COUNCIL OF THE CITY OF RIPON

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 5 January 2015 AT 7PM IN THE COUNCIL CHAMBER, TOWN HALL, RIPON.

Present: Cllr P Horton - Chairman

Cllr L Barnes Cllr S Brierley Cllr M Chambers Cllr S Martin Cllr. P McHardy Cllr C Powell Cllr D Todd

Cllr. M Stanley - Ex-Officio

The Clerk.

37 Members of the public,

Late Arrivals: None

Early Departures: These are detailed in the minutes below

58/13. Apologies for Absence

Apologies were received from Cllr Waiting

59/13. 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. Chambers as a member of Harrogate Borough Council Planning referral committee declared that any view he takes at this meeting may change later, as he may receive further information at the planning authority stage.

Cllr Barnes declared an interest in agenda item 62/14, planning application ref:14/05165/OUTMAJ as a resident of the neighbouring housing estate.

60/13. To approve the Minutes of Planning Committee Meeting held on 8 December 2014

Proposed - Cllr Brierley Seconded - Cllr Martin

"That the Minutes of this meeting be signed by the Chairman as being a true & correct record."

RESOLVED

The Chairman took agenda item 62/14 planning application ref:14/05165/OUTMAJ first. Land comprising field at grid reference 429640 471281 Bellman Walk, Ripon, outline planning application for up to 150 dwellings with access considered (site area 9.01ha)

4 members of the public spoke objecting to the application & the committee asked questions to the members of the public on the information that they had provided.

It was **proposed by Cllr Martin & seconded by Cllr Chambers** to object to the planning application for the following reasons:

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- a. the development is over-intensive
- b. there is potential risk of flooding & surface water run-off
- c. No environmental impact assessment has been carried out
- d. the development will overload the current infrastructure in the city

RESOLVED

28 MEMBERS OF THE PUBLIC LEFT THE MEETING

The Chairman took agenda item 62/14. Planning application no. 14/03160/FULMAJ next, Ash grove Industrial Estate, Ash Grove, erection of 48 houses with associated open space, car parking & vehicular access & demolition of industrial building

1 member of the public spoke on the application

It was proposed by Cllr Martin & seconded by Cllr Todd to object to the planning application for the following reasons:

- a. that the application was premature
- b. that insufficient work has been done by the applicant to prove that the issue of drainage has been dealt with
- c. that there has been minimal consultation with local residents & that this land is employment land
- d. the access to the site is too narrow to cope with the increased traffic
- e. that there is an area of unstable land (peat) on the site

RESOLVED

7 MEMBERS OF THE PUBLIC LEFT THE MEETING

61/14. Correspondence to consider

a. Review of Traffic Regulation Orders 2014-2015- Ripon City Council Consultation

Each area of the review was considered & the committee wished to make comment on the proposals as follows:

Church Lane area- The bus stop area is unduly restrictive, suggest that a temporary area using traffic/police cones as required. Also suggest that the times 8am-6pm inclusive are too excessive & that restrictions should be considered at school times only – could this be a disc zoned area?

Kirkby Road area – there are no objections to the restrictions where they are proposed, however this could be monitored by disc parking with areas to pull in to allow traffic to pass each other. Consideration to be given to the visibility of traffic exiting Grange House as this is restricted at present.

Trinity Lane/Coltsgate Hill – Members would like to see investigated the possibility of temporary closures on Trinity Lane at dropping off/picking up times at the school, possibly with the use of raised bollards at these times.

Clotherholme Road – There is currently a problem with the raised platform in the bus park which extends out to the road meaning that buses pulling out of the park have to swing right out into the road

Initialled by	Chairman		

to leave the park. There are also problems with wheelchair/mobility scooters who use the footpath having to manoeuvre into the road to get around the platform. It was suggested that the platform be taken back from the road by 1 metre to assist.

Lead Lane – The proposals are acceptable except that the restriction times are too excessive & school time restrictions only should be considered.

Low Mill Road – there were no objections to the proposals.

62/14. Applications

As listed below planning applications to be considered

14/04915/COU	Ravencroft Moorside Avenue, Ripon HG4 1TA
	Change of use from B & B (use Class C1) to dwelling (use class C3)
	No objections
14/05046/FUL	44 Borrage Lane Ripon North Yorkshire HG4 2PZ
	Erection of single storey extension & conversion of basement
	No Objections
14/05106/LB	75 Allhallowgate Ripon North Yorkshire
	Listed building consent for the installation of new ceiling, infill stud wall & formation of external access ramp
	No objections
14/03160/FULMAJ	Ash Grove Industrial Estate Ash Grove, North Yorkshire
	Erection of 48 Houses, with associated open space, car parking & vehicular access & demolition of industrial building (Site Area 1.05ha)
	This item was dealt with earlier on the agenda – please see above
14/02307/TPO	37 Aismunderby Close Ripon North Yorkshire HG4 1NT
	Crown thinning of 20 beech of Tree Preservation Order 12/1994
	No objections subject to arboriculturist report
14/05165/OUTMAJ	Land Comprising Field At Grid Reference 429640 471281 Bellman Walk Ripon North Yorkshire
	Outline planning application for up to 150 dwellings with access considered (site area 9.01ha).
	This item was dealt with earlier on the agenda – please see above

The meeting closed at 8.22pm		
SIGNEDCHAIRMAN	DATE	
RATIFIED AT COUNCIL MEETING	THE RIGHT WORSHIPFUL THE MAYOR	DATE

05.01.15