

## COUNCIL OF THE CITY OF RIPON

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 12<sup>TH</sup> OCTOBER 2015 AT 7PM IN THE COUNCIL CHAMBER, TOWN HALL, RIPON.

**Present:** Cllr P Horton - Chairman  
Cllr L Barnes  
Cllr S Hawke  
Cllr S Jones  
Cllr S Martin – as a substitute for Cllr Bate.  
Cllr. P McHardy – Ex-Officio  
Cllr P Pearson  
Cllr A Williams – as a substitute to Cllr Powell.  
Cllr M Waiting

Cllr Morgan  
The Clerk  
21 Members of the Public

**Late Arrivals: none.**

**Early Departures: all members of the public left after consideration of application 15/04168/FULMAJ.**

#### **Urgent business.**

Councillor Williams asked that consideration be given to requesting, as a matter of urgency, that North Yorkshire County Council's Highways Department expedite the installation of a crossing point between the Market Square and Market Place West to facilitate easier pedestrian access.

Proposed – Cllr Williams

Seconded – Cllr Horton

“That North Yorkshire County Council be asked to expedite provision of a crossing point between the Market Square and Market Place West.”

#### **RESOLVED**

#### **24/15 Apologies for Absence.**

Apologies were received from Cllrs Bate, Powell and Willis.

#### **25/15 Disclosures of interests in relation to any matter under consideration at this meeting (financial or otherwise) and consideration of any written requests for dispensation.**

- a) Cllrs Hawke and Martin, as members of Harrogate Borough Council's planning committee, declared that any views taken at this meeting may change later upon receipt of further information at the planning authority stage.  
Both Councillors took no part in consideration of planning application 15/04168/FULMAJ.
- b) Cllrs McHardy and Waiting declared non-prejudicial interests in planning application 15/04168/FULMAJ due to the close proximity of the application

site to their homes.

**26/15** **To approve the minutes of the Planning Committee Meeting held on 14<sup>th</sup> September 2015.**

Proposed – Cllr Jones

Seconded – Cllr Barnes

“That the minutes of the Planning Committee Meeting held on 14<sup>th</sup> September 2015 be signed by the Chairman as being a true and correct record.”

**RESOLVED**

**27/15** **Consideration of items of correspondence.**

- a) NYCC – Re. A61 Ripon Canal Bridge  
Notification of proposed works, planned to start on 18<sup>th</sup> January 2016, was received and considered.

**28/15** **Consultations on applications.**

*Details of all planning applications listed below can be viewed online, using the references given, at:*

<http://www.harrogate.gov.uk/plan/Pages/New%20Plan/Find-an-application.aspx>

**NY/2015/0266/LBC** Ripon Grammar, Clothholme Road, and Ripon North Yorkshire HG4 2DG.  
&

**NY/2015/0248/FUL** Application for Listed Building Consent and for the purposes of Construction of two external ramps with associated steps.

**It was resolved that the committee has no objections to this application, but that a comment be made about the application being reviewed for compliance with best practice by the Council’s Disability Officer.**

**1503854/FUL** Econ Engineering Skelldale Close Ripon North Yorkshire HG4 1UE

Change of use of part sewage works land to form vehicle hardstanding area to include erection of fence.

**It was resolved that the committee supports this application.**

**15/04108/DVCON** Black Swan Yard Bellevue Terrace Ripon North Yorkshire

Deletion of condition 7 of planning permission 6.31.211.M.DVCON to allow the dwelling to be built without the post construction stage Code for Sustainable Homes.

**It was resolved that the committee has no objections to this application.**

**15/04086/ADV** 39 Market Place Ripon North Yorkshire HG4 1DB

Display of 1 internally illuminated fascia sign, 1 externally-illuminated hanging sign, 3 internally-illuminated internal hanging signs, 1 vinyl sticker and 1 ATM surround to front elevation.

**It was resolved that the committee has no objections to this application, subject to the proposals being in accordance with Harrogate Borough**

**Council's signage policy.**

**15/040022/FUL**

5 Fishergate Ripon North Yorkshire HG4 1EA

Conversion of roof space to form offices to include erection of dormer window and installation of roof light.

**It was resolved that the committee has no objections to this application.**

**15/03309/FUL**

Skellcross House Fisher Green Ripon North Yorkshire HG4 1NL

Erection of 2 dwellings and formation of access drive and associated hardstanding (0.08ha).

**It was resolved that the committee objects to this proposal as it considers it to be over-intensive development of a garden site, especially when taking in to consideration the need to remove trees to facilitate the development.**

**15/04151/FUL**

7 Red Hills Road Ripon North Yorkshire HG4 2RP

Erection of single storey extensions, first floor extension and replacement roof from flat to pitched to garage and external access step and alterations to fenestration.

**It was resolved that the committee has no objections to this application.**

**15/04266/FUL**

54 Lead Lane Ripon North Yorkshire HG4 2LN

Erection of 1 dwelling (Site Area 0.09ha).

**It was resolved that the committee objects to this application due to the potential adverse impact of the new dwelling on neighbouring properties, a contribution to the cumulative impact of traffic in this area and because the development is in the garden of the existing dwelling.**

**15/04005/FUL**

Plot 10 Charter Road Ripon North Yorkshire HG4 1AJ

Change of use from vacant warehouse unit Use Class B1 (Business) to Gymnasium Use Class D2 (Assembly and Leisure).

**It was resolved that the committee supports this application.**

**15/04168/FULMAJ**

Erection of 98 dwellings with associated access (Site Area 4.09 ha).

Former Ripon Cathedral Choir School Whitcliffe Lane Ripon North Yorkshire HG4 2LA.

**It was resolved the committee objects to this application on a number of grounds.**

**15/04376/FUL**

Erection of conservatory and alterations to fenestration

2 Lark Hill Close Ripon North Yorkshire HG4 2HT.

**It was resolved that the committee has no objections to this application.**

**15/04217/FUL**

Erection of Conservatory

Glenalmond 49 Quarry Moor Lane Ripon North Yorkshire HG4 2SA.

**It was resolved that the committee has no objections to this application.**

**15/04355/TPO**

Crown reduction (by 1m) of 1 Oak (T1) within Area A1 of Tree Preservation Order 30/1994

18 Hell Wath Grove Ripon North Yorkshire HG4 2JT

**It was resolved that the committee has no objections to this proposal, subject to it meeting the approval of the Borough Council's arborist.**

The meeting closed at 8.20pm

SIGNED \_\_\_\_\_

DATE \_\_\_\_\_

CHAIRMAN

RATIFIED AT COUNCIL MEETING

\_\_\_\_\_

DATE \_\_\_\_\_

THE RIGHT WORSHIPFUL THE MAYOR