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Agenda

- Meeting** Skipton and Ripon Area Planning Committee
- To:** Councillors Nathan Hull (Chair), Andy Brown (Vice-Chair), Barbara Brodigan, Robert Heseltine, David Ireton, David Noland and Andrew Williams.
- Date:** Tuesday, 5 August 2025
- Time:** 1.00 pm
- Venue:** Belle Vue Square, Broughton Road, Skipton, North Yorkshire BD23 1FJ

This meeting is being live broadcast and recorded and will be available to view [via our website](#) and uploaded to [our Youtube channel](#).

Business

4. **ZA25/26671/FUL - Full planning permission for the dismantling of existing portal framed building including extensions. Conversion and extension of traditional agricultural building, change of use class to provide a wedding/events venue and associated external works and landscape works at Warley Wise Farm, Cowling on behalf of Warley Wise Farm LLP.** (Pages 3 - 4)
Report of the Head of Development Management – Community Development Services.

Members of the public are entitled to attend this meeting as observers for all those items taken in open session. You may be interested in [subscribing to updates](#) about this or any other North Yorkshire Council committee.

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Anyone wishing to record is asked to contact the Democratic Services Officer (details below) prior to the start of the meeting.

Contact Details

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Monday, 28 July 2025

Late Information Report – 5 August 2025 – Skipton and Ripon Planning Committee

This report brings to the attention of the Planning Committee any late information, amendments, or corrections to the agenda items that have been published. The report is circulated at the start of the Committee meeting and copies can be inspected by anyone attending that meeting.

Late information, amendments, or corrections

Planning Ref: ZA25/26671/FUL

Proposal: Full planning permission for the dismantling of existing portal framed building including extensions. Conversion and extension of traditional agricultural building, change of use class to provide a wedding/events venue and associated external works and landscape works.

Additional Information Received

A drawing has been received which shows the 2no. areas of biodiversity net gain for the application site – outlined in red.

One further objection has been received, raising the following:

- Screening matrix disregards public concerns in relation to highways objections.
- Comments from Highways disregard public safety.
- Screening matrix omits cyclists, horse riders and walkers.
- Visibility falls short of requirement for the roads speed limit
- Screening matrix discusses noise from internal activities - assumed that no music would be allowed outside the venue.
- Screening matrix raises that noise, and light can be restricted by planning condition but doesn't explain how – not reassuring.
- Screening does address 2 major concerns (noise and highways)

Officer note: Issues highlighted relating to noise and highways are addressed within the report.

Amendments to the Report or Recommendation

No amendments to report or recommendation.

Condition no. 2 to be amended to include the BNG location plan.

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