937/FULMAJ,19/03141/DISCO

***Noted***

**5c. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00120/PR15**

**Rose Cottage Back Street Aldborough, North Yorkshire YO51 9EX**

**ALLEGED BREACH:** Works to tree in Conservation Area I write to notify you of a communication received on 8 April 2025 which reports a possible breach of planning control at the above location

***Noted***

**5d. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00121/PR05**

**Rear Of 1 To 5 Craven Way, Boroughbridge, York, North Yorkshire, YO51 9UR**

**ALLEGED BREACH:** Unauthorised works to TPO Trees I write to notify you of a communication received on 14 April 2025 which reports a possible breach of planning control at the above location

***Noted***

**5e. PLANNING ENFORCEMENT CASE NO: LOCATION: 25/00096/PR15**

**GSPK Circuits Limited Wetherby Road Boroughbridge York North Yorkshire YO51 9UY**

**ALLEGED BREACH:** Erection of security fencing. PLANNING REF: ZC24/01830/FUL I write to notify you of a communication received on 31 March 2025 which reports a possible breach of planning control at the above location

***Noted***

**6. OTHER CORRESPONDENCE**

**6a. THE TOWN AND COUNTRY PLANNING ACT 1990**

**THE NORTH YORKSHIRE COUNCIL**

**TREE PRESERVATION ORDER**

NOTICE OF CONFIRMATION

6b. THE TOWN AND COUNTRY PLANNING ACT 1990  
THE NORTH YORKSHIRE COUNCIL TREE PRESERVATION ORDER  
TPO NO. 05/2025 (HAR) – OTTERS HOLT, MILL LANE, BOROUGHBIDGE, YORK NORTH YORKSHIRE,  
YO51 9LH NOTICE OF CONFIRMATION NOTICE IS HEREBY GIVEN that The North Yorkshire Council in  
pursuance of its powers as Local Planning Authority under the Town and Country Planning Act 1990 as  
amended has on 7 April 2025 confirmed without modification the above Tree Preservation Order made  
by the said Council on 25 February 2025. Dated 8 April 2025 Signed on behalf of The North Yorkshire  
Council  
*Noted*

*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 18.10 pm

Signed: .....  
Mayor and Chair of Council

Date: .....