



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

Date: Monday 28 November 2016
Time: 1900hrs
Location: Council Chamber, Ripon Town Hall

Present Cllr P Horton (Chairman)
 Cllr J Bate
 Cllr S Hawke
 Cllr S Jones
 Cllr C Powell
 Cllr A Williams
 Cllr R Willis

In Attendance The Clerk and 6 members of the public.

101-16	<p>To receive apologies for absence.</p> <p>Apologies were received and accepted from Cllr Barnes and Cllr Morgan.</p>		
102-16	<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 Pearson declared an interest in item 106-16, 2) as a Governor of the Hospital.</p>		
103-16	<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>Refer to item 107-16.</p>		
104-16	<p>To approve the Minutes of the last Planning Committee Meeting held on 7th of November 2016.</p> <p>That the minutes of the Planning Committee Meeting held on 7th November 2016 be approved and signed by the Chairman as a correct record.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Proposed – Cllr Willis</td> <td style="width: 50%; text-align: center;">Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a show of hands with one abstention recorded.</p>	Proposed – Cllr Willis	Seconded – Cllr Powell
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107-16	<p>To consider the Harrogate District Local Plan – Draft Local Plan Consultation and to agree any appropriate action.</p> <p>This item was brought forward for discussion.</p> <p>Cllr Williams entered the meeting at 19:05 hrs. A member of the public spoke as a representative of Ripon Residents Planning Group to urge the Council to raise objections to the Harrogate District Local Plan which conflicts with the City Plan in many areas:</p> <ul style="list-style-type: none"> • the identification of West Lane as a potential development site; the increased flood risk caused by the number of dwellings proposed by the plan; • HBC have stated that there is very little traffic on West Lane, however an independent study has shown there to be 6000 traffic movements per day which is of great concern; • West Lane is within yards of the World Heritage site at Fountains Abbey and the SSSI at Quarry Moor; 		

Initialed by Chairman _____

	<ul style="list-style-type: none"> • The Draft City Plan has identified sufficient brownfield land within Ripon to provide for all necessary housing; • Ripon Residents Planning Group have requested that West Lane is removed from the Harrogate District Local Plan. <p>The public session was closed at 19:16 hours.</p> <p>A lengthy debate followed:</p> <ul style="list-style-type: none"> • the identification of West Lane in preference over Bellwood Farm is a major flaw. Development of the site at Bellwood Farm does not impact on existing houses; • Ripon City Council should oppose any building/development that is not on brownfield land; • Ripon is not big enough to sustain 2000 houses, the resulting pressure on health services, schools and the ancient infrastructure of the City simply would not cope. • Claro barracks is not shown in the plan. • Infrastructure proposals are vague with no new infrastructure proposed and three junction improvements identified. It was noted that the roads in Ripon are extremely difficult to modify due to the ancient nature of the surroundings. • Noted that both English Heritage and National Trust are opposed to the identification of the West Lane site. <p>It was proposed that Ripon City Council strongly object to the proposal of 2000 new homes in Ripon; that the infrastructure will not support the development and that the infrastructure proposals are inadequate; that the housing need has not been identified; that the request for plots of land to be proposed was just that, a proposal and not for assessment at this stage; that the Draft City Plan is the adopted policy of Ripon City Council for the development of the City in future years and must take precedence.</p> <table border="1" data-bbox="424 1155 1441 1189"> <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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<p>105-16</p>	<p>To consider the timetable of the 36 bus.</p> <p>Cllr Williams spoke to advise that the current timetable of the 36 bus effectively denies the young people of Ripon access to nightlife in Harrogate and/or Leeds as it terminates at Harrogate after 23:00.</p> <p>That the Clerk writes to TransDev requesting that a late night bus service be provided from Leeds to Ripon on Friday and Saturday evenings.</p> <table border="1" data-bbox="424 1559 1441 1592"> <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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<p>106-16</p>	<p>To receive Correspondence from</p> <ol style="list-style-type: none"> 1) Mr Stanley McKintosh re- Boreholes and Bloodletting Received and noted. 2) MOP –Mr Richard Graham re – Spa Gardens Licence. After a lengthy debate it was proposed that the Clerk write to HBC to advise that Ripon City Council have no objection to a licence for music played by brass bands on the bandstand during daylight hours or tea time, whichever is the earlier. Further, that Ripon City Council do not support a licence for the consumption of alcohol in any form in the Spa Gardens. 		

	<p>The Council is concerned that the granting of a licence for events other than music on the bandstand at a 'normal' hour for said event would cause disturbance and distress to surrounding residents and the occupants of the hospital wards that face the gardens and the nearby nursing home.</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> <p>It is recorded that Cllr Bate is not eligible to participate in this vote and did not take part.</p>	Proposed – Cllr Williams	Seconded – Cllr Hawke
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108-16	<p>To consider the the NYCC Minerals and Waste Joint Plan and to agree any appropriate action.</p> <p>That this be received and noted.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Bate</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Seconded – Cllr Bate
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109-16	<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 planning update schedule was NOTED.</p> <p>Cllr Jones left the meeting at 19:45 hours.</p>		
110-16	<p>Consultations on Planning Applications</p> <p>Planning applications as listed below to be considered and responses agreed to the consultations being carried out by the Planning Authority:</p> <p><i>Details of all planning applications listed below can be viewed online prior to the meeting at:</i> http://www.harrogate.gov.uk/plan/Pages/New%20Plan/Find-an-application.aspx</p>		
16/05165/OUTMAJ	<p><i>Land Compromising Field At Grid Reference 429640 471281 Bellman Walk Ripon</i></p> <p>Reserved matters application under permission 12/05165/OUTMAJ for erection of 130 dwellings with appearance, landscaping, layout and scale considered (Site area 9.01ha).</p> <p>That this be received and noted without comment.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Powell
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16/04865/PPV	<p><i>Aldi Stonebridgeway Ripon North Yorkshire</i></p> <p>Prior Notification for the Installation of Photovoltaic solar panels.</p> <p>That the Council neither object nor support this application.</p> <table border="1" data-bbox="424 376 1444 409"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr Powell
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16/04553/DVCON	<p><i>23 Westgate Ripon HG4 2BQ (Rolling Pin)</i></p> <p>Deletion of Condition No. 2 of Planning Permission 6.31.317.O.FULL to allow the consumption of hot food.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="424 685 1444 719"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr Horton
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16/04106/FULL	<p><i>76 Harrogate Road Ripon HG4 1SZ</i></p> <p>Formation of dropped kerb.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="424 969 1444 1003"> <tr> <td>Proposed – Cllr Bate</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Bate	Seconded – Cllr Horton
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16/04664/ADV	<p><i>Quarry Moor Garage Harrogate Road Ripon</i></p> <p>Display of 1 internally illuminated fascia sign, 3 non illuminated wall mounted signs, 1 non illuminated post mounted sign and 4 internally illuminated totem panel signs.</p> <p>That the Council do not object to this application subject to District Council signage policy.</p> <table border="1" data-bbox="424 1305 1444 1339"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr Horton
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16/04521/FUL	<p><i>Allotments Kirkby Road Ripon</i></p> <p>Erection of single storey store building.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="424 1590 1444 1624"> <tr> <td>Proposed – Cllr Willis</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Willis	Seconded – Cllr Horton
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16/04876/DVCON	<p><i>27 Bondgate Green Ripon HG4 1QW</i></p> <p>Variation of condition 8 and 0 of planning permission 14/04219/FUL to allow for the approval of a contaminated land investigation, risk assessment and remediation strategy post demolition of existing buildings.</p> <p>The amendment to conditions was NOTED.</p>		
16/04876/DVCON	<p><i>27 Bondgate Green Ripon HG4 1QW</i></p> <p>Variation of conditions 8, 9, 11, 12 and 13 of planning permission 14/04219 FUL to</p>		

	<p>allow for the approval of a contaminated land investigation, risk assessment and remediation strategy post demolition of existing buildings.</p> <p>The amendment to conditions was NOTED.</p>		
16/03998/FUL	<p><i>Ripon City Club 3 Water Skellgate Ripon HG4 1BQ</i></p> <p>Demolition of Existing Buildings, erection of 7 dwellings with On Site Parking.</p> <p>That the Council do not object to this application but raise concerns about the nature of the enclosed site regarding access for residents and construction traffic.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Powell
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111-16	<p>To consider the e-mail dated 23 November 2016 from North Yorkshire County Council Highways & Transportation regarding the proposed amendments to the speed limit at Palace Road Ripon and agree appropriate action.</p> <p>Cllr Horton advised that he had spoken to the Officer concerned regarding this email for clarification, the amendment merely deals with installing new signs and is not an amendment to the existing speed limit.</p> <p>That the correspondence be received and noted.</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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With business concluded the Chairman closed the meeting at 20:10 hours.

SIGNED:

DATE

CHAIRMAN

ACKNOWLEDGED AT FULL COUNCIL MEETING FOR INFORMATION ONLY:

SIGNED:

DATE

THE RIGHT WORSHIPFUL THE MAYOR

Initialed by Chairman _____