



MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Date: Monday 12 June 2017
Time: 7:40pm
Location: Council Chamber, Ripon Town Hall

Present Cllr P Horton (Chairman)
 Cllr L Barnes
 Cllr J Bate
 Cllr A Morgan (in substitution for Cllr A Gaskin)
 Cllr P Pearson
 Cllr C Powell
 Cllr A Williams
 Cllr R Willis
 Cllr P McHardy (Ex Officio)

The Clerk and 7 members of the public.

41-17	<p>To receive apologies for absence. Apologies were received and accepted from Cllr Gaskin, Cllr Morgan attended in substitution.</p>				
42-17	<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. Cllr Hawke declared an interest as a HBC Councillor and a member of the HBC Planning Committee.</p>				
43-17	<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. None present.</p>				
44-17	<p>To approve the Minutes of the last Planning Committee Meeting held on 24th April 2017. That the minutes of the Planning Committee Meeting held on 24th April 2017 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%;">Proposed – Cllr Williams</td> <td style="width: 50%;">Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a show of hands with one abstention.</p>	Proposed – Cllr Williams	Seconded – Cllr Willis		
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45-17	<p>To receive the following correspondence and agree appropriate action:</p> <ol style="list-style-type: none"> 1. Arrowsmith Associates LLP letter dated 26th May 2017; That this be presented to Full Council seeking approval to jointly fund the appointment of a barrister to represent the Council and other interested parties at enquiry. Clerk to contact the National Trust to establish whether they would be interested in appointing a barrister on a joint basis and share the costs. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Proposed – Cllr Williams</td> <td style="width: 50%;">Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p> <ol style="list-style-type: none"> 2. Harrogate Borough Council email dated 25th April 2017 - Street Naming and Numbering Procedure; That the Clerk writes to advise that, whilst the policy is considered to be structurally sound, Ripon City Council would like to see street names used to enhance the traditions and history of the city. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Proposed – Cllr Williams</td> <td style="width: 50%;">Seconded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr Willis	Proposed – Cllr Williams	Seconded – Cllr Horton
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	<p>3. Ripon Grammar School – proposed Telecommunications structure, additional drawings. That this be received and noted.</p>
46-17	<p>Planning Updates (Ref. Appendix 1). a) To record any updates, notifications or decision on applications, appeals and enforcement investigations received from Harrogate Borough Council since the last Planning Committee meeting. That this be received and noted. Cllr Barnes asked the Clerk to write to HBC advising that the parking situation on Doublegates is increasingly problematic with parked vehicles often blocking the views of motorists. Residents are increasingly concerned about safety before the construction works take place.</p>

47-17 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/2017/0119/SCO	<p><i>Ripon City Quarry, Boroughbridge Road Ripon</i></p> <p>Request for EIA scoping under section 13 of the Town and Country Planning Regulations</p> <p>That the Council respond to advise that as the proposal refers to a site which is not directly in the Ripon we would prefer not to comment on the application itself as we wouldn't like to offend our neighbouring parish council. However, the Council do support the contingent quarrying at this site in view of the employment opportunities it provides</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Bate</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr Bate
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17/01167/ADV	<p><i>32 Clothholme Road, Ripon, HG4 2DQ</i></p> <p>Display of 1 internally illuminated fascia sign, 1 non illuminated replacement hanging sign, 1 externally illuminated freestanding sign and 2 non illuminated vinyl signs to front and side elevations.</p> <p>That the Council do not object to this application subject to HBC signage policy.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Bate</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr Bate
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17/01551/LB	<p><i>56 Allhallowgate, Ripon, HG4 1LQ</i></p> <p>Listed building consent for demolition of rear extension and coal store, erection of two storey extension with glazed link. Renovation of outbuildings, including new roof. Alterations to fenestration and various internal works including reconfiguring of partition walls</p> <p>That the Council do 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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17/01845FUL	<p><i>34 Lark Lane, Ripon, HG4 2HW</i></p>		

	<p>Erection of single storey extension with roof light and alterations to fenestration.</p> <p>That the Council do not object to this application.</p> <table border="1"> <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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17/01554/FUL	<p><i>13 South Grange Road, Ripon, HG4 2NH</i></p> <p>Erection of attached garage and formation of new vehicular access.</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Bate</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr Bate
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17/01806/FUL	<p><i>4 Oak Road, Ripon, HG4 2LP</i></p> <p>Erection of single storey extension and porch.</p> <p>That the Council do 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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17/01604/FUL	<p><i>44 Skellbank, Ripon, HG4 2PT</i></p> <p>Replacement of fenestration</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Pearson</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Pearson
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17/01608/FUL	<p><i>42 Skellbank Ripon HG4 2PT</i></p> <p>Replacement of fenestration.</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Pearson</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Pearson
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17/01785/DVCON	<p><i>68-69 North Street, Ripon HG4 1EN</i></p> <p>Deletion of conditions 5 and 6 (Design Stage Code) of planning permission 12/03731/FUL – ‘Erection of retail unit, 3 flats and 3 dwellings (site area 0.07ha).’ as these are no longer a requirement.</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Pearson</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Seconded – Cllr Pearson
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17/01087/FUL	<p><i>Woodbridge, Priest Lane, Ripon, HG4 1LS</i></p> <p>Erection of single storey extensions and alterations to fenestration.</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Hawke</td> </tr> </table>	Proposed – Cllr Horton	Seconded – Cllr Hawke
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	RESOLVED by a unanimous show of hands.		
17/01902/FUL	<p><i>1 Kensington Mews North Road Ripon HG4 1JR</i></p> <p>Installation of replacement windows and doors That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Secoded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Secoded – Cllr Horton
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17/01203/FUL	<p><i>Highfield House Hemsworth Walk Ripon HG4 2SG</i></p> <p>Conversion of offices to form 3 dwellings to include alterations to fenestration, erection of boundary fences and formation of access drives. That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Secoded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Secoded – Cllr Horton
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17/01204/LB	<p><i>Highfield House Hemsworth Walk Ripon HG4 2SG</i></p> <p>Listed building application for conversion of offices to form 3 dwellings to include alterations to fenestration and erection of boundary fences and internal works to include removal of walls, erection of walls, removal of doors, installation of doors, infilling of walls, installation of skirting boards, removal of partitions, infilling of doors and formation of staircases. That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Secoded – Cllr Pearson</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Secoded – Cllr Pearson
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17/01758/FUL	<p><i>44 Southfield Avenue Ripon HG4 2NR</i></p> <p>Erection of first floor extension. That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Hawke</td> <td>Secoded – Cllr Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Hawke	Secoded – Cllr Horton
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17/01216/FULMAJ	<p><i>Ripon Farm Services Ltd Dallamires Lane Ripon North Yorkshire HG4 1TT</i></p> <p>Demolition of existing building and erection of workshop That the Council supports object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Horton</td> <td>Secoded – Cllr Pearson</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Horton	Secoded – Cllr Pearson
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17/01841/FUL	<p><i>2 Filey Avenue Ripon HG4 2DH</i></p> <p>Erection of ground floor extension. That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Willis</td> <td>Secoded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Willis	Secoded – Cllr Hawke
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17/02031/FUL	<p><i>8A Park Street Ripon North Yorkshire HG4 2AX</i></p> <p>Erection of single storey wrap around extension with roof light. That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Secoded – Cllr Hawke</td> </tr> </table>	Proposed – Cllr Williams	Secoded – Cllr Hawke
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	RESOLVED by a unanimous show of hands.		
17/02060/FUL	<p><i>71 Hillshaw Park Way Ripon HG4 1JU</i></p> <p>Erection of 2 storey extension with integrated car port. (Revised scheme). That the Council neither supports or objects to this application but that HBC investigate the impact of the development on the neighbouring property.</p> <table border="1"> <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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17/02004/FUL	<p><i>1 Whitcliffe Lane Ripon HG4 2JL</i></p> <p>Demolition of conservatory and erection of single storey extension conversion of workshop to form additional living accommodation with alterations to fenestration and re roofing of garage. That the Council do 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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17/01620/FUL	<p><i>40 Harrogate Road Ripon HG4 1SU</i></p> <p>Erection of link, single storey wraparound extension to form garage, and boundary fence; Formation of additional fenestration. That the Council supports this application and would be pleased to see the saga of applications at this location reach a sensible conclusion.</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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17/02208/FUL	<p><i>2 Kirkby Avenue Ripon HG4 2DR</i></p> <p>Demolition of conservatory, erection of 2 storey and first floor extensions and loft conversion with installation of roof lights. That the Council do 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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With business concluded the Chairman closed the meeting at 8:35pm.

SIGNED:

DATE

CHAIRMAN

ACKNOWLEDGED AT FULL COUNCIL MEETING FOR INFORMATION ONLY:

SIGNED:

DATE

THE RIGHT WORSHIPFUL THE MAYOR