



## MINUTES OF A MEETING OF THE PLANNING COMMITTEE

**Date:** Monday 8<sup>th</sup> January 2018  
**Time:** 7:00pm  
**Location:** Council Chamber, Town Hall

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

In Attendance Mrs P M Benson, The Clerk

|                        |  |                        |                          |
|------------------------|--|------------------------|--------------------------|
| <b>01-18</b>           | <p><b>To receive apologies for absence.</b></p> <p>Apologies were received and accepted from Councillors Bate and Gaskin.</p>  |                        |                          |
| <b>02-18</b>           | <p><b>To request any disclosure of an interest in relation to any matter under consideration at this meeting (financial or otherwise) &amp; to consider any written requests for dispensation.</b></p> <p>Cllr Hawke – Member of Harrogate Borough Council<br/>         Cllr R Willis – as a neighbour of the applicant.</p>   |                        |                          |
| <b>03-18</b>           | <p><b>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.</b></p>   |                        |                          |
| <b>04-18</b>           | <p><b>To approve the Minutes of the last Planning Committee Meeting held on 11<sup>th</sup> December 2017.</b></p> <p>That the minutes of the Planning Committee Meeting held on 11<sup>th</sup> December 2017 be approved and signed by the Chairman as a correct record with the inclusion of Cllr Williams in attendance.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Hawke</td> <td style="width: 50%;">Seconded – Cllr Williams</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p> | Proposed – Cllr Hawke  | Seconded – Cllr Williams |
| Proposed – Cllr Hawke  | Seconded – Cllr Williams   |                        |                          |
| <b>05-18</b>           | <p><b>Planning Updates (Ref. Appendix 1).<br/>         To record any updates, notifications or decision on applications, appeals and enforcement investigations received from Harrogate Borough Council since the last Planning Committee meeting</b></p> <p>That this be received and noted.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Hawke</td> <td style="width: 50%;">Seconded – Cllr Horton</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>                                  | Proposed – Cllr Hawke  | Seconded – Cllr Horton   |
| Proposed – Cllr Hawke  | Seconded – Cllr Horton   |                        |                          |
| <b>06-18</b>           | <p><b>To consider response from Harrogate Borough Council’s Planning Enforcement Officer dated 14 December 2017 re 16/02116/FULMAJ</b></p> <p>RCC respond to HBC insisting that scaled plans be available for consideration.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Horton</td> <td style="width: 50%;">Seconded – Cllr Hawke</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>   | Proposed – Cllr Horton | Seconded – Cllr Hawke    |
| Proposed – Cllr Horton | Seconded – Cllr Hawke  |                        |                          |

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|-----------------------|---|-----------------------|------------------------|
| <b>07-18</b>          | <p><b>To receive a letter from Harrogate Borough Council dated 14 December 2017 re Appeal Hearing on 11 January 2018 The Civic Centre St Luke's Mount Harrogate.</b></p> <p><b>APP/E2734/W/17/3181743 POLICE STATION NORTH STREET RIPON HG4 1HJ</b></p> <p>That this be received and noted.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Hawke</td> <td style="width: 50%;">Seconded – Cllr Horton</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p> | Proposed – Cllr Hawke | Seconded – Cllr Horton |
| Proposed – Cllr Hawke | Seconded – Cllr Horton  |                       |                        |

**08 -18 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>

|  |  |                          |                        |
|--|--|--------------------------|------------------------|
| <b>17/04366/FUL</b>                            | <p><b>5 WESTMOUNT CLOSE RIPON HG4 2HU</b><br/> <i>Erection of single and first floor extensions and porch, and demolition of existing conservatory (amended details received 27.11.17)</i></p> <p><i>RCC have no objections.</i></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Williams</td> <td style="width: 50%;">Seconded – Cllr Hawke</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>   | Proposed – Cllr Williams | Seconded – Cllr Hawke  |
| Proposed – Cllr Williams                       | Seconded – Cllr Hawke  |                          |                        |
| <b>17/05090/FUL</b>                            | <p><b>LAND COMPRISING FIELD AT 431401 469281 KNARESBOROUGH ROAD LITTLETHORPE</b></p> <p><i>Outline application for 150 dwellings with access considered, with associated infrastructure works and open space.</i></p> <p><i>Ripon City Council comment that this land is outside the boundary of the City Plan, is not designated as housing land on Harrogate Borough Council's District Local Plan (draft), and is not within the city boundary.</i></p> <p><i>RCC do not wish to see development outside the by-pass and especially not on Greenfield sites. There is sufficient land allocation within the City Plan and within the boundary of the city.</i></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Williams</td> <td style="width: 50%;">Seconded – Cllr Horton</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p> | Proposed – Cllr Williams | Seconded – Cllr Horton |
| Proposed – Cllr Williams                       | Seconded – Cllr Horton   |                          |                        |
| <b>17/05203/ADV</b><br><br>(Conservation area) | <p><b>BRIDGE HOUSE 29 BONDGATE GREEN RIPON</b></p> <p><i>Display of 1 non-illuminated fascia sign to the side elevation and 1 non-illuminated hanging sign to the front elevation.</i></p> <p><i>Cllrs Hawke, McHardy, Powell and Willaims declared a personal interest in this item as they attend this dentist.</i></p> <p><i>RCC object to sign 1 in St Agnesgate on the gable end, as it is not in keeping with the conservation area status, and it is opposite the boundary of the Cathedral Deer Park. RCC have no objections to Sign 2.</i></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Proposed – Cllr Williams</td> <td style="width: 50%;">Seconded – Cllr Barnes</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>   | Proposed – Cllr Williams | Seconded – Cllr Barnes |
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|--------------------------|---|--------------------------|-------------------------|
| 17/05204/DVCMAJ          | <p><b>RIPON SELECT FOODS LTS DALLAMOIRES WAY NORTH RIPON</b></p> <p><i>Erection of staff amenity and office building, removal of out buildings, tank and weighbridge and formation of access steps and car parking.</i></p> <p>RCC support this application as it protects and enhances employment within the city.</p> <table border="1" data-bbox="384 405 1396 439"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Willis</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>  | Proposed – Cllr Williams | Seconded – Cllr Willis  |
| Proposed – Cllr Williams | Seconded – Cllr Willis  |                          |                         |
| 17/05214/FULMAJ          | <p><b>HIGHFIELD HOUSE HEMSWORTH WALK RIPON</b></p> <p><i>Conversion of office to form 11 apartments, alterations to roof pitch &amp; extension of flat roof, alterations to fenestration and bin store.</i></p> <p>RCC have no objections.</p> <table border="1" data-bbox="384 741 1396 775"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Pearson</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>   | Proposed – Cllr Hawke    | Seconded – Cllr Pearson |
| Proposed – Cllr Hawke    | Seconded – Cllr Pearson   |                          |                         |
| 17/05029/FUL             | <p><b>PARKFIELD STUDLEY ROAD TO MILL RACE RIPON</b></p> <p>Conversion of existing temporary storage building to form office and tea room for the existing industrial units.</p> <p>RCC support this application as it protects and enhances employment within the city.</p> <table border="1" data-bbox="384 1077 1396 1111"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>   | Proposed – Cllr Williams | Seconded – Cllr Hawke   |
| Proposed – Cllr Williams | Seconded – Cllr Hawke   |                          |                         |
| 17/05261/OUT             | <p><b>24 WEST GATE RIPON</b></p> <p><i>Outline planning application for the conversion of existing bakery to form 3 dwellings with access, landscaping, layout and scale considered.</i></p> <p>RCC support this application.</p> <table border="1" data-bbox="384 1413 1396 1447"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Barnes</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>  | Proposed – Cllr Williams | Seconded – Cllr Barnes  |
| Proposed – Cllr Williams | Seconded – Cllr Barnes  |                          |                         |
| 17/05273/OUTMAJ          | <p><b>FORMER SITE OF CALVERTS CARPETS UNIT 2, 2 HUTTON BANK RIPON</b></p> <p><i>Outline application with all matters reserved for the construction of a new petrol filling station comprising demolition of existing buildings including new forecourt building with ancillary convenience store and ATM, 6 petrol pump islands.</i></p> <p><i>The chairman allowed a member of the public to speak on this item. The member of the public informed RCC that the ownership of the land was disputed, and that there is no trade waste license in place.</i></p> <p>RCC have no objections.</p> <table border="1" data-bbox="384 1906 1396 1939"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Horton</td> </tr> </table> <p><b>RESOLVED</b> by a show of hands with one abstention.</p> | Proposed – Cllr Williams | Seconded – Cllr Horton  |
| Proposed – Cllr Williams | Seconded – Cllr Horton  |                          |                         |

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| <p><b>17/05274/FUL</b></p> | <p><b>19 WHITCLIFFE GROVE RIPON</b></p> <p><i>Demolition of sunroom and erection of single storey extension and loft conversion.</i></p> <p><i>RCC have no objections.</i></p> <table border="1" data-bbox="379 331 1396 365"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>  | Proposed – Cllr Williams | Seconded – Cllr Hawke    |
| Proposed – Cllr Williams   | Seconded – Cllr Hawke   |                          |                          |
| <p><b>17/05293/FUL</b></p> | <p><b>RIPON AND DISTRICT HOSPITAL FIRBY LANE RIPON</b></p> <p><i>Installation and replacement timber windows and doors to the main building and adjacent building, and installation of replacement UPVC windows and doors o the Leon Smallwood Unit.</i></p> <p>RCC strongly support this application.</p> <table border="1" data-bbox="379 678 1396 712"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>  | Proposed – Cllr Williams | Seconded – Cllr Hawke    |
| Proposed – Cllr Williams   | Seconded – Cllr Hawke   |                          |                          |
| <p><b>17/05294/LB</b></p>  | <p><b>RIPON AND DISTRICT HOSPITAL FIRBY LANE RIPON</b></p> <p><i>Listed building consent for the Installation of replacement single glazed painted timber windows and doors to match the existing of the main building and adjacent building. Installation of replacement double-glazed UPVC windows and doors, including solid insulating panels to match existing of the Leon Smallwood Unit.</i></p> <p>RCC strongly support this application.</p> <table border="1" data-bbox="379 1081 1396 1115"> <tr> <td>Proposed – Cllr Williams</td> <td>Seconded – Cllr Hawke</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p> | Proposed – Cllr Williams | Seconded – Cllr Hawke    |
| Proposed – Cllr Williams   | Seconded – Cllr Hawke   |                          |                          |
| <p><b>17/05301/FUL</b></p> | <p><b>7 WESTGATE RIPON</b></p> <p><i>Conversation of the first and second floors, and erection of second floor extension to form two flats.</i></p> <p>RCC support this application as it produces additional homes in the city.</p> <table border="1" data-bbox="379 1373 1396 1406"> <tr> <td>Proposed – Cllr Horton</td> <td>Seconded – Cllr Williams</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>   | Proposed – Cllr Horton   | Seconded – Cllr Williams |
| Proposed – Cllr Horton     | Seconded – Cllr Williams  |                          |                          |
| <p><b>17/05338/FUL</b></p> | <p><b>24 DOUBLEGATES GREEN RIPON</b></p> <p><i>Erection of first floor and two storey extensions.</i></p> <p><i>RCC have no objections.</i></p> <table border="1" data-bbox="379 1686 1396 1720"> <tr> <td>Proposed – Cllr Hawke</td> <td>Seconded – Cllr Willis</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p>   | Proposed – Cllr Hawke    | Seconded – Cllr Willis   |
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|--------------------------|--|--------------------------|-----------------------|
| 17/05339/FUL             | <p><b>12 DARNBOROUGH GATE RIPON</b></p> <p>Erection of single story extension.</p> <p>RCC have no objections.</p> <table border="1" data-bbox="384 365 1396 398"> <tr> <td data-bbox="384 365 890 398">Proposed – Cllr Williams</td> <td data-bbox="890 365 1396 398">Seconded – Cllr Hawke</td> </tr> </table> <p><b>RESOLVED</b> unanimously by a show of hands.</p> | Proposed – Cllr Williams | Seconded – Cllr Hawke |
| Proposed – Cllr Williams | Seconded – Cllr Hawke  |                          |                       |
| 17/05396/DVCM AJ         | <p><b>ASH GROVE INDUSTRIAL ESTATE ASH GROVE RIPON</b></p> <p>Variation of condition 2 (Approved Plans) for permission 16/05603/FULMAJ to facilitate a number of minor material amendments.</p> <p>The committee could not pass comment as the paperwork was incomplete.</p>  |                          |                       |
| 17/05467/FUL             | <p><b>FORD HOUSE SHARROW LANE SHARROW</b></p> <p>Erection of single storey extension to main house and single storey extension to ‘Cottage’.</p> <p>RCC do not comment as this is outside the boundary and not within their parish.</p>  |                          |                       |

With business concluded the Chairman closed the meeting at 8.03pm.

**SIGNED:**

**DATE**

\_\_\_\_\_  
**CHAIRMAN**  
 \_\_\_\_\_

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**ACKNOWLEDGED AT FULL COUNCIL MEETING FOR INFORMATION ONLY:**

**SIGNED:**

**DATE**

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**THE RIGHT WORSHIPFUL THE MAYOR**

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