

COUNCIL OF THE CITY OF RIPON

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 29 SEPTEMBER 2014 AT 7PM IN THE COUNCIL CHAMBER, TOWN HALL, RIPON.

Present: Cllr P Horton - Chairman
Cllr L Barnes
Cllr S Brierley
Cllr M Chambers
Cllr P McHardy
Cllr C Powell
Cllr M Stanley – Ex Officio
Cllr D Todd
Cllr M Waiting

The Clerk, 20 members of the public, a representative of the Ripon Gazette

Late Arrivals: None

Early Departures: None

33/13. Apologies for Absence

Apologies for absence were received from Cllr Martin

34/13. Disclosure of an interest in relation to any matter under consideration at this meeting (financial or otherwise)

Cllr Chambers as a member of Harrogate Borough Council Planning Referral Committee declared that any view he takes at the meeting may change later, as he may receive further information at the planning authority stage.

Cllr McHardy as a substitute member of Harrogate Borough Council planning committee declared that any view she takes at the meeting may change later, as she may receive further information at the planning authority stage.

35/13. Minutes of Planning Committee Meeting held on 8 September 2014

Proposed - Cllr Brierley Seconded - Cllr Barnes

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

RESOLVED

36/14. To consider the Environmental Impact Assessment Screening Opinion application to Harrogate Borough Council for up to 450 dwellings with associated infrastructure at land comprising race track & inner field, Whitcliffe Lane – Reference 14/03702/SCREEN

A member of the public as a representative of Littlethorpe Parish Council spoke on this item.

Councillors from Littlethorpe attended the meeting to hear the views of Ripon City Council. The majority of this proposed development is in the parish of Littlethorpe & the Littlethorpe parish planning policy is

for no new development. This development is outside the development limit. Members were concerned about the intensity of the development & the impact it will have on the infrastructure of Ripon. It was **RESOLVED** to write to Harrogate Borough Council to convey the parish council concerns on the proposals. These concerns were for the significant increase in residential properties to the west side of the city resulting in extra traffic on the residential roads leading to the development, the need for additional educational facilities to cater for the additional young people, the adequate provision for services to the development, access to the site for site traffic & residents once completed & the viability of the properties in terms of employment & affordability.

The Chairman took agenda item 41/14. next, planning application 14/03160/FULMAJ, Ash Grove Industrial Estate, Ash Grove. No members of the public present spoke on this item but councillors had received correspondence from concerned residents. Whilst it was felt that the area needed tidying up councillors were concerned about developing this area of land with residential properties. It was **RESOLVED** to object to the application for the following reasons:

- a. that the application is premature,
- b. that insufficient work has been by the applicant to prove that the issue of drainage has been dealt with.
- c. there has been very minimal consultation to the local residents & that this land is employment land
- d. the access to the site is too narrow to cope with the increased traffic

The chairman took planning application no. 14/03634/FULMAJ, Red House, 41-43 Palace Road next. Two members of the public spoke on behalf of some local residents on this agenda item. Members **RESOLVED** to object to the planning application for the following reasons:

That the development is over intensive, over bearing, not in keeping with the conservation area, affects the setting of listed buildings, there is a query on the stability of the land, the number of trees that will be cut down & that the application is not supported by North Yorkshire County Council.

The chairman reverted back to agenda item 37/14.

37/14 To receive information on the City Plan consultation - Mayor to speak

The Mayor reported to the committee & the public present that the preliminary draft plan had been prepared & was currently open for consultation. He asked residents to look at the plan & asked for comments by the website, e-mail, facebook, twitter or in writing. There is an exhibition in the Town Hall on certain days over the next few weeks & a mini consultation in the Cathedral for people to view.

All member of the public left the meeting except one.

38/14. To consider Harrogate Borough Council – Planning Consultation, Formation of 2 fish passes and removal of 1 weir and formation of temporary access road at the River Laver between Carlesmoor & Ripon upstream of Gatebridge Mill near Winksley, Bishopton, Ripon & south of Appleby Lane, Near Laverton

The committee considered the consultation & **RESOLVED** to have no objections to the proposal.

39/14. Correspondence to consider

- a. Harrogate Borough Council – Harrogate District Local Plan ‘Call for Sites’.

As the City Plan committee are already doing a ‘call for sites’ & were preparing a response to fit in with the City Plan it was felt that there was no need for an additional response from the City council.

40/14. To consider a uniform Council approach to enquiries received from developers for potential developments within the city – paper enclosed

The clerk had presented a paper with the options & advice from YLCA on meetings with potential developers. It was **RESOLVED** that all planning enquiries from developers are to be discussed in an open planning committee meeting but that at the time of the agenda item in a meeting if members consider the item to be confidential that a resolution is passed to exclude the public & press at that time as advised by YLCA. The committee also **RESOLVED** to give delegated authority to the Clerk &/or City Development Manager to speak to developers if a developer wishes to speak to the council out of a meeting & to report back to the committee.

One member of the public left the meeting

The representative of the press left the meeting

Cllr McHardy left the meeting – 7.53pm

41/14. Applications

14/03191/FUL	66 Bishopton Lane Erection of boundary wall, fences and gate (revised scheme) Cllr McHardy returned to the meeting during the discussion of this item 7.56pm- The council object to this further alteration as it is out of keeping with the local area
14/03666/TPO	Field House Clothholme Road

	<p>Crown lifting (4m), crown cleaning and crown thinning (10%) of 1 Lime T1 tree of Tree Preservation Order 02/2000</p> <p>No objections subject to arboriculturist report</p>
14/02619/DVCON	<p>Parkfield Clotherholme</p> <p>Variation of condition 2 of planning permission 6.31.1236.K.FUL to allow amendments to the approved plan to enable an extension to the workshop and store</p> <p>No Objections</p>
14/03809/FUL	<p>Springfield House, Littlethorpe Road</p> <p>Erection of single storey, two storey and roof extensions and balcony</p> <p>No objections</p>

The meeting closed at 8.15pm

SIGNED _____
CHAIRMAN

DATE _____

RATIFIED AT COUNCIL MEETING

THE RIGHT WORSHIPFUL THE MAYOR

DATE