

## COUNCIL OF THE CITY OF RIPON

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 15<sup>TH</sup> FEBRUARY 2016 AT 7PM IN THE COUNCIL CHAMBER, TOWN HALL, RIPON.

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

**In attendance:**  
The Clerk  
Councillors Chambers, Morgan and Stanley – non-committee members.  
11 members of the public.

**Early Departures:**  
10 members of the public (after consideration of application 14/04972/EIAMAJ).

7-16	<p><b><u>Apologies for Absence.</u></b></p> <p>Apologies were received and accepted from Councillor Hawke who was on holiday and from Councillor Barnes due to another commitment.</p>
8-16	<p><b><u>Disclosures of interests in relation to any matter under consideration at this meeting (financial or otherwise) and consideration of any written requests for dispensation.</u></b></p> <p>Councillor Martin, as a member of Harrogate Borough Council's Planning committee, declared that any views he may take at this meeting could change later upon receipt of relevant evidence and representations at the district level.</p> <p>Councillor Pearson declared a non-pecuniary interest in planning application 14/04972/EIAMAJ as his wife is a member of English Heritage.</p> <p>Councillor Jones declared an interest in planning application 14/04972/EIAMAJ as the site is in close proximity to her home.</p>
9-16	<p><b><u>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.</u></b></p> <p>The Committee received six representations from members of the public and Ripon City Councillors not serving on this committee. Points raised included:</p> <ul style="list-style-type: none"><li>• Carrying out an up to date flooding assessment of the site as there are concerns about the surface water attenuation and drainage schemes as proposed.</li><li>• There is no mention of the Ripon Conservation Area in the application.</li><li>• Potential detrimental impact of the proposals on local landscape, include the Fountains Abbey World Heritage site.</li><li>• Over intensive nature of the proposed development.</li></ul>

	<ul style="list-style-type: none"> <li>• The potential loss of the site as an environmental haven and as an informal amenity area.</li> <li>• The removal of 20 properties from the development is not a substantial enough reduction to overcome objections to the proposal.</li> <li>• The impact of traffic from the development.</li> <li>• Detrimental impact on the nearby SSSI and recreational facility at Quarry Moor.</li> <li>• The cumulative impact of the proposals, when taking into consideration other proposals for the development of Ripon Cathedral Choir School and the barracks.</li> <li>• A preference for the development of the brownfield, barracks site.</li> <li>• Detrimental impact on the services in the City, which are already at capacity. For example schools, dental and health services.</li> <li>• The strong local objection to the proposals.</li> </ul>
10-16	<p><b><u>To approve the minutes of the Planning Committee Meeting held on 18<sup>th</sup> January 2016.</u></b></p> <p>Proposed – Cllr Willis    Seconded – Cllr Jones</p> <p>“That the minutes of the Planning Committee Meeting held on 18<sup>th</sup> January 2016 be signed by the Chairman as being a true and correct record.”</p> <p><b>RESOLVED</b></p>
11-16	<p><b><u>Updates, notifications or decisions on applications and enforcement investigations received from Harrogate Borough Council since the last Planning Committee meeting (Ref. Appendix 1).</u></b></p> <p>Proposed – Cllr Willis    Seconded – Cllr Williams</p> <p>“That the information in appendix 1 be noted and recorded.”</p> <p><b>RESOLVED</b></p>
12-16	<p><b><u>Consultation on applications.</u></b></p> <p><i>Details of all planning applications listed below can be viewed online, using the references given, at: <a href="http://www.harrogate.gov.uk/plan/Pages/New%20Plan/Find-an-application.aspx">http://www.harrogate.gov.uk/plan/Pages/New%20Plan/Find-an-application.aspx</a></i></p>
<b>14/04972/EIAMAJ</b>	<p><i>Land South West Lane Ripon North Yorkshire Gladman Developments Ltd.</i></p> <p>Re-consultation on amended outline application for the erection of up to 430 dwellings (including up to 40% affordable housing), structural planting and landscaping, informal public open space, children’s play areas, surface water attenuation, 2 vehicular access points from West Lane and associated ancillary works, with all matters reserved with the exception of site access (revised scheme).</p> <p>During consideration of this item, Members concurred with the points raised earlier by the public and commented on the following, additional concerns:</p> <ul style="list-style-type: none"> <li>• Impact of the amended site access on traffic flow along West Lane and South Grange Road.</li> </ul>



