



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

Date: Monday 24th April 2017
Time: 7:00pm
Location: Council Chamber, Ripon Town Hall

Present Cllr P Horton (Chairman)
 Cllr L Barnes
 Cllr P McHardy
 Cllr P Pearson
 Cllr C Powell
 Cllr A Williams
 Cllr R Willis

The Clerk and 7 members of the public.

33-17	<p>To receive apologies for absence. Apologies were received and accepted from Cllrs Morgan, Bate and Hawke, Cllr McHardy attended in substitution for Cllr Hawke.</p>		
34-17	<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 McHardy declared an interest as a HBC Councillor and a member of the HBC Referrals Committee who acts as a substitute on the HBC Planning Committee when requested to do so.</p>		
35-17	<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. Cllr Chambers spoke as a non-committee member on the application on the Land West of Lupat Grange (reference 17/00761/FUL) advising that it is not an acceptable proposal which will affect the amenity of nearby houses. The previous application was for three houses, this has been increased on the current application; A resident living adjacent to Lupat Grange spoke to voice his concerns about the development being some 4-5 feet away from his house and the drainage proposals being inadequate; Mr Radcliffe who is acting as the architect on the Lupat Grange application spoke to advise that the proposed development was sympathetic to and enhances the surrounding environment and that good quality housing plays a vital role. Mr Radcliffe disputed the distance from the wall.</p>		
36-17	<p>To approve the Minutes of the last Planning Committee Meeting held on 27th March 2017</p> <p>That the minutes of the Planning Committee Meeting held on 27th March 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 Willis</td> <td style="width: 50%;">Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a show of hands with one abstention.</p>	Proposed – Cllr Willis	Seconded – Cllr Powell
Proposed – Cllr Willis	Seconded – Cllr Powell		
37-17	<p>To receive an update in respect of application 16/05621/EIAMAJ.</p> <p>That this be received and noted and that the Clerk writes to HBC thanking them for their support in this matter.</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 Horton</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr Horton
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38-17	<p>To receive correspondence and agree appropriate action:</p> <p>i) Pegasus Group, letter dated 28th March 2017 regarding proposed telecommunications structure at Ripon Grammar School, 16 Clothholme Road, Ripon, HG4 2DG; It was noted that the location is away from the school buildings. Clerk to request drawings to establish the impact on the local area. It was agreed to revisit the proposal once further information is received.</p> <table border="1" data-bbox="440 439 1453 472"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr McHardy</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p> <p>ii) Harlequin Group email 19th April 2017 - ARQIVA PROJECT REF 191138 – Town End Farm, Kirby Moor Road, Ripon, North Yorkshire HG4 3SG That this be received and noted as it is outside the parish boundary.</p>	Proposed – Cllr Williams	Seconded – Cllr McHardy
Proposed – Cllr Williams	Seconded – Cllr McHardy		
39-17	<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. The schedule was received and noted.</p>		

40-17 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>

17/00761/FUL	<p><i>Land West of Lupat Grange, Palace Road, Ripon, HG4 1UW</i></p> <p>Erection of 5 dwellings with associated parking, access and landscaping.</p> <p><i>That the Council object to this application in the strongest terms on the grounds of loss of residential amenity; inadequate drainage provision; that it reduces/encroaches on the countryside which is in contravention of the City Plan for Ripon which is the Council's adopted policy on planning.</i></p> <table border="1" data-bbox="440 1384 1437 1417"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr McHardy</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr McHardy
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16/04548/FULMAJ	<p><i>Irelands Court, North Street. Ripon</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><i>That the Council strongly support this development of derelict buildings on brownfield land.</i></p> <table border="1" data-bbox="440 1783 1437 1816"> <tr> <td>Proposed – Cllr Williams</td> <td>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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17/01091/FUL	<p><i>6 Aislabie Garth, Ripon, HG4 2DX</i></p> <p>Erection of single storey extension.</p> <p>That the Council do not object to this application.</p>		

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17/00684/ADV	<p><i>5 Greystone Close, Ripon, HG4 1WD</i></p> <p>Erection of replacement boundary wall.</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr McHardy</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr McHardy
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17/01074/FUL	<p><i>16 Willow Walk, Ripon, HG4 2LS</i></p> <p>Conversion and erection of first floor extension of garage to form additional living accommodation, erection of single storey extension, external alterations and alterations 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 McHardy</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr McHardy
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17/01471/FUL	<p><i>9 Sandringham Road, Ripon, HG1 1SA</i></p> <p>Erection of two-storey single extensions with installation of 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 McHardy</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr McHardy
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17/00852/FUL	<p><i>71 Hillshaw Park Way, Ripon, HG4 1JU</i></p> <p>Erection of second storey extension with carport.</p> <p>That the Council do not object to this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr McHardy</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Williams	Seconded – Cllr McHardy
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With business concluded the Chairman closed the meeting at 7:41pm.

SIGNED:

DATE

CHAIRMAN

ACKNOWLEDGED AT FULL COUNCIL MEETING FOR INFORMATION ONLY:

SIGNED:

DATE

THE RIGHT WORSHIPFUL THE MAYOR