

North Yorkshire Council

Skipton and Ripon Area Planning Committee

Minutes of the meeting held on Tuesday, 3 February 2026 commencing at 1.00 pm.

Councillor Robert Heseltine in the Chair plus Councillors Andy Brown, Robert Heseltine, David Ireton and David Noland.

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

Apologies: Councillors Nathan Hull (Chair) and Barbara Brodigan.

Copies of all documents considered are in the Minute Book

187 Apologies for absence

Apologies for absence were received from the Chair Councillor Nathan Hull and Councillor Barbara Brodigan. The Vice-Chair, Councillor Andy Brown took the Chair.

188 Minutes of the meeting held on 2 December 2025

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

189 Declarations of interests

There were no declarations of interests.

Planning Application

The Committee considered a report of the Head of Development Management – Community Development Services relating to determine a planning in principle application. During the meeting, officers referred to additional information and representations which had been received. In considering the report of the Head of Development Management – Community Development Services , 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 in accordance with the recommendation in the report, this was because the proposals is in accordance with the development plan, the National Planning Policy Framework or other material considerations as set out in the report unless otherwise specified below.

190 ZA25/27387/PPP - Permission in principle for the development of up to nine dwellings at land off Old Lane, Cowling, BD22 ONW on behalf of the Bailey family.

Considered –

Before the report was presented to Committee, the Vice-Chair, Councillor Andy Brown declared that as he had called-in the application he felt that, for transparency, he should hand over the Chair to another Member and Councillor Robert Heseltine was invited to chair the meeting.

The Head of Development Management – Community Development Services asked Members to determine an application seeking in principle approval for residential development. The scope of the permission would be limited to location, land use and amount of development. Other matters would be considered at the technical details consent stage.

The proposal was for up to a maximum of nine dwellings and had been brought to Committee following a request from the Division Member, due to the site bordering countryside on two of the four sides and on a quiet road heading out onto high moorlands. The Division Member noted that it was not immediately obvious how the site complied with the relevant local plan policies.

Donna Robinson spoke against the application.

Michael Gordon spoke as agent in support of the application.

During questioning and debate, concerns were raised about highway safety, pedestrian access, density calculations, potential cumulative development, drainage, sustainability measures, and the practical implications of the “permission in principle” process. It was acknowledged that many issues could only be resolved at the technical-details stage, and that refusal at this point would risk being overturned at appeal due to the housing-supply shortfall. Representations were heard from an objector and the applicant’s agent, after which the committee resolved that the proposal should be approved in principle, with the expectation that key matters such as access, pedestrian safety, drainage, ecological impact and sustainability would be fully addressed when the detailed application is submitted.

Officers agreed to include two informatives regarding safe pedestrian and cycle routes that are adequately lit and to explore opportunities for on-site renewable energy generation and energy storage solutions.

The decision –

That planning permission in principle be GRANTED.

Voting record –

A vote was taken and the motion was declared carried with 2 for and 2 abstentions.

191 Any other items

There was no any other items of business.

192 Date of next meeting

Tuesday 3 March 2026 at 1pm.

The meeting concluded at 2.23 pm.