

MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Date: Monday 13th November 2017

Time: 7:00pm

Location: Council Chamber, Town Hall

Present Cllr P Horton (Chairman)

Cllr L Barnes Cllr A Gaskin Cllr S Hawke Cllr S Martin Cllr P Pearson

In Attendance Mrs P M Benson, The Clerk

97-17	To receive apologies for absence.		
	Apologies were received and accepted from Councillors Bate, Powell, McHardy, Williams and Willis (Cllr Martin in substitution).		
98-17	To request any disclosure of an interest in relation to any matter under consideration at this meeting (financial or otherwise) & to consider any written requests for dispensation.		
	Cllr Barnes – application 17/04347/FUL as the applicant is a family member Cllr Hawke – Member of Harrogate Borough Council Cllr Martin – Member of Harrogate Borough Council		
99-17	Members of the public are invited to question, seek clarification or make representation to members of the Committee on any agenda item as listed below.		
	Cllr Chambers spoke on application no 17/04457/FUL representing a member of the public, and advised members that the applicant had spent 18 months trying to satisfy the conditions of HBC.		
100-17	To approve the Minutes of the last Planning Committee Meeting held on 16th October 2017.		
	That the minutes of the Planning Committee Meeting held on 16 th October 2017 be approved and signed by the Chairman as a correct record. with one amendment – the inclusion of the following text in respect of application 16/04838/FULMAJ.		
	That the Council reiterates its previous objection and strongly objects to this application on the following grounds:		
	 Development in this area of Ripon is dangerous from a gypsum viewpoint; There is no proven need for housing in this location; This location allows water run off and is a flood soak; Ripon City Plan finds that there is no requirement to build on greenfield sites, of which this is one. 		
	Proposed – Cllr Horton Seconded – Cllr Barnes		
	RESOLVED by a show of hands with two abstentions.		
101-17	Planning Updates (Ref. Appendix 1). a) To record any updates, notifications or decision on applications, appeals and enforcement investigations received from Harrogate Borough Council since the last Planning Committee meeting.		
	That this be received and noted.		

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	Proposed – Cllr Hawke	Seconded – Cllr Horton	
	RESOLVED unanimously by a s	how of hands.	
102 - 17	 To receive Traffic Regulation Orders :- i) Disabled Person's Parking Bay No 5 2017) which was sealed on 26 October 2017 and will come into operation on 6 November 2017. ii) Disabled Person's Parking Bay No 6 2017 any objections to be sent by letter or email by 24 November 2017 		
	That this be received and noted.		
	Proposed – Cllr Horton	Seconded – Cllr Pearson	
	RESOLVED unanimously by a show of hands.		
103 -17		nittee Terms of Reference and agree appropriate action. ith the addition of the following 11 (b) to read :-	
	The Clerk 'in conjunction with the Chair' is authorised.		
	Proposed – Cllr Horton	Seconded – Cllr Pearson	
	RESOLVED unanimously by a show of hands.		

104 -17 Consultations on Planning Applications

Planning applications as listed below to be considered and responses agreed to the consultations being carried out by the Planning Authority:

Details of all planning applications listed below can be viewed online prior to the meeting at: http://www.harrogate.gov.uk/plan/Pages/New%20Plan/Find-an-application.aspx

17/04407/TPO	within Tree Preservation Order 02/1971.	(by 3m) of 2 London Plane Trees, (T59 & T60) es of the new amended Terms of Reference.
	Proposed – Cllr Horton RESOLVED by a unanimous show of ha	Seconded – Cllr Hawke
17/04496/TCON	THE CONIFERS, SOUTH CRESCENT, RIPON, HG4 1SN Crown Reduction (by 2 metres) of no.1 Crab Apple and (2-2.5 metres) of 1 No Laburnum Tree within the Ripon Conservation Area. That this be dealt with under the principles of the new amended Terms of Reference.	
	Proposed – Cllr Horton RESOLVED by a unanimous show of ha	Seconded – Cllr Hawke
17/03844/FUL	9 DUDLEY WALK, RIPON, HG4 2PJ Erection of first floor extension and altera That the Council do not object this applic	
	Proposed – Cllr Hawke	Seconded – Clir Pearson

	RESOLVED by a unanimous show of hands.
17/04371/ADV	7 NORTH STREET, RIPON, HG4 1JY Display of 1 non-illuminated fascia sign and 1 non-illuminated hanging sign.
	That this be dealt with under the principles of the new amended Terms of Reference.
	Proposed – Cllr Horton Seconded – Cllr Hawke
	RESOLVED by a unanimous show of hands.
17/00761/FUL	LAND WEST OF LUPAT GRANGE PALACE ROAD RIPON HG4 1UW Erection of 4 dwellings and formation of pond with associated parking, access and landscaping.
	That the Council object to this application in the strongest terms on the grounds of residential amenity; concerns about the drainage provision; that it reduces/encroaches on the countryside which is in contravention of the City Plan for Ripon which is the Council's adopted policy on planning. The Council have previously expressed concerns regarding the drainage provision and would like to ensure that HBC officers and the Drainage Authority are satisfied with the provision.
	Proposed – Cllr Martin Seconded – Cllr Horton
	RESOLVED by a unanimous show of hands.
17/04198/AMENDS	LAND OF HECKLER LANE, TO THE REAR OF FURTHERDOWN, SOUTH CRESCENT, RIPON, HG4 1SN
	Reserved matters application under outline, permission 15/0330/OUT for erection of one detached dwelling. Alteration to former window design to match the other dormer windows and provision of a conservation roof light (in lieu of window) on the east elevation.
	Cllr Hawke declared an interest as he is acquainted with the neighbour.
	That the Council do not object this application.
	Proposed – Cllr Horton Seconded – Cllr Pearson
	RESOLVED by a show of hands with one abstention (Cllr Hawke who did not take part in the vote on this matter).
17/04416/DVCON	LARKHILL NURSERIES, STUDLEY ROAD TO GALPHAY LANE, RIPON, HG4 2QR
	Deletion of condition 6 (to install a car charging point) and variation of condition 7 of permission 17/02957/FUL to allow opening of the café/shop from 8am Monday to Saturday
	That the Council do not object this application.
	Proposed – Cllr Martin Seconded – Cllr Horton
	RESOLVED by a unanimous show of hands.
17/04366/FUL	5 WESTMOUNT CLOSE RIPON HG4 2HU Demolition of existing conservatory and erection of single and two storey extensions, first floor extension and front porch.
	That the Council do not object this application.
	Proposed – Cllr Hawke Seconded – Cllr Gaskin

	RESOLVED by a unanimous show of hands.		
17/04600/LB	SO BAR & EATS 6 OLD MARKET PLACE RIPON HG4 1EQ (Green King Pub Partners) Listed Building Application for various internal works and erection of 2 sheds and 3 timber posts with chains and festoon lighting between posts and boundary walls.		
	That the Council do not object this application subject to the sheds being acceptable to the listed buildings officer and them being suitable for the use in a conservation area. The Council would like to seek assurances that the playing of live music will be subject to licensing restrictions.		
	Proposed – Cllr Martin Seconded – Cllr Hawke		
	RESOLVED by a unanimous show of hands.		
17/04599/FUL	SO BAR & EATS 6 OLD MARKET PLACE RIPON HG4 1EQ (Green King Pub Partners) Erection of 2 sheds and 3 timber posts with chains and festoon lighting between posts and boundary walls.		
	That the resolution for item 17/04600/LB refers to this item.		
	Proposed – Cllr Martin Seconded – Cllr Hawke		
	RESOLVED by a unanimous show of hands.		
17/04531/LB	75 ALLHALLOWGATE RIPON HG4 1LE		
	Listed Building consent for various internal works to include removal of stud walls and removal of infills to chimneys. Removal of freestanding brick wall and pier, formation of new door opening and doorway, erection of brick piers and timber gates.		
	Cllr Martin declared an interest as the Chair of Community House.		
	That the Council do not object this application.		
	Proposed – Cllr Hawke Seconded – Cllr Horton		
	RESOLVED by a show of hands with one abstention (Cllr Martin who did not take part in the vote on this matter) .		
17/04457/FUL	1 KINGS MEAD RIPON HG4 1EJ		
	Alteration to boundary wall and fence.		
	That the Council do not object to this application.		
	Proposed – Cllr Barnes Seconded – Cllr Horton		
	RESOLVED by a unanimous show of hands.		
17/04246/FUL	2 FREEMANTLE PLACE RIPON HG4 1UR		
	Loft conversion to form addition living accommodation. Partial garage conversion, relocation of kitchen to ground floor. Alteration to fenestration. Formation of no 6 rooflights.		
	That the Council do not object to this application.		
	Proposed – Cllr Hawke Seconded – Cllr Barnes		
	RESOLVED by a unanimous show of hands.		

With busines	ss concluded the Chairman closed the meeting at 7:50pm. DATE
	RESOLVED by a unanimous show of hands.
	Proposed – Cllr Gaskin Seconded – Cllr Pearson
	That the Council object to this application on the grounds of it being over intensive development for the size of the plot together with concerns about access from the Highway and increased vehicular usage.
	Erection of 1 dwelling
17/04612/F	LAND WEST OF 2 EDENS WAY RIPON HG4 1RB
	RESOLVED by a show of hands with one abstention (Cllr Barnes who did not take part in the vote on this matter)
	Proposed – Cllr Martin Seconded – Cllr Hawke
	That the Council do not object to this application.
	Demolition of conservatory; erection of single storey extension and formation of roof lantern.
17/04347/F	
4=/2	The Committee were unable to comment as no drawings had been received
	Retrospect application for replacement of fenestration.
17/03386/L	B 23 St MARYGATE RIPON HG4 1LX
	RESOLVED by a unanimous show of hands.
	Proposed – Cllr Hawke Seconded – Cllr Horton
	That the Council do not object to this application.
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