

North Yorkshire Council

Skipton and Ripon Area Planning Committee

Minutes of the meeting held on Monday, 8 September 2025 commencing at 1.00 pm.

Councillor Nathan Hull in the Chair plus Councillors Robert Heseltine, David Ireton and David Noland.

Officers present: Stuart Mills, Development Management Team Manager; Joshua Arthur, Planning Officer; Edward Smith, Environmental Health Technical Officer; Kate Lavelle, Solicitor and Vicky Davies, Senior Democratic Services Officer.

Apologies: Andy Brown and Barbara Brodigan. .

Copies of all documents considered are in the Minute Book

168 Apologies for absence

Apologies for absence were received from Councillors Barbara Brodigan and Andy Brown.

169 Minutes of the meeting held on 5 August 2025

The minutes of the meeting held on 5 August 2025 were confirmed and signed as a correct record.

170 Declarations of interests

There were no declarations of interests. However, the Chairman, Councillor Nathan Hull had been contacted by Mr Dyson (the objector). He stated that he had not expressed any views and would consider the application before him with an open mind.

171 ZC25/00215/FUL - Construction of earth banked slurry lagoon at Inglehurst Farm, Cold Cotes Road, Felliscliffe, Harrogate, North Yorkshire HG3 2LW on behalf of Mr Stephen Bradley.

Considered –

The Head of Development Management – Community Development Services sought determination of a planning application for the construction of an earth banked slurry lagoon at Inglehurst Farm, Felliscliffe. The application had been called in by Councillor Nathan Hull, Division Member for Washburn and Birstwith. This was because the site was located within the Nidderdale National Landscape and there being local and public interest in the matter and the need for transparency.

In considering the report, regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework and all other material planning considerations.

Where the Committee granted planning permission in accordance with the recommendation in the report this was because the proposal was in accordance with the development plan, the National Planning Policy Framework or other material planning considerations.

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

Updating the report, the planning officer amended paragraphs 10.13 in that the lagoon measured 36m in width along its eastern and western sides, not 26m as shown and 10.44 the holding should be 92 acres not 96 acres.

The construction of the slurry lagoon would ensure efficiency of the existing agricultural enterprise as well as ensuring the farming operation was fully compliant with current and future legislation. The proposed lagoon was considered to integrate well within the wider rural landscape and would not result in significant harm to residential amenity, over and above that could be reasonably expected for premises located in close proximity to an agricultural enterprise. The lagoon would be covered by a membrane and there would be an installation of an underground slurry channel to connect to the existing reception pit. The proposed lagoon would provide for a minimum of 6 months' storage and to allow for future expansion of livestock. While storage capacity would be increased by 517%, vehicle movements on the highways were not expected to increase because the current smaller lagoon required more frequent emptying.

The following persons spoke in accordance with the Council's public participation scheme:

Mr Mark Dyson and Callum Gillhespy, objectors (the allocated time was split between them).

Mr Andrew Hardcastle, agent for the applicant.

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

- The potential increase in odours that could emanate from the lagoon.
- The lagoon would be gravity fed from underground pipes which should cut down on odours and the static noise from the current pump.
- The proximity to adjacent businesses/residential properties.
- Concern that slurry could be imported from other farm holdings.

Resolved –

That the application is GRANTED subject to the conditions set out in the Assistant Director's report and two additional conditions:

1. Within 6 months of the slurry lagoon hereby permitted being brought into use, the existing above ground slurry store at the site, as shown on the proposed site plan received by the Council on 23.06.2025, shall be emptied and wholly removed.

Reason: In the interests of visual and residential amenity.

2. Slurry deposited in the lagoon hereby permitted shall be strictly from cattle houses on the agricultural unit at Inglehurst Farm.

Reason: In the interests of residential amenity.

Voting record –

A vote was taken and the motion was declared carried with 3 in favour and 1 against.

172 Any other items

There were no urgent items of business.

173 Date of next meeting

Tuesday, 7 October 2025 at 1pm.

The meeting concluded at 1.58 pm.