



COUNCIL OF THE CITY OF RIPON MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Date: Monday 17th July 2017
Time: 7.00pm
Location: Council Chamber, Town Hall

Present Cllr P Horton (Chairman)
 Cllr L Barnes
 Cllr S Hawke
 Cllr P McHardy (Ex Officio)
 Cllr P Pearson
 Cllr C Powell
 Cllr M Chambers (Substituting Cllr A Willis)

The Clerk
 One member of the public

54-17	<p>To receive apologies for absence.</p> <p>Apologies were received and accepted from Cllrs Bate, Gaskin and Williams. Cllr Chambers in substitution of Cllr Willis</p>		
55-17	<p>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.</p> <p>Cllr Hawke declared an interest as a HBC Councillor and a member of the HBC Planning Committee.</p> <p>Cllr Barnes declared an interest in item 59-17 – 17/02583/FUL as a neighbour.</p>		
56-17	<p>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.</p> <p>A member of the public spoke on item 59-17 – 17/02583/FUL</p>		
57-17	<p>To approve the Minutes of the last Planning Committee Meeting held on 12th June 2017.</p> <p>That the minutes of the Planning Committee Meeting held on 12th June 2017 be approved and signed by the Chairman as a correct record.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Proposed – Cllr Hawke</td> <td style="width: 50%;">Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a show of hands with two abstentions.</p>	Proposed – Cllr Hawke	Seconded – Cllr Powell
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58-17	<p>Planning Updates (Ref. Appendix 1).</p> <p>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.</p> <p>That this be received and noted.</p>		

53-17 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>

17/02583/FUL	<p><i>1 Doublegates Close Ripon HG4 2TU</i></p> <p>Erection of a garden room.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="424 551 1417 584"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Powell
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17/02274/LB	<p><i>24 Market Place ripon HG4 1BN</i></p> <p>Listed building application for new shop frontage to include the display of 1 non illuminated fascia sign and 1 non illuminated projecting sign.</p> <p>That the Council do not object to this application subject to HBC signage policy.</p> <table border="1" data-bbox="424 887 1417 920"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Horton
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17/02733/TPO	<p><i>Hillcrest Little Studley Road Ripon North Yorkshire HG4 1HD</i></p> <p>Crown reduction (by 1m to 1.5) of yew tree (T4) within the Tree Preservation Order 16/2003.</p> <p>That the Council do not object to this application subject to Arboriculturalist advice.</p> <table border="1" data-bbox="424 1227 1417 1261"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Powell
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17/04838/FULMAJ	<p><i>Land to The North of Ailcey Road Ripon North Yorkshire HG4 1LW</i></p> <p>Erection of 12 dwellings, carport, fencing, boundary wall with iron railings and gates with formation of access, hardstanding and associated landscaping and relocation of lamp posts (Site Area 0.48ha).</p> <p>That the Council reiterates its previous objection and strongly objects to this application on the following grounds:</p> <ul style="list-style-type: none"> • 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. <table border="1" data-bbox="424 1783 1417 1816"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Hawke
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17/02762/TPO	<p><i>Albion House 12 Magdalens Road Ripon HG4 1 HX</i></p> <p>Lateral reduction (by 2m) of one Ash tree within the Tree Preservation Order 18/1996</p>		

	<p>That the Council do not object to this application subject to Arboriculturalist advice.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Horton
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17/02620/FUL	<p><i>3 Kangel Close Ripon North Yorkshire HG4 1DE</i></p> <p>Alterations to two dormer windows</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Chambers</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Chambers
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17/02587/FUL	<p><i>Beech House College Road Ripon HG4 2AE</i></p> <p>Erection of single storey extension, front porch and detached garage, alterations to fenestration, formation of balconies and external access steps, conversion of existing garage to form living accommodation and rendering to dwelling.</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Horton
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17/02076/FUL	<p><i>6 Palace Road Residential Park Palace Road Ripon North Yorkshire HG4 1EX</i></p> <p>Erection of porch to the side of park home</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Chambers</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Chambers
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17/02712/FUL	<p><i>25 Southfield Avenue Ripon HG4 2NR</i></p> <p>Single storey rear extension and solar panels to bungalow</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Hawke
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17/00761/FUL	<p><i>Land West of Lupat Grange Palace Road Ripon HG4 1UW</i></p> <p>Erection of 4 dwellings with associated parking, access and landscaping. (Site Area 0.49ha)</p> <p>That the Council strongly object to this application and reiterate the objection on the terms previously advised to HBC.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Horton
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60-17	<p>To consider the nomination of a Councillor to represent this Planning Committee at the Harrogate Borough Council Planning Committee Meeting on 25th July 2017.</p> <p>That Cllr Williams be nominated to attend to represent Ripon City Council. It was noted that application number 16/02826/FULMAJ – Land at Rotary Way is likely to be heard at the same meeting on that date.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Horton</td> <td style="width: 50%;">Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Powell
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The Chairman advised that the meeting due to be held on 14th August 2017 would be postponed to 21st August 2017 at 7.00pm.

With business concluded the Chairman closed the meeting at 7:18pm.

SIGNED:

DATE

CHAIRMAN

ACKNOWLEDGED AT FULL COUNCIL MEETING FOR INFORMATION ONLY:

SIGNED:

DATE

THE RIGHT WORSHIPFUL THE MAYOR
