



OFFICIAL NOTICE OF A MEETING OF THE COUNCIL OF THE CITY OF RIPON

Date: 8th September 2025

Time: 6:00pm

Location: The Council Chamber, the Town Hall, Ripon, HG4 1DD.

To members of the Council

You are summoned to attend a meeting of Ripon City Council for the purposes of determining the agenda items listed below:

P M Benson
Chief Officer
2nd September 2025

**Prior to the commencement of the formal meeting prayers will be said by the Mayor's
Chaplain**

121/25	<ol style="list-style-type: none">1. To receive apologies;2. To approve reasons for absence.
122/25	To request any disclosure of an interest in relation to any matter under consideration at this meeting (financial or otherwise) and to consider any written requests for dispensation.
123/25	<ol style="list-style-type: none">1. To receive a Petition.2. Members of the public are invited to question, seek clarification or make representation to members of the Council on any Agenda item as listed below.
124/25	To consider and approve the Minutes of the Meeting held on the 28 th July 2025.
125/25	<p>Finance and Governance Matters</p> <ol style="list-style-type: none">1. To receive the Income and Expenditure report for the period ending 31st July 2025.2. To receive the list of payments for the following period<ol style="list-style-type: none">i. 1st June 2025 to 31st July 2025.3. To note that the bank reconciliations for the period ending 31st July 2025 have been signed in accordance with the requirements of Financial Regulations.

126/25	Small Grants and Partnership Funding	
	1. To receive the Small Grant's Applications detailed below and agree appropriate action.	
	Organisation	Amount Requested
	Age UK	£900.00
	Dementia Forward	£520.00
	Ripon City FC	£1,000.00
127/25	To consider the Democratic Arrangements detailed in Standing Order 27. and to agree appropriate action.	
128/25	To receive correspondence relating to the construction generated by the Taylor Wimpey development at Fountain's Walk, Ripon and to agree appropriate action.	
129/25	To receive an email regarding conditions on Somerset Row and the Skellgates and agree appropriate action.	
130/25	To receive correspondence and agree appropriate action: <ol style="list-style-type: none"> 1. Letter dated 26th June 2025 – North Yorkshire Council 'Second Release of Information on the North Yorkshire Local Plan 'Call for Sites'. 2. Email dated 30th July 2025 – Ripon Bid. 3. Email dated 7th August 2025 – Ripon Bid. 4. Email dated 20th August 2025 - Licensing Act 2003 – Annual Fees for premises licences and club premises certificates. 	
131/25	To receive the expressions of interest received from Ripon community groups in respect of the donation of the RCC owned CPR dummies.	
132/25	To consider the formation of a working group to review the council's position on Civic matters and agree a remit and membership numbers.	
133/25	To receive the Asset Policy (amended) and to consider its adoption.	
134/25	To receive notification of the change to the operations of the public toilets in Ripon and the availability of accessible toilets in Ripon and to agree appropriate action.	
135/25	To receive a request to support a significant event from the RAF Air Cadets and to agree appropriate action.	
136/25	To receive an update on negotiations with Lower Ure Conservation Trust, Full Council resolution 93/25 1.	
137/25	To consider the recommendations from the Alderman T F Spence Committee for co-option of non-voting members and to formalise co-option.	
138/25	To receive the minutes from the following committees for information: <ol style="list-style-type: none"> 1. Alderman T F Spence Committee – minutes dated 9th June 2025. 	
139/25	Planning matters: <ol style="list-style-type: none"> 1. To consider planning matters as detailed overleaf; 2. To receive the planning appendix. 3. To note the Council's decision to not object to planning application DCPARISH 25/02421/LB 20 Fishergate, Ripon, HG4 1DY for improvement to the existing retail store, including alterations to access steps, creation of lowered courtyard with retaining wall and railings, application of render and timber-effect cladding to west elevation, 	

	erection of bin-store, changes to fenestration and installation of canopy.
140/25	To receive the following verbal reports: <ol style="list-style-type: none"> 1. Reports from North Yorkshire County Councillors if appropriate – for information only; 2. Reports from members and/or the Chief Officer on external organisations; 3. Report from Ripon Together; 4. Report from Ripon Bid; 5. Mayoral Announcements.
141/25	<p>To consider passing a resolution under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), that the public and accredited representatives of newspapers be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.</p> <p>Noting that the nature of the exempt information as defined is in respect of the consideration of professional advice received, tenders, leases and acquisition of assets and events which include the</p>
142/25	<p>Commercial Matters;</p> <ol style="list-style-type: none"> 1. To receive an update on Double Devolution and to agree appropriate action; 2. To receive an update on the appointment of a legal advisor and report on initial discussions held.
143/25	To receive the Internal Audit 2025-26 Terms of Engagement letter dated 10th July 2025 and to agree to appoint April Skies Accounting for the financial year dated 2025-26.
144/25	To receive a request from a Freeman of the City and agree appropriate action.

139/25	<p>Planning matters: Planning applications as listed below to be considered and responses agreed to the consultations being carried out by the Planning Authority.</p> <p><i>Details of all planning applications listed below can be viewed online prior to the meeting at:</i> https://www.northyorks.gov.uk/planning-and-conservation/view-and-comment-planning-applications/view-and-comment-planning-applications-your-area</p>
25/02504/DVCMAJ	<p>Section 73 application to allow for Photovoltaic Panels on all dwellings, amended first floor window sill heights, corrections to boundary with commercial site and change of levels to Plots 8 & 9 through the variation of condition 2 (approved drawings) of Section 73 permission ZC24/02123/DVCMAJ in respect of the reserved matters permission 21/02991/REMMAJ for the erection of 37 dwellings with details of appearance, landscaping and scale considered together with the creation of serviced employment plots (Use Class E(g)(iii) formerly B1c) pursuant to outline planning permission 18/04504/OUTMAJ. Please note trickle vents are now also to be incorporated in the window heads, those being provided to Units 13-29. Land At Hutton Bank Ripon North Yorkshire 25/02504/DVCMAJ Section 73 application to allow for Photovoltaic Panels on all dwellings, amended first floor window sill heights, incorporation of trickle vents into window heads on Plots 13-29, corrections to boundary with commercial site and change of levels to Plots 8 & 9 through the variation of condition 2 (approved drawings) of Section 73 permission ZC24/02123/DVCMAJ in respect of the reserved matters permission 21/02991/REMMAJ for the erection of 37 dwellings with details of appearance, landscaping and scale considered together with the creation of serviced employment plots (Use Class E(g)(iii) formerly B1c) pursuant to outline planning permission 18/04504/OUTMAJ. Land At Hutton Bank Ripon North Yorkshire</p>
25/02413/FUL	<p>Maintenance works to trees, parking areas and perimeter wall as follows: Crown reduction of two large trees (see plan - Trees T19 and T32), Maintenance to existing self-draining parking area, 3) Temporary removal of a street seat to repair the perimeter stone wall. Land Enclosed By Road The Crescent Ripon North Yorkshire 25/02413/FUL Maintenance works to trees, parking areas and perimeter wall as follows: Crown reduction of two large trees (see plan - Trees T19 and T32), Maintenance to existing self-draining parking area, 3) Temporary removal of a street seat to repair the perimeter stone wall. Land Enclosed By Road The Crescent Ripon North Yorkshire</p>
DCPARISH 25/02615/LB	<p>Listed Building Consent for New external signage. 1 Market Place Ripon North Yorkshire HG4 1BP 25/02615/LB Listed Building Consent for New external signage 1 Market Place Ripon North Yorkshire HG4 1BP</p>
DCPARISH 25/01572/LB	<p>Listed building consent for the removal of 3no. existing antennas and installation of 3no. replacement antennas, installation of 6no. Remote Radio Units (RRUs), installation of 1no. GPS node, installation of 6no. Triplexors and ancillary development thereto. 25/01572/LB Listed building consent for the removal of 3no. existing antennas and installation of 3no. replacement antennas, installation of 6no. Remote Radio Units (RRUs), installation of 1no. GPS node, installation of 6no. Triplexors and ancillary development thereto. Ripon Cathedral Minster Road Ripon North Yorkshire HG4 1QT</p>
DCPARISH 25/01571/FUL	<p>Removal of 3no. existing antennas and installation of 3no. replacement antennas, installation of 6no. Remote Radio Units (RRUs), installation of</p>

	<p>1no. GPS node, installation of 6no. Triplexors and ancillary development thereto.</p> <p>Ripon Cathedral Liberty Court House Minster Road Ripon HG4 1QT</p> <p>25/01571/FUL Removal of 3no. existing antennas and installation of 3no. replacement antennas, installation of 6no. Remote Radio Units (RRUs), installation of 1no. GPS node, installation of 6no. Triplexors and ancillary development thereto. Ripon Cathedral Liberty Court House Minster Road Ripon HG4 1QT</p>
DCPCAMEN 6.31.28 62.B.CO.U 25/01270/COU	<p>Conversion of residential care home (Use Class C2) and annexed flats to form single dwelling (Use Class C3). EXPANDED DESCRIPTION]</p> <p>Skell Lodge Residential Home South Crescent Ripon North Yorkshire HG4 1SN</p> <p>25/01270/COU Conversion of residential care home (Use Class C2) and annexed flats to form single dwelling (Use Class C3). Skell Lodge Residential Home South Crescent Ripon North Yorkshire HG4 1SN</p>
DCPARISH 25/02628/ADV	<p>External signage</p> <p>1 Market Place Ripon North Yorkshire HG4 1BP</p> <p>25/02628/ADV External signage 1 Market Place Ripon North Yorkshire HG4 1BP</p>
DCPARISH 25/02700/FUL	<p>Proposed demolition of existing side extension and detached garage and erection of two storey side extension with replacement attached garage. Application of EWI Insulation and render system to external walls.</p> <p>Haven Cottage 25 Whitcliffe Lane Ripon North Yorkshire HG4 2JN</p> <p>25/02700/FUL Proposed demolition of existing side extension and detached garage and erection of two storey side extension with replacement attached garage. Application of EWI Insulation and render system to external walls Haven Cottage 25 Whitcliffe Lane Ripon North Yorkshire HG4 2JN</p>
DCPARISH 25/02180/LB	<p>Listed building consent for replacement of two rotten wooden sash windows at the front. To be replaced with sash UPV the same as already there. Like for like.</p> <p>1 St Marygate Ripon North Yorkshire HG4 1LX</p> <p>25/02180/LB Listed building consent for replacement of two rotten wooden sash windows at the front. To be replaced with sash UPV the same as already there. Like for like. 1 St Marygate Ripon North Yorkshire HG4 1LX</p>
DCPARISH 25/02823/FUL	<p>Removal of existing hedgerow and replacement with new security fence and new hedgerow.</p> <p>Larkhill Nurseries Studley Road To Galphay Lane Ripon North Yorkshire HG4 2QR</p> <p>25/02823/FUL Removal of existing hedgerow and replacement with new security fence and new hedgerow Larkhill Nurseries Studley Road To Galphay Lane Ripon North Yorkshire HG4 2QR</p>
DCPARISH 25/02692/FUL	<p>Small flat roofed rear extension with lantern light.</p> <p>3 Mallorie Close Ripon North Yorkshire HG4 2QE</p> <p>25/02692/FUL Small flat roofed rear extension with lantern light. 3 Mallorie Close Ripon North Yorkshire HG4 2QE</p>
DCPARISH 25/02847/FUL	<p>Replacement windows</p> <p>Borrage House Borrage Lane Ripon North Yorkshire HG4 2PZ</p> <p>25/02847/FUL Replacement windows Borrage House Borrage Lane Ripon North Yorkshire HG4 2PZ</p>
DCPARISH 25/02922/FUL	<p>Roof recovering works of the Martindale Building comprise of the following works; Removal of the existing slate roof covering, replacement of the dilapidated/damaged tiles with new 7mm thick Welsh Natural Slates with chamfered edges, replacement of damaged clay ridge and hip tiles with new to match the existing, removal of the 8nr rooflights to the roof and replacement with new from the Rooflight Conservation Company to match the existing size, fenestration and material.</p> <p>Ripon And District Hospital Firby Lane Ripon North Yorkshire HG4 2PR</p>

	25/02922/FUL Toof recovering works of the Martindale Building comprise of the following works; Removal of the existing slate roof covering, replacement of the dilapidated/damaged tiles with new 7mm thick Welsh Natural Slates with chamfered edges, replacement of damaged clay ridge and hip tiles with new to match the exisitng, removal of the 8nr rooflights to the roof and replacement with new from the Rooflight Conservation Company to match the existing size, fenestration and material. Ripon And District Hospital Firby Lane Ripon North Yorkshire HG4 2PR
DCPARISH 25/02874/DVCON	Section 73 application for variation of Condition 2 (approved plan) of planning permission HGTZC23/03975/FUL Single storey side and rear extension to allow for alterations to approved plans. 30 Whitcliffe Lane Ripon North Yorkshire HG4 2JL 25/02874/DVCON Section 73 application for variation of Condition 2 (approved plan) of planning permission HGTZC23/03975/FUL Single storey side and rear extension to allow for alterations to approved plans. 30 Whitcliffe Lane Ripon North Yorkshire HG4 2JL
DCPARISH 25/02953/LB	New internal stud portion wall and painting to front bay. 25 Westgate Ripon North Yorkshire HG4 2BQ 25/02953/LB New internal stud portion wall and painting to front bay 25 Westgate Ripon North Yorkshire HG4 2BQ