

North Yorkshire Council

Skipton and Ripon Area Constituency Planning Committee

Minutes of the meeting held on Tuesday, 6th June, 2023 commencing at 1.11 pm.

Councillor Nathan Hull in the Chair. plus Councillors Barbara Brodigan, Andy Brown, Nick Brown, Robert Heseltine and Andrew Williams.

Officers present: John Worthington, Executive Officer, Nick Turpin, Planning Manager, Neville Watson, Planning Manager, Kelly Dawson, Senior Solicitor, Kate Broadbank, Principal Development Management Officer, Ruth Park, Principal Spatial Planning Officer, Rachel Cryer, Principal Spatial Planning Officer, Vicky Davies, Senior Democratic Services Officer and David Smith, Democratic Services and Scrutiny Officer.

Copies of all documents considered are in the Minute Book

1 Apologies for Absence

There was an apology for absence from Councillor David Ireton. He did not appoint a substitute.

2 Declarations of Interests

In the interests of transparency and openness the Councillors below made the following declarations:

Councillor Nick Brown declared an interest in Item 4 on the agenda – application in respect of 21/01833/FULMAJ – as he was a Division Member for the area covering the application site.

Councillor Andrew Williams declared an interest in item 4 on the agenda – application in respect of 21/01833/FULMAJ as two of the objectors were known to him – one being a former Ward colleague and the other being City Manager in Ripon.

Councillor Andy Brown declared an interest in item 5 on the agenda – Neighbourhood Planning – Examiner's report on the Bradleys Both Neighbourhood Development Plan as Bradleys Both was in his Division.

Lobbying - All Members indicated that they had received an email from Bishop Monkton Action Group who were objecting to the application.

3 Public Questions and Statements

The representative of the Corporate Director – Community Development Services stated that, other than those that had indicated that they wished to speak in relation to the application below, there were no questions or statements from members of the public.

- 4 **21/01833/FULMAJ Erection of 23 No. residential dwellings including associated access, landscaping and drainage works at land comprising field at 432860, 465889, Knaresborough Road, Bishop Monkton.**

Planning Applications

The Committee considered a report of the Assistant Director - Planning relating to an application for planning permission. During the meeting, Officers referred to additional information and representations which had been received.

Except where an alternative condition was contained in the report or an amendment made by the Committee, the condition as set out in the report and the appropriate time limit conditions were to be attached in accordance with the relevant provisions of Section 91 and 92 of the Town and Country Planning Act 1990.

In considering the report of the Assistant Director – 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 deferred consideration or refused planning permission the reasons for that decision are as shown in the report or as set out below.

21/01833/FULMAJ – application for the erection of 23 No. residential dwellings included associated access, landscaping and drainage works at land comprising field 432860 465889, Knaresborough Road, Bishop Monkton.

Considered:-

The Assistant Director – Planning sought determination of a planning application for the development of 23 dwellings on land at Knaresborough Road, Bishop Monkton.

The application was recommended for approval subject to conditions and completion of a S106 agreement on terms set out in the report.

Members had undertaken a site visit to gain a better understanding and context of the site within the village. At the meeting, additional photographs from Bishop Monkton Parish Council and Bishop Monkton Action Group were circulated to Members and relevant parties.

The Committee considered the application set out in the Assistant Director Planning's report, as well as taking into account comments made at the meeting by the applicant's representative, Parish Council and objector(s). Members commented on the long standing drainage problems in the village that could potentially be exacerbated by the proposed development as well as driver and pedestrian safety when coming down the hill on the road adjacent to the site.

The decision:

The application be DEFERRED for the following reasons:

1. To enable further information from the Council's Highways Department regarding public safety concerns in relation to the siting of the proposed chicane and lack of footpath along the road.
2. That Yorkshire Water be asked to respond to concerns relating to foul water drainage issues which were already a problem in the village.
3. To request Yorkshire Water and the Council's Highways Department to attend Committee to clarify and explain further, their comments set out in the case officer's report.
4. That Planning Officers are asked to discuss with the applicant possible modifications to address the Committee's concerns regarding the impact the development would have on the adjacent Conservation Area and the impact of part removal of the hedge.

Voting Record

Unanimous for deferral.

(Jonathan Beer from the Bishop Monkton Action Group spoke against the application.)

(Councillor Culshaw spoke on behalf of Bishop Monkton Parish Council objecting to the application.)

(Steven Longstaff, the applicant's agent spoke in support of the application.)

5 Neighbourhood Planning - Examiner's report on the Bradley's Both Neighbourhood Development Plan

The Corporate Director of Community Development submitted a report presenting the Examiner's Report on the Bradleys Both Neighbourhood Development Plan as set out in Appendix A to the report now submitted.

The Plan was a community-led planning framework which, if adopted, would become part of the local statutory development plan for area up to 2032 and together with the adopted Craven Local Plan would form the basis for determining planning applications in that area of North Yorkshire.

Members were advised that they were being consulted in accordance with the Council's Constitution and the report was also due to be considered by the Strategic Planning Committee the following week.

Resolved:

1. That the Examiner's Report as presented at Appendix A is noted and the following recommendations are agreed:
 - a) The sixteen modifications to the Bradleys Both Neighbourhood Plan recommended by the Examiner.

- b) That, subject to the recommended modifications being made, the Plan meets the Basic Conditions.
 - c) That, the Bradleys Both Neighbourhood Plan should, subject to the recommended modifications being made, proceed to referendum based on the area that was designated by Craven District Council on 9th December 2013.
2. That, the Regulation 18 Decision Statement set out in Appendix B to the report now submitted, which sets out the information above, is approved.

Voting Record

Unanimous approval.

6 Any other items

There were no urgent items of business.

7 Date of Next Meeting

Tuesday 4th July 2023 – Council Offices, Belle Vue Square, Skipton.

The meeting concluded at 3.13pm (a comfort break was taken at 2.51pm and the meeting resumed at 2.59pm).