



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

Date: Monday 16th October 2017
Time: 7:45pm
Location: Council Chamber, Town Hall

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

In Attendance The Clerk

90-17	<p>To receive apologies for absence.</p> <p>Apologies were received and accepted from Councillors Bate, Hawke and McHardy.</p>		
91-17	<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 Barnes declared an interest in item 17/03397/CLEUD as the applicant is a family member.</p>		
92-17	<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>None present.</p>		
93-17	<p>To approve the Minutes of the last Planning Committee Meeting held on 25th September 2017.</p> <p>That the minutes of the Planning Committee Meeting held on 25th September 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 Barnes</td> </tr> </table> <p>RESOLVED by a show of hands with one abstention.</p>	Proposed – Cllr Willis	Seconded – Cllr Barnes
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94-17	<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 this be received and noted.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Proposed – Cllr Horton</td> <td style="width: 50%;">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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95-17 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>

17/03748/FUL	<p><i>RIVERDENE, FISHER GREEN, RIPON, HG4 1NL</i></p> <p>Erection of single storey and two storey extension.</p> <p>That the Council do not object to this application.</p> <table border="1"><tr><td>Proposed – Cllr Willis</td><td>Seconded – Cllr Williams</td></tr></table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Willis	Seconded – Cllr Williams
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16/04838/FULMAJ	<p><i>LAND TO NORTH OF AILCEY ROAD, RIPON, HG4 1LW</i></p> <p>Erection of 12 dwellings, carport, fencing, boundary wall with iron railings and gates with formation of access, hardstanding and associated landscaping and relocation of lamp posts (site area 0.48 ha).</p> <p>That the Council reiterates its previous objection and strongly objects to this application on the following grounds:</p> <ul style="list-style-type: none">• Development in this area of Ripon is dangerous from a gypsum viewpoint;• There is no proven need for housing in this location;• This location allows water run off and is a flood soak;• Ripon City Plan finds that there is no requirement to build on greenfield sites, of which this is one. <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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17/04101/FUL	<p><i>ARMY CADET FORCE, CLOTHERHOLME ROAD, RIPON, HG4 2DW</i></p> <p>Erection of single storey attached store and 2m high fence with installation of gates.</p> <p>That the Council do not object to this application.</p> <table border="1"><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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17/04081/LB	<p><i>25 MARKET PLACE, RIPON, HG4 1BN</i></p> <p>Listed building consent for the installation of a new shop fascia sign including an LED trough light.</p> <p>That the Council object to this application on the grounds that the proposed sign is directly facing the Obelisk, not in keeping with the listed building or the historic nature of the Market Square.</p> <table border="1"><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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17/04189/PBR	<p><i>THE BEECHES, MAGDALENS ROAD, RIPON, HG4 1HU</i></p> <p>Prior notification for change of use from agricultural building to 2 No. residential dwellings.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="443 365 1434 398"> <tr> <td>Proposed – Cllr Pearson</td> <td>Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Pearson	Seconded – Cllr Powell
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17/04115/FUL	<p><i>LITTLE STUDLEY, 15 LITTLE STUDLEY ROAD, RIPON, HG4 1HD</i></p> <p>Demolition of existing extension. Erection of two story extension. Formation of new porch and roof lights. Ground works and new retaining wall.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="443 701 1434 734"> <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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17/04114/TPO	<p><i>LAUREL BANK, 1 SPRING BANK ROAD, RIPON, HG4 1HB</i></p> <p>Crown lift to 5m of 1 no Redwood, 1 no Yew and 1 no Beech of TPS 17/1989.</p> <p>That the Council do not object to this application subject to arboriculturalist advice.</p> <table border="1" data-bbox="443 1010 1434 1043"> <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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17/04294/FUL	<p><i>2 WHEATSHEAF CLOSE, RIPON, HG4 2SH</i></p> <p>Conversion of garage to form ancillary living accommodation.</p> <p>That the Council object to this application on the grounds that the proposal does not contain a statement on the future parking provision at the property; that the proposals could create highways issues; that these properties were built as starter homes and the loss of a starter sized home will not help the shortage of houses of this size and type.</p> <table border="1" data-bbox="443 1435 1434 1469"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Powell</td> </tr> </table> <p>RESOLVED by a show of hands with three against.</p>	Proposed – Cllr Williams	Seconded – Cllr Powell
Proposed – Cllr Williams	Seconded – Cllr Powell		
17/04312/FUL	<p><i>10 WESTMOUNT CLOSE, RIPON, HG4 2HU</i></p> <p>Formation of pedestrian access.</p> <p>That the Council do not object to this application.</p> <table border="1" data-bbox="443 1742 1434 1776"> <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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17/04397/FUL	<p><i>11 WILLIAMSON GARDENS, RIPON, HG4 2QB</i></p> <p>Erection of two storey extension (Revised Scheme).</p> <p>That the Council object to this application on the grounds that it is completely overbearing on the neighbouring property.</p>		

	<table border="1"> <tr> <td>Proposed – Cllr Willis</td> <td>Seconded – Cllr Gaskin</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p>	Proposed – Cllr Willis	Seconded – Cllr Gaskin
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17/03397/CLEUD	<p><i>THE WATER RAT, 24 BONDGATE GREEN, RIPON, HG4 1QW</i></p> <p>Certificate of lawfulness for the existing use of path outside front door of the Public House as outdoor seating area with siting of tables and chairs.</p> <p>That the Council supports this application.</p> <table border="1"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Willis</td> </tr> </table> <p>RESOLVED by a unanimous show of hands.</p> <p>Cllr Barnes did not take part in the discussion or the vote on this item.</p>	Proposed – Cllr Williams	Seconded – Cllr Willis
Proposed – Cllr Williams	Seconded – Cllr Willis		
96-17	<p>To receive an update from HBC on the properties at 20 and 21 High Skellgate</p> <p>The update from the Harrogate Borough Council officer was received.</p> <p>It was agreed that the Clerk diaries this item and returns it to the next meeting of the planning committee for further review, at which point the planned works should be complete.</p>		

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

