

North Yorkshire Council

Skipton and Ripon Area Planning Committee

Minutes of the meeting held at Belle Vue Square, Skipton on Tuesday, 5 August 2025 commencing at 1.04 pm.

Councillor Nathan Hull in the Chair plus Councillors Andy Brown, Robert Heseltine, David Ireton and Nick Brown (substitute for Andrew Williams).

Officers present: Andrea Muscroft, Development Management Team Manager; Owen Holmes, Planning Officer, Kate Lavelle, Solicitor and Vicky Davies, Senior Democratic Services Officer .

Copies of all documents considered are in the Minute Book

162 Apologies for absence

Apologies for absence were received from Councillors Barbara Brodigan, David Noland and Andrew Williams (substitute Councillor Nick Brown).

163 Minutes of the meeting held on 2 June 2025

The minutes of the meeting held on 2 June 2025 were confirmed and signed as a correct record.

164 Declarations of interests

There were no declarations of interests.

165 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.

The Head of Development Management – Community Development Services sought determination of a planning application for the dismantling of an existing portal framed building including extensions. Conversion and extension of a traditional agricultural building and change of use to provide a wedding/events venue together with associated external works and landscape works on land at Warley Wise Farm Cowling, North Yorkshire, BD22 0LL.

Members of the Committee had visited the site to gather factual information and visualise any impact the proposed development could have on the area.

The Planning Officer gave a presentation and summarised the report and a late information report which had been circulated to Members and published on the Council's website. The late information report included one further objection and referred to a drawing that had

been received showing 2 areas of biodiversity net gain for the application site and that recommended condition 2 was amended to include the biodiversity net gain location plan.

The applicant Michael Drakard and his agent Tom Warren spoke in support of the application.

During consideration of the application, Members discussed the following issues:

- Whether or not the agricultural building was being used as a working farm.
- The contemporary nature of the proposed extension in weathered steel.
- Whilst NYC Highways considered that, visibility splays of 70m giving access to the development were acceptable there was concern about the potential increase in traffic as the road was a major recreational and cycling route.
- The proposals incorporated the best available sustainability and biodiversity schemes.
- The development would add to the local economy and create employment.

Resolved –

That, the application is GRANTED subject to the conditions set out in the Assistant Director's report and an amended condition 2 to include the biodiversity net gain location plan as set out in the late information report.

Voting record –

A vote was taken and the motion was declared carried with 3 in favour and two against.

166 Any other items

There were no urgent items of business.

167 Date of next meeting

Monday 8 September 2025.

The meeting concluded at 2.13 pm.