



**Meeting:** Skipton and Ripon Area Constituency Planning Committee

**Members:** Councillors Barbara Brodigan, Andy Brown (Vice-Chair), Robert Heseltine, Nathan Hull (Chair), David Ireton, David Noland and Andrew Williams.

**Date:** Tuesday, 5th December, 2023

**Time:** 11.00 am

**Venue:** The Beech Room, Ripon Community House, 75 Allhallowgate, Ripon, HG4 1LE

Members of the public are entitled to attend this meeting as observers for all those items taken in open session. Please contact the named democratic services officer supporting this committee if you have any queries.

Recording is allowed at Council, committee and sub-committee meetings which are open to the public. Please give due regard to the Council's protocol on audio/visual recording and photography at public meetings. Anyone wishing to record is asked to contact, prior to the start of the meeting, the named democratic services officer supporting this committee. We ask that any recording is clearly visible to anyone at the meeting and that it is non-disruptive.

The Council operates a scheme for public speaking at planning committee meetings. Normally the following people can speak at planning committee in relation to any specific application on the agenda: speaker representing the applicant, speaker representing the objectors, parish council representative and local Division councillor. Each speaker has a maximum of three minutes to put their case. If you wish to register to speak through this scheme, then please notify David Smith, Democratic Services and Scrutiny Officer by midday on Thursday 30<sup>th</sup> November 2023.

If you are exercising your right to speak at this meeting, but do not wish to be recorded, please inform the Chairman who will instruct anyone who may be taking a recording to cease while you speak.

This meeting is being held as an in-person meeting that is being recorded and will be available to view via the following link after the meeting:  
<https://www.northyorks.gov.uk/your-council/councillors-committees-and-meetings/live-meetings>. Please contact the named democratic services officer supporting this committee if you would like to find out more.

## Agenda

1. **Apologies for Absence**
2. **Minutes for the Meeting held on 7 November 2023** (Pages 5 - 12)
3. **Declarations of Interests**  
All Members are invited to declare at this point any interests, including the nature of those interests, or lobbying in respect of any items appearing on this agenda.
4. **ZA23/24941/FUL - Erection of 25 no. Dwellings with Off-Street Parking and Associated Infrastructure (Resubmission of 2022/23854/Ful) at Land Off Meadow Lane/Moorfoot Lane, Cononley, Behalf of Calvert Homes (Cononley) Ltd.** (Pages 13 - 68)  
Report of the Assistant Director/Planning – Community Development Services.
5. **ZA23/25358/FUL - Conversion and Reconstruction of Two Barns as Two Dwellings, and the Construction of Three New Dwellings (Revised Scheme Following Determination of 2022/23773/Ful) with Associated Works at Town End Barn, Colne Road, Glusburn on Behalf of Burley Developments Group.** (Pages 69 - 94)  
Report of the Assistant Director Planning – Community Development Services.
6. **2022/24459/FUL - Proposed Gymnastics & Children's Role Play Building on Land to South East of New Laithe Farm, Station Road, Cross Hills, Keighley, BD20 7DT on Behalf of Mr & Mrs Wade.** (Pages 95 - 124)  
Report of the Assistant Director Planning – Community Development Services.
7. **ZC23/02219/FUL - Proposed Additional MOT and Service Building to Serve Existing Auto Services Business Including Removal of Existing Overflow Car Park at Grayston Plain Farm, Grayston Plain Lane, Felliscliffe, HG3 2LY on Behalf of Simon Graeme Autos Ltd.** (Pages 125 - 146)  
Report of the Corporate Director – Community Development Services.
8. **ZC23/03777/FUL- Erection of 1 no. Self-Build Dwelling at Hew Green Farm, High Lane, High Birstwith, HG3 2JL on Behalf of Mr P Saddington.** (Pages 147 - 158)  
Report of the Corporate Director – Community Development Services.
9. **ZC23/03121/FUL - Conversion of Vacant/Redundant Outbuildings to Form 1 no. Holiday Cottage Including External Alterations, at The Former Henry Jenkins Inn (Part) Main Street, Kirkby Malzeard, North Yorkshire on Behalf of Mr. Justin Claybourn.** (Pages 159 - 176)  
Report of the Assistant Director – Planning.
10. **Any other items**  
Any other items which the Chair agrees should be considered as a matter of urgency because of special circumstances.

**11. Date of Next Meeting**  
Tuesday, 2 January 2024 at 1.00pm.

Due to Bank Holidays and the Council Christmas Closedown, a new date is being investigated.

Members are reminded that in order to expedite business at the meeting and enable Officers to adapt their presentations to address areas causing difficulty, they are encouraged to contact Officers prior to the meeting with questions on technical issues in reports.

**Agenda Contact Officer:**

David Smith, Democratic Services and Scrutiny Officer  
Email: [committees.cra@northyorks.gov.uk](mailto:committees.cra@northyorks.gov.uk)

Monday, 27 November 2023