

Date: Monday 25th July 2016

Time: 19.01 hrs

Location: Council Chamber, Ripon Town Hall

Present: Cllr P Horton (Chairman)

Clir L P A Barnes Clir S J Hawke

Cllr C E Powell - (Vice Chairman)

Cllr J Bate Cllr Pearson Cllr A Williams

Cllr S Martin (subbing for Cllr R Willis)

Late attendance: Cllr P McHardy (19.08hrs)

In attendance: P Hartley – (Acting Clerk)

11 members of the public (including presentation team of 5 from McCarthy & Stone)

49-16	Apologies for absence.
	Apologies were received and accepted from Cllr Morgan, Cllr Jones, and Cllr Willis.
50-16	Declarations of interest and requests for dispensations.
	Cllr Hawke and Cllr Martin declared an interest as a member of Harrogate Borough Council Planning Committee. Cllr Pearson declared non-pecuniary interest in Application no. 16/02702/FUL as he sometimes uses the centre. Cllr Martin is a Foundation Governor of Ripon Grammar School
51-16	Public representations.
	There were no questions from the public
52-16	To approve the minutes of the last Planning Committee Meeting held on 25 April 2016.
	Proposed – Cllr Williams Seconded – Cllr Barnes
	"That the minutes of the Planning Committee Meeting held on 4 th July 2016 be approved."
	RESOLVED unanimously with one abstention.
53-16	Presentation of revised Planning proposal- 15/00558/FULMAJ Police Station North St. Ripon HG4 1HJ – Demolition of existing building and erection of Retirement Living accommodation, communal facilities, landscaping and car parking (29 Apts.)
	A ten minute presentation was given by George Martin and Claire Davies for McCarthy & Stone Developments. There followed a question & answer session of which the main points were:
	The members felt that the revised design for the building was much more in keeping with the surrounding architecture (Pitched roofs and red brick would).



	complement Princess Terrace)
	 The planned 20 car-parking spaces for 29 residents are inadequate and it was felt that visitors to the site would be forced to park on North Street which would then impact on existing residents and patients visiting the dental surgeries etc.
	 McCarthy & Stone did respond by saying that they have provided more than enough spaces based on the results of several surveys that indicated that many residents of other similar sites do not have vehicles. A typical parking space to resident ratio would be 46% and the North Street site is actually at 70%.
	 However, the members still felt that since Ripon is in a primarily rural area and there would be more demand for cars and especially from visitors to the site.
	 McCarthy & Stone are confident that the residents would come from within a 2.5 mile radius of Ripon and that the site would appeal to those who do not require vehicles
	 The members still agreed that visitors would probably not be able to park on site and therefore would cause problems in North Street and other residential roads in the area.
	 Cllr Martin, on behalf of residents in Tower Road, asked the Highways representative what the impact would be from commercial vehicles using Tower Road.
	 Highways responded by explaining that commercial vehicles such as refuse and delivery lorries would be entering the site via North Street and then exiting via Tower Road and this would actually be safer than the current operation of reversing into Tower Road and out again for weekly refuse collections. There would be a manned CCTV and automatic barrier system in place to prevent unauthorised use of the route.
	 According to surveys carried out by McCarthy & Stone, Local residents have had some reservations about the project but are positive overall.
	The question and answer session ended at 19.36hrs. All members of the public left the meeting.
54-16	Planning Updates.
	None brought forward.
55-16	Consultations on Planning Applications
16/01921/FULMAJ	Ripon Lifelong Learning Centre HG4 2HD

55-16	Consultations on Planning Applications		
16/01921/FULMAJ	Ripon Lifelong Learning Centre HG4 2HD It was resolved that the Committee should object to this application if the original trees (which have been removed) are not replaced with semi-mature native species. 'The Council should write to HBC to request that progress of this application can be clearly communicated to RCC.		
	Proposed – Cllr Williams Seconded RESOLVED by unanimous show of hands	– Cllr Martin	



NY/2016/0039/FUL	Ripon Grammar School HG4 2DG	
	The council objected to this application on the grounds that the location of the pitch is unsuitable as it changes the aspect of Clotherholme Road and creates a barrier to the view of the school and grounds which have been enjoyed for more than a century. The location of the pitch should be moved to another area. Also, replacing real grass with artificial grass would probably cause drainage issues.	
	Proposed – Cllr Williams Seconded – Cllr Bate	
	RESOLVED by unanimous show of hands	
	RCC should also write to the governors of Ripon Grammar School to express their disappointment in the proposal.	
	Proposed – Cllr Williams Seconded – Cllr Hawke	
	RESOLVED by unanimous show of hands	
16/02826/FULMAJ	Land at Rotary Way Ripon	
	The CDM's report on Rotary Way development was received. It was agreed that the overall feeling of Ripon residents and from the Chamber of Trade is that the development will be welcomed.	
	It was proposed that RCC would support the application if the developer could confirm that one of the unit pre-lets includes a major retail food company which is what the majority of Ripon feels is needed in the area.	
	Proposed – Cllr Martin Seconded – Cllr McHardy	
	RESOLVED by unanimous show of hands	
16/02799/ADV	Rotary Way Ripon North Yorkshire	
	Proposed – Cllr McHardy Seconded – Cllr Hawke	
	It was resolved that the Committee has no objections to this application subject to HBC lighting & signage policy	
16/0280802/ADV	82 North St. Ripon HG4 1DP	
	Proposed – Cllr Hawke Seconded – Cllr Bate	
	It was resolved that the Committee has no objections to this application subject to HBC lighting & signage policy	
16/02702/FUL	St. Wilfrid's Community Centre Coltsgate Hill Ripon	
	Proposed – Cllr McHardy Seconded – Cllr Williams	
	RESOLVED by unanimous show of hands with one abstention	
16/02421/FUL	River House 29 Ure Bank Terrace Ripon HG4 1JG	
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	Proposed – Cllr Williams RESOLVED by unanimous sho	Seconded – Cllr Hawke w of hands	
16/02733/LB	Proposed – Cllr Martin It was resolved that the Commi	18 Market Place Ripon HG4 1BW Proposed – Cllr Martin Seconded – Cllr Hawke It was resolved that the Committee has no objections to this application subject to the inclusion of appropriate disability access.	
16/02661/LB			

The meeting	closed at 19.25hrs.			
SIGNED:		DATE		
	CHAIRMAN			
ACKNOWLEDGED AT FULL COUNCIL MEETING FOR INFORMATION ONLY:				
SIGNED:		DATE		
-	THE RIGHT WORSHIPFUL THE MAYOR			