

COUNCIL OF THE CITY OF RIPON

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 6 July 2015 AT 7.00PM IN THE COUNCIL CHAMBER, TOWN HALL, RIPON.

Present: Cllr P Horton - Chairman
Cllr L Barnes
Cllr J Bate
Cllr M Chambers
Cllr M Waiting
Cllr M Stanley (sub for Cllr Willis)
Cllr A Williams (sub for Cllr Waiting)
Cllr A Morgan (sub for Cllr Jones)
Cllr. P McHardy- Ex Officio

1 Member of Press

**The Administrative Assistant, City Plan Development Manager
Approx 106 Members of Public**

Late Arrivals: Cllr McHardy – Ex-Officio - 7:14pm
1 Member of the public - 7:55pm

Early Departures: Members of Public about 104 approx after item 11/15b
Press left at 8:00pm

7/15. Apologies for Absence

Apologies were received from Cllr Hawke, Cllr Jones, Cllr Powell, Cllr Willis

8/15. 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.

7 Members of Public spoke in relation to agenda item 11/15 a) and b)

9/15. 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.

There were disclosures of interest

Cllr P Pearson declared interest in relation to 14/03160/FULMAJ -overlooked
Cllr P Horton declared interest in relation to 15/02500/FUL – friends of owners
Cllr A Morgan declared interest in 15/00961/FULMAJ - overlooks

10/15. To approve the Minutes of Planning Committee Meeting held on 8 June 2015.

Proposed - Cllr A Williams

Seconded - Cllr L Barnes

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

RESOLVED

11/15. Correspondence to consider

- a. Harrogate Borough Council - Environmental impact Assessment – Major
- b. Littlethorpe Parish Council – planning application objection - Environmental Impact Assessment – Major for the erection of up to 450 dwellings with associated landscaping, open space, village green with access

These two agenda items were considered together as they both relate to the same proposal.

Proposed – Cllr A Williams

Seconded – Cllr J Bate

“That Ripon City Council:

- A) strongly objects to this planning application on the grounds set out below:
 - **Strategic Approach** – there is no proven need that development of this size and scale is needed to meet the Ripon contribution to the objectively assessed Strategic Housing Market Assessment.
 - **Environmental Impact** – the proposed development will have a detrimental impact on the environment including as a result of the additional traffic generated. There is also a potential impact upon the Quarry Moor Site of Special Scientific Interest (SSSI) for which the City Council is the custodian.
 - **Flooding Impact** – the proposed development is likely to exacerbate the flooding already experienced by residents in the locality.
 - **Community Infrastructure** – the size and scale of the development is likely to place an increased demand on both primary and secondary school provision within Ripon and it is highly likely that this can only be accommodated by the further loss of open space at school sites or elsewhere in the city.
Furthermore there will be additional demand for health care services including doctors and dentists which are currently already at capacity.
 - **Sustainability** – the lack of employment opportunities in and around Ripon is of great concern to the City Council. This development does not contribute to the socio-economic sustainability of the City.
- B) expresses its concern about the lack of engagement between the developer and the community in relation to this development proposal.
- C) requests that a representative is able to speak at the Harrogate Borough Council Planning meeting in relation to this development proposal, in addition to representation from Littlethorpe Parish Council, on the basis that the development site straddles both parishes and access/egress and the impact of the development will be felt within the Ripon parish.
- D) requests that any future review of the parish boundaries and parish Council arrangements should consider whether this site should be included within Ripon

parish as this development proposal clearly shows that the site is part of Ripon.”

**c. HBC Planning Enforcement - Site of Skellbank Garage – agenda item 5/15a
08.06.15 refers**

Proposed Cllr A Williams Seconded Cllr P Horton

“that RCC requests the HBC utilises the enforcement powers available to it to seek the tidying up and the development of this site.

**d. Rose Consulting Planning & Regeneration – ref planning application 15/00522
9 apartments, High Skellgate**

Proposed Cllr A Williams Seconded Cllr P Pearson

To receive and note further correspondence.

12/15 North Yorkshire County Council, Consultation on planning application for the purposes of the Retention of prefabricated classroom unit 3946 on land at Holy Trinity CE Junior School, Church Lane Ripon North Yorkshire HG4 2ES. Ref. NY/2015/0168/73A

No Objection

1 member of the public arrived at 7:40pm
Cllr M Chambers arrived at 7:55pm
Press left at 8:00pm

13/15. Applications

As listed below planning applications to be considered

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>

14/03160/FULMAJ	<p><u>Ash Grove Industrial Estate Ash Grove Ripon</u></p> <p><u>Revised Scheme: Erection of 36 dwellings and 8 light industrial units, with associated car parking and vehicular access and demolition of existing industrial buildings. (Site area 1.5ha).</u></p> <p>The Council objects to the application –The Council supports the regeneration of the site but feels that the development of the site is too intensive with 36 proposed dwellings.</p> <p>The Council welcomes the provision of business units as part of the</p>
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	<p>redevelopment.</p> <p>The Council is concerned about the access to the development and particularly “restricted access via Ash Grove residential street and presence of parked vehicles on both sides.”</p> <p>The Council remains concerned about the poor ground conditions including concerns about flooding.</p>
15/02236/FUL	<p><u>18 North Road Ripon North Yorkshire HG4 1JP</u></p> <p><u>Erection of Single Storey Extension with patio and Replacement.</u></p> <p>The council does not object to or support the application but wishes to make comments – concerned because it believes this property is within the Conservation Area but does not seem to have been provided with details of the application to reflect this. Please clarify.</p>
15/02395/FUL	<p><u>20 Knaresborough Road Ripon HG4 1RQ</u></p> <p><u>Erection of single Storey rear extension and conversion of outbuilding to form WC and utility room, and alterations to boundary wall.</u></p> <p>No Objections-Subject to use of same materials.</p>
15/00598/COU	<p><u>Block A Canalside Charter Road Ripon HG4 1AJ</u></p> <p><u>Change of use from B1(Business), B2(General Industrial) and B8 (Storage & Distribution) to D2(Assembly & Leisure).</u></p> <p>No Objections</p>
15/00961/FULMAJ	<p><u>Ripon Lifelong Learning Centre The Old Lecture Building College Road Ripon HG4 2HD.</u></p> <p><u>Part Demolition and conversion of existing building to form 7 apartments, erection of 6 dwellings and formation of public open space and access road (Site Area).44ha)(Revised Scheme).</u></p> <p>The Council objects – The development is over intensive, the council is concerned about the access to the proposed development which it considers to be poor and in fact dangerous.</p> <p>The Council is concerned about the poor ground conditions.</p> <p>The Council is most concerned because it believes that the site of this development was previously the subject of an illegal removal of trees and that this has facilitated this proposal.</p>
15/02500/FUL	<p><u>Pendle House Kangel Close Ripon HG4 1DE</u></p> <p><u>Retention of replacement pitched rood with ridge extension to outbuildings.</u></p> <p>No Objections</p>

15/02485/FUL	<p><u>108A Harrogate Road Ripon HG4 2SD</u></p> <p><u>Erection of single storey extensions, installation of 2 roof lights and alterations to fenestration.</u></p> <p>No Objections</p>
15/02593/TPO	<p><u>Highfield Cottage Hemsworth Walk Ripon North Yorkshire HG4 2SG</u></p> <p><u>Felling of 1 Cypress tree in group of G1 of Tree Preservation Order 46/2014.</u></p> <p>No Objections subject to arboriculturist report</p>
15/02653/COU	<p><u>Unit 7, First Floor Highfield Business Park Kearsley Road Ripon HG4 2RN.</u></p> <p><u>Change of Use from first floor of offices (Use Class B1-business) to form fitness studio (Use Class D2-Assembly & Leisure) (Revised Scheme).</u></p> <p>No Objections</p>
15/02124/FUL	<p><u>80 North Street Ripon North Yorkshire HG4 1DP</u></p> <p><u>Part conversion of existing restaurant, office and store to form 5 apartments, erection of two storey takeaway building and second floor extension, alterations to shop front, formation of internal and external courtyards and installation of gates (Site Area 0.06ha).</u></p> <p>The Parish Council supports the application – as it encourages city centre living.</p>
15/02683/FUL	<p><u>2 Darnborough Gate Ripon North Yorkshire HG4 2TF</u></p> <p><u>Conversion of garage to form additional living accommodation.</u></p> <p>No Objections</p>
15/02685/FUL	<p><u>14 Mallorie Court Ripon North Yorkshire HG4 2QG</u></p> <p><u>Erection of a single storey extension and alterations to fenestration.</u></p> <p>No Objections</p>
15/02261/FUL	<p><u>3 Water Skellgate Ripon North Yorkshire HG4 1BQ</u></p> <p><u>Conversion and extension of former club games room to form 7 flats to include alterations to fenestration, demolition of toilet block and formation of associated parking area (Site area 0.06ha).</u></p> <p>No Objections</p>
15/01931/RG3	<p><u>9-13 River View Road Ripon North Yorkshire HG4 1JJ</u></p> <p><u>Installation of replacement windows from timber to uPVC.</u></p> <p>No Objections</p>

15/01994/FUL	<p><u>40 Harrogate Road Ripon HG4 1SU</u></p> <p><u>Retention of part of outbuilding for use of playroom, gymnasium and store and erection of wall and gate to front.</u></p> <p>The Parish Council supports the application– Cllr A Williams is fully aware of the background to this and has visited the site on several occasions. The development is appropriate and is not out of place with the existing building.</p> <p>The neighbours have not objected to this application.</p>
15/02687/FUL	<p><u>Bishops House Borrage Lane Ripon North Yorkshire HG4 2PZ</u></p> <p><u>Demolition of store, erection of single storey and first floor extensions, and alterations to fenestration.</u></p> <p>The Parish Council objects on the planning grounds – Grade 2 listed in Conservation area. The council is concerned as it is a listed building the Character may considerably alter.</p> <p>The Council is concerned that it does not seem to have been provided with details of the listed building applications.</p>
15/01787/TPO	<p><u>Land Adjacent River Skell Rear of 3 Borrage Green Lane Ripon</u></p> <p><u>Selective pruning of branch overhanging boundary fence (by 5m) to 1 Willow tree within Area 1 Tree Preservation Order 01/1978.</u></p> <p>No Objection – subject to arboriculturist report</p>

The meeting closed at 8.35pm

SIGNED _____ DATE _____
CHAIRMAN

RATIFIED AT COUNCIL MEETING THE RIGHT WORSHIPFUL THE MAYOR DATE

