



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

Date: Monday 13th February 2017
Time: 7:00pm
Location: Council Chamber, Ripon Town Hall

Present Cllr P Horton (Chairman)
 Cllr J Bate
 Cllr L Barnes
 Cllr S Hawke
 Cllr S Jones
 Cllr C Powell
 Cllr P Pearson
 Cllr A Williams
 Cllr R Willis
 Cllr A Morgan (Ex Officio)

In Attendance The Clerk
 The Sergeant at Mace
 48 Members of the Public

10-17	<p>To receive apologies for absence.</p> <p>Apologies were received and accepted from Cllr Gaskin, Cllr Jones attended in substitution.</p>		
11-17	<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.</p> <p>Cllr Hawke declared an interest as a member of Harrogate Borough Council's Planning Committee; Cllr Barnes declared an interest in item 16/04497/REMAJ as a resident of Doublegates Close.</p>		
12-17	<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.</p> <p>A representative of the residents group formed to object to the planning application on West Lane, together with several members of the public spoke to voice their very strong objections to the applications at West Lane and Bellman Walk.</p>		
13-17	<p>To approve the Minutes of the last Planning Committee Meeting held on 16 January 2017.</p> <p>That the minutes of the Planning Committee Meeting held on 16th January 2017 be approved and signed by the Chairman as a correct record.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 50%;">Proposed – Cllr Willis</td> <td style="width: 50%;">Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a show of hands with one abstention.</p>	Proposed – Cllr Willis	Seconded – Cllr Hawke
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14-17	<p>Planning Updates (Ref. Appendix 1).</p> <p>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.</p> <p>That the appendix be received and noted.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Willis</td> <td style="width: 50%;">Seconded – Cllr Hawke</td> </tr> </table> <p>RESOLVED by a show of hands with one abstention.</p>	Proposed – Cllr Willis	Seconded – Cllr Hawke
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15-17 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>

16/05621/EIAMAJ	<p><i>Land South of West Lane</i></p> <p>An application for outline planning permission for the erection of up to 390 residential dwellings (including up to 40% affordable housing), structural planting and landscaping, informal public opens.</p> <p>A lengthy debate ensued. That the Council object to this application in the strongest terms in view of the following matters:</p> <ul style="list-style-type: none"> Environmental impact including the negative impact on the adjacent SSSI at Quarry Moor, increased flood risk and the loss of the buffer between the Fountains site; Impact on community infrastructure including schools and healthcare provision, doctors and dentists; Impact on the pollution levels in Low Skellgate; Lack of sustainability, lack of transport links and adequate facilities within a ten minute walk; The development contradicts the City Plan for Ripon which is Ripon City Council's adopted policy on planning. <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Williams</td> <td style="width: 50%;">Seconded – Cllr Bate</td> </tr> </table> <p>RESOLVED by a show of hands with one abstention (namely Cllr Hawke as a HBC Planning Committee member).</p>	Proposed – Cllr Williams	Seconded – Cllr Bate
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15/04168/FULMAJ	<p><i>Former Ripon Cathedral Choir School, Whitcliffe Lane Ripon HG4 2LA</i></p> <p>Erection of 117 Dwellings with associated access (Site Area 4.09 ha) (Revised layout, details and supporting information).</p> <p>That the Council object to this development beyond the city development limit is not required. The Council object to the provision of leisure facilities at the Grammar School which would destroy the historic view of the school buildings that has been part of the street scene for many years. This proposal would increase traffic on Low Skellgate beyond acceptable levels. The Council consider that any development with the provision of a leisure facility should be local and without the need for transport.</p> <table border="1" style="width: 100%;"> <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>	Proposed – Cllr Williams	Seconded – Cllr Willis
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16/04497/REMAJ	<p><i>Land Comprising Field At Grid Reference 429640 471281 Bellman Walk Ripon</i></p> <p>Reserved matters application under permission 14/05165/OUTMAJ for erection of 130 dwellings with appearance, landscaping, layout and scale considered (Site area 9.01ha).</p> <p>That the Council object in the strongest terms to this application. That the conditions previously granted have been eroded by stealth with the community gain whittled away. That the drainage issues identified will endanger residents. That HBC ensure that the conditions previously imposes are fulfilled by the developer.</p> <table border="1" data-bbox="440 562 1433 595"> <tr> <td>Proposed – Cllr Barnes</td> <td>Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Barnes	Seconded – Cllr Willis
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16/05603/FULMAJ	<p><i>Ash Grove Industrial Estate Ash Grove Ripon</i></p> <p>Erection of 36 dwellings with associated car parking and 8 light industrial units with 25 parking spaces, vehicular access and demolition of existing industrial buildings.</p> <p>That the Council's previous comments are reiterated, that the site is prime employment land employing 100 people. That employment land is at a premium in Ripon and must not be lost to housing when there is not a proven need. The Council are aware that at least one local firm who provide a service to elderly residents of Ripon will close down in the event that it loses its premises and that the impact will be city wide. Further, that the Council remains concerned about the access to the development, particularly the restricted access via Ash Grove together with the presence of parked vehicles on both sides of the road and the poor ground conditions, including concerns about flooding.</p> <table border="1" data-bbox="440 1149 1433 1182"> <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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16/05573/FUL	<p><i>1 North Parade North St. HG4 1ES</i></p> <p>Retrospective application for retention of carport and solar panel array on roof.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="440 1458 1433 1491"> <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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17/00172/FUL	<p><i>6 Kirkby Close Ripon North Yorkshire HG4 2DS</i></p> <p>Erection of first floor extension and installation of roof lights.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="440 1767 1433 1800"> <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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17/00058/FUL	<p><i>3 Red Bank Drink Ripon HG4 2LF</i></p> <p>Erection of single storey extension and installation of roof lantern and roof light.</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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16/05305/FUL	<p><i>Riverside Pine Lodges River View Road Ripon HG4 1JJ</i></p> <p>Retention of boiler house and pellet store with external flue housing a biomass boiler.</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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16/05590/LB	<p><i>34 Westgate Ripon HG4 2BL</i></p> <p>Installation of secure ceiling to machine room, with relocation of AC wall unit and removal of radiator.</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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17/00195/ADV	<p><i>Holy Trinity Church Kirby Road Ripon HG4 2EY</i></p> <p>Display of 1 Externally illuminated Church Notice Board.</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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17/00292/FUL	<p><i>111 Kirkby Road Ripon HG4 2HH</i></p> <p>Demolition of existing conservatory and erection of two single storey extensions.</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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17/00274/FUL	<p><i>24 Harrogate Road Ripon HG4 1SR</i></p> <p>Erection of a single storey wraparound extension and alteration to fenestration</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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16-17	<p>To receive correspondence</p> <p>1) NYCC letter dated 20/01/17 – Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (Regulation 22) Consultation on Planning Application Accompanied by an Environmental Statement for an Extension to Existing sand and gravel workings at Ripon Quarry, North Stainley Ripon. That this be received and noted.</p> <p>2) HBC decision Licensing Sub Committee – Spa Gardens. That this be received and noted.</p> <p>3) Mr S Mackintosh – letters dated 18/01/17, 26/01/17 and 31/01/17 That this be received and noted.</p> <p>4) Quarry Moor Nature Reserve Warden’s letter – Jan. 2017 That this be received and noted.</p>
17-17	<p>NYCC notification of proposed speed limits 30mph/40mph - Palace Road Ripon</p> <p>That this be received and noted.</p>
18-17	<p>To receive a complaint regarding the condition/visual impact of a property in Ripon.</p> <p>Following the receipt of a complaint by a Councillor the Clerk writes to HBC to ask them to investigate the derelict property on High Skellgate.</p>

With business concluded the Chairman closed the meeting at 7:50pm.

SIGNED:

DATE

CHAIRMAN

ACKNOWLEDGED AT FULL COUNCIL MEETING FOR INFORMATION ONLY:

SIGNED:

DATE

THE RIGHT WORSHIPFUL THE MAYOR

Initialed by Chairman _____