



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

Date: Monday 19 December 2016
Time: 1900hrs
Location: Council Chamber, Ripon Town Hall

Present Cllr P Horton (Chairman)

Cllr L P A Barnes
 Cllr S Hawke
 Cllr C Powell
 Cllr A Gaskin
 Cllr S Martin in substitution for Cllr P Pearson
 Cllr P McHardy in substitution for Cllr J Bate
 Cllr A Williams
 Cllr R Willis
 Cllr A Morgan – Ex Officio

In Attendance The Clerk
 9 members of the Public

112-16	<p>To receive apologies for absence.</p> <p>Apologies were received and accepted from Cllr Bate and Cllr Pearson.</p>		
113-16	<p>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.</p> <p>Cllr Hawke declared an interest as a HBC Councillor; Cllr Willis declared an interest in item 16/03717/LB as a tenant of the building.</p>		
114-16	<p>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.</p> <p>Members of the public spoke about the proposed development at Ailcey Road – 16/04838/FULMAJ expressing concerns about the flood and gypsum risks together with concerns about traffic and parking congestion,</p>		
115-16	<p>To approve the Minutes of the last Planning Committee Meeting held on 28th November 2016.</p> <p>That the minutes of the Planning Committee Meeting held on 28th November 2016 be approved and signed by the Chairman as a correct record.</p> <table border="1" style="width: 100%; margin: 10px 0;"> <tr> <td style="width: 50%;">Proposed – Cllr Powell</td> <td style="width: 50%;">Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a show of hands with three abstentions recorded.</p>	Proposed – Cllr Powell	Seconded – Cllr Hawke
Proposed – Cllr Powell	Seconded – Cllr Hawke		
	<p>19:18 hours Cllr Martin joined the meeting as a substitute for Cllr Pearson.</p>		
116-16	<p>To receive the following correspondence:</p> <ul style="list-style-type: none"> • HBC letter dated 8 December 2016 - SHEELA Cllr Horton advised that he had undertaken an in depth review of the response received from HBC and that a draft response, which was read to the committee, had been prepared. <p>Cllr Martin declared an interest as a member of HBC Planning committee.</p> <p>That the Clerk sends the draft response to HBC.</p>		

	<table border="1" data-bbox="427 226 1441 259"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Martin</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p> <ul style="list-style-type: none"> TransDev plc email dated 6 December 2016 – 36 Bus – Late night provision. <p>The response from TransDev was received. The Committee considers the response unacceptable and that a solution must be found. Further, that it is requested that the bus departure times is altered to align with the train timetable.</p> <p>That TransDev be invited to the next meeting of the Planning Committee to discuss their response.</p> <table border="1" data-bbox="427 600 1441 633"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Barnes</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Martin	Proposed – Cllr Williams	Seconded – Cllr Barnes
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<p>117-16</p>	<p>To consider the Review of Traffic Regulation Order 2016 – Ripon North/Ripon South Divisions.</p> <p>NYCC email dated 25 November 2016 was received.</p> <p>Cllr Barnes declared an interest in Item 30.</p> <p>That the Clerk responds as follows:</p> <p>Items 27, 28, 30 and 31 – no comment.</p> <p>Item 29, it was noted that cars parked are often waiting to collect takeaways and that Ripon City Council would not wish to see trading made more difficult for local businesses. That a double yellow line restriction on one side of the road, with waiting restricted to 20 minutes after 6pm was is suggested.</p> <table border="1" data-bbox="327 1182 1342 1216"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Williams</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Williams		
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<p>118-16</p>	<p>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.</p> <p>The list of decisions was reviewed.</p> <p>That the Clerk write to HBC to express RCC's thanks for the decision on refusal of permission at King's Mead.</p> <table border="1" data-bbox="327 1619 1342 1653"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Hawke		
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119-16

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>

NY/2016/0237/73A	<p><i>Ripon Grammar School Clothholme Road HG4 2DG</i></p> <p>Consultation on planning application for the purpose of the retention of prefabricated classroom unit 3408 (131 Sq. metres) for a further 6 years on land at Ripon Grammar School.</p> <p>That Ripon City Council object to this proposal on the grounds that as the prefabricated building has been in situ for a very long period of time a permanent structure must be justified for the School. Furthermore, it is considered that the prefabricated structure does not fit well into the landscape of the historic City.</p> <p>Ripon City Council wish to see a permanent structure in replacement of the prefabricated classroom and consider that the children of Ripon deserve a proper permanent structure in which to be taught.</p>
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Proposed – Cllr Williams	Seconded – Cllr Willis
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RESOLVED by a unanimous show of hands

16/04838/FULMAJ	<p><i>Land to North of Ailcey Road Ripon North Yorkshire Hg4 1LW</i></p> <p>Erection of 12 dwellings, carport, fencing, boundary wall with iron railings and gates with formation of access, hardstanding and associated landscaping and relocation of lamp posts (Site Area 0.48ha).</p> <p>That the Council strongly object to this application on the following grounds:</p> <ul style="list-style-type: none"> • Development in this area of Ripon os dangerous from a gypsum viewpoint; • There is no proven need for housing in this location; • This location allows water run off and is a flood soak; • Ripon City Plan finds that there is no requirement to build on greenfield sites, of which this is one.
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Proposed – Cllr Williams	Seconded – Cllr Willis
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RESOLVED by a unanimous show of hands

16/04989/FULMAJ	<p><i>Police Station North St. Ripon North Yorkshire HG4 1HJ</i></p> <p>Demolition of existing building and erection of Retirement Living accommodation including communal facilities, landscaping, ancillary works and car parking and alterations to existing dwelling (revised scheme).</p> <p>That the Council does not object to this application although has concerns about the lack of parking provision.</p>
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Proposed – Cllr Williams	Seconded – Cllr Willis
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RESOLVED by a unanimous show of hands

Initialed by Chairman _____

16/04942/FUL	<p><i>42 Holmefield Road Ripon HG4 1RU</i></p> <p>Erection of single storey side extension</p> <p>That the Council does not object to this application.</p> <table border="1" data-bbox="427 376 1441 409"> <tr> <td data-bbox="427 376 930 409">Proposed – Cllr Williams</td> <td data-bbox="930 376 1441 409">Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Willis
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16/05050/FUL	<p><i>11 Dudley Walk Ripon HG4 2PJ</i></p> <p>Erection of a single front and rear extension</p> <p>That the Council does not object to this application.</p> <table border="1" data-bbox="427 687 1441 721"> <tr> <td data-bbox="427 687 930 721">Proposed – Cllr Williams</td> <td data-bbox="930 687 1441 721">Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Hawke
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16/04982/FUL	<p><i>17 South Grange Road Ripon HG4 2NH</i></p> <p>Demolition of attached garage, erection of 2 single storey extensions, detached garage and widening of access.</p> <p>That the Council does not object to this application.</p> <table border="1" data-bbox="427 1028 1441 1061"> <tr> <td data-bbox="427 1028 930 1061">Proposed – Cllr Williams</td> <td data-bbox="930 1028 1441 1061">Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Willis
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16/04839/FUL	<p><i>Land compromising OS Field 1455 Harrogate Road Ripon</i></p> <p>Installation of monopole with supporting antennas, transmission dish and equipment cabinets, erection of fence and ancillary development.</p> <p>That the Council does not object to this application.</p> <table border="1" data-bbox="427 1370 1441 1404"> <tr> <td data-bbox="427 1370 930 1404">Proposed – Cllr Williams</td> <td data-bbox="930 1370 1441 1404">Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Willis
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16/03717/LB	<p><i>Canal Warehouse Canal Road Ripon</i></p> <p>Reinstatement of stone and brick staircase.</p> <p>That the Council does not object to this application.</p> <table border="1" data-bbox="427 1682 1441 1715"> <tr> <td data-bbox="427 1682 930 1715">Proposed – Cllr Williams</td> <td data-bbox="930 1682 1441 1715">Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Hawke
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16/04468/FULMAJ	<p><i>Ripon Select Foods Ltd. Dallamires Way North Ripon HG4 1TL</i></p> <p>Erection of staff amenity and office of building, removal of outbuildings, tank and weighbridge and formation of access, steps and car parking (Site area 3.04ha).</p> <p>That the Council does not object to this application.</p>		

Initialled by Chairman _____

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16/02826/FULMAJ	<p><i>Land at Rotary Way Ripon</i></p> <p>Erection of retails development for convenience and comparison good, car parking provision and formation of access.</p> <p>That the Council does not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Hawke
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16/05245/FUL	<p><i>39 Ash Bank Road Ripon North Yorkshire HG4 2EL</i></p> <p>Erection of single storey extension.</p> <p>That the Council does not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Hawke	Seconded – Cllr Horton
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16/05182/DVCMAJ	<p><i>Former Red House 41 Palace Road Ripon North Yorkshire</i></p> <p>Variation of condition 2 to allow for an amended site layout, plans for the stable block, building A building C and red house building of planning permission 14/03865/FULMAJ</p> <p>That the Council does not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Willis
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16/05183/FUL	<p><i>Former Red House 41 Palace Road Ripon</i></p> <p>Alteration to layout of Building A of planning application 14/03634/FULMAJ, to create additional 2 apartments.</p> <p>That the Council does not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Willis
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16/04549/LB	<p><i>Ireland Court North St. Ripon North Yorkshire</i></p> <p>Listed building application for the demolition and conversion of outbuildings in listed building curtilage.</p> <p>That the Council supports this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Willis
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16/04548/FULMAJ	<p><i>Ireland Court North St. Ripon North Yorkshire.</i></p> <p>Erection of Mixed use development comprising of 4 ground floor retail units, conversion of outbuilding to form 1 retail unit along with 14 apartments on the first and second floor, formation of associated access, car parking and landscaping and demolition of outbuildings.</p> <p>That the Council supports this application.</p> <table border="1" data-bbox="424 506 1439 539"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Williams	Seconded – Cllr Hawke
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16/05287/FUL	<p><i>44 Ailcey Road Ripon HG4 1LW</i></p> <p>Retrospective application for the conversion of detached garage to form granny annex.</p> <p>That the Council objects to this application on the grounds that it is unsuitable development.</p> <table border="1" data-bbox="424 880 1439 913"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands</p>	Proposed – Cllr Horton	Seconded – Cllr Hawke
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With business concluded the Chairman closed the meeting at 20:35 hours.

SIGNED:

DATE

CHAIRMAN

ACKNOWLEDGED AT FULL COUNCIL MEETING FOR INFORMATION ONLY:

SIGNED:

DATE

THE RIGHT WORSHIPFUL THE MAYOR

Initialed by Chairman _____