COUNCIL OF THE CITY OF RIPON
MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Date: **Monday 15th August 2016**
Time: **19.00 hrs**
Location: **Council Chamber, Ripon Town Hall**

Present: **Cllr P Horton (Chairman)**
Cllr C E Powell (Vice Chairman)
Cllr L P A Barnes
Cllr S J Hawke
Cllr S L Jones
Cllr P McHardy (as a substitute for Cllr Bate)
Cllr Pearson
Cllr A Williams

Late Attendance: **Cllr Morgan at 19:08**

In attendance: **The Clerk and 17 members of the public.**

56-16	**To receive apologies for absence.** Apologies were received and accepted from Councillors Bate (Cllr McHardy present in Substitution) and Willis.
57-16	**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 Hawke declared an interest as a Planning Committee Member of Harrogate Borough Council. Cllr Jones declared an interest in respect of Site at West Lane in the HBC SHEELA proposal as a nearby resident. Cllr Pearson declared an interest in respect of Sites at the Army Camp and Little Harries Lane in the HBC SHEELA proposal as a nearby resident.
58-16	**Representations from members of the public (for information only)** Members of the public expressed their concern at the content of the HBC SHEELA proposal. Concerns were raised regarding the increased flood risk; traffic management and the sites identified as deliverable/non deliverable.
59-16	**To approve the Minutes of the last Planning Committee Meeting held on 25th July 2016.** Proposed – Cllr Williams Seconded – Cllr Hawke "That the minutes of the Planning Committee Meeting held on 25th July 2016 be approved and signed by the Chairman as a correct record." **RESOLVED with one abstention recorded.**

Initialled by Chairman _____

	To amend the order of the agenda and to bring item 61-16 for discussion as the next item. Proposed – Cllr Williams Seconded – Cllr Jones **RESOLVED unanimously.**
61-16	**To formulate a response to HBC SHELAA proposals for Ripon and surrounding area particularly in the questionable labelling of sites as 'deliverable' or 'not deliverable' in preparation for the official consultation.** Cllr Williams addressed the members of the public present to reassure them that their concerns would be taken up with HBC advising that • any new housing in the City should be on brownfield sites and on the Ministry of Defence sites; • any development should be sustainable to the entire City and town centre traffic • the flood risk must be thoroughly considered and is of great concern to all. Cllr McHardy advised that HBC had been made aware of the concerns surrounding the sites identified in HBC meetings The content of the HBC SHEELA proposals was discussed. It was agreed that HBC planning officers should be requested to attend the next RCC Planning meeting to allow them to engage with RCC and the residents of Ripon and to explain • why proposals include the development of greenfield sites when there are brownfield alternatives • how the sites at West Lane and Choir School are viewed as deliverable when there are more suitable alternatives • how the flood risk of proposed sites identified has been investigated and what studies have been undertaken into the impact of these proposed sites on the 2012 Flood Defence Scheme. Proposed – Cllr Williams Seconded – Cllr Jones **RESOLVED unanimously with one abstention recorded.** Cllr Jones tendered her apologies and left the meeting at 19:47 hours.
60-16	**To discuss suggestions for dealing with problems caused by large groups of travellers who are taking up areas of public car parks in the city centre with vehicles & caravans.** Cllr McHardy spoke about the problem with travellers in the carparks earlier in the year, prior to the Appleby Fair weekend. It was noted that the Police became involved after a report of the travellers selling knives to local children. The travellers moved on after a visit from Police. Cllr Williams expressed concern about the perception of local people witnessing travellers consistently flouting the laws, traffic and otherwise, advising that the travelling community must not be seen to have an unlawful advantage over law abiding citizens. Agreed that the clerk would seek advice from the Local Government Association in London on how to manage issues surrounding travellers in the first instance followed by writing to MP to highlight the problem. **RESOLVED unanimously.**

Initialled by Chairman _____

62-16	**Planning Updates** **To record any updates, notifications or decision on applications, appeals and enforcement investigations received from Harrogate Borough Council since the last Planning Committee meeting.**	
16/02339/COU	41-42 Kirkgate Ripon Change of use from A1 to Sui Generis	Approved
16/02435/COU	35 Bondgate Green, Ripon Change of use from A1 to D1	Approved
16/00380/PR15	42 Harrogate Road, Ripon,	Enforcement notice
16/00383/PR15	35 Princess Road, Ripon	Enforcement notice
16/00392/BRPC	Borrage House, 8 Borrage Lane, Ripon	Enforcement notice
16/00029/NREFPP	Station Hotel, 26 North Road, Ripon	Dismissal of Appeal
16/00044/HOUSER	Sunnyside, 26 Aislablie Garth Ripon	Dismissal of Appeal

63-16 Consultations on Planning Applications

Planning applications as listed below to be considered and responses agreed to the consultations being carried out by the Planning Authority:
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

16/02669/ADV	*Batchelors of Ripon Vauxhall Dallamires Lane Ripon HG4 1TT* Display of 2 internally illuminated fascia signs, 1 internally illuminated entrance gate sign, 1 non-illuminated directional sign and 1 internally illuminated totem sign. Proposed – Cllr Horton Seconded – Cllr Barnes **It was RESOLVED that the Committee has no objections to this application**
16/02263/FUL	*62 Highfield Road Ripon HG4 2JZ* Demolition of flat roof canopy and erection of enclosed porch. Proposed – Cllr Williams Seconded – Cllr Hawke **It was RESOLVED that the Committee has no objections to this application**
16/02475/FUL	*Edgefield Kirby Road Ripon HG4 2HH* Demolition of garage, erection of single storey extension and alterations to fenestration Proposed – Cllr McHardy Seconded – Cllr Williams **It was RESOLVED that the Committee has no objections to this application**
16/024543/COU	*Land at Dallamires Lane Ripon HG4 1TT* Change of Use of land to a recognised use class (Use Class B8: Storage or Distribution) Proposed – Cllr Williams Seconded – Cllr Hawke **It was RESOLVED that the Committee has no objections to this application**.
16/03027/FUL	*2 Kirkgate Ripon HG4 1PA* Erection of fire escape and formation of new doorway

Initialled by Chairman _____

	Proposed – Cllr Barnes Seconded – Cllr Pearson **It was RESOLVED that the Committee has no objections to this application**
16/02726/FUL	*Fishermans Lodge River View Road Ripon HG4 1JJ* Installation of tree house holiday accommodation Proposed – Cllr Hawke Seconded – Cllr Powell **It was RESOLVED that the Committee has no objections to this application**
16/03002/COU	*Marleys Butchers 76 North St. Ripon HG4 1DP* Change of use of first and second floors from offices (Use class B1) to residential (Use class C3) Proposed – Cllr Horton Seconded – Cllr Hawke **It was RESOLVED that the Committee would support this application with one abstention recorded.**
16/02987/FUL	*17 Southfield Road HG4 2NX* Erection of single storey extensions, including porch and garage. Proposed – Cllr McHardy Seconded – Cllr Williams **It was RESOLVED that the Committee has no objections to this application**
16/02789/FUL	*12 Princess Road Ripon HG4 1HW* Erection of single storey extension with terrace and steps to replace rear extensions and installation of privacy screen. Proposed – Cllr Williams Seconded – Cllr Hawke **It was RESOLVED that the Committee has no objections to this application**
16/02721/FUL	*Ye Hornblower Tavern 3 Old Market Place Ripon HG4 1EQ* Conversion of ground floor Public House to retails unit and conversion of first and second floors to 2 self-contained apartments, to involve demolition of conservatory, erection of replacement extension, installation of new shop front, installation of additional door to front elevation and internal alternations. Proposed – Cllr Williams Seconded – Cllr Powell Cllr Hawke declared an interest in this application and abstained from proceedings. **It was RESOLVED that the Committee has no objections to this application.**
	With business concluded meeting was closed at 20:40 hours.

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Initialled by Chairman _____