

North Yorkshire Council

Harrogate and Knaresborough Area Constituency Planning Committee

Minutes of the meeting held on Tuesday, 26th March, 2024 commencing at 2.00 pm.

Councillor Chris Aldred in the Chair, plus Councillors Philip Broadbank, Paul Haslam, Peter Lacey and Robert Windass.

Officers present: John Worthington, Executive Officer - Development Management and Building Control, Helen Goulden, Principal Development Management Officer, Catriona Gatrell, Head of Legal – Property, Planning & Environment, Trevor Watson, Assistant Director - Planning, Keith Jameson, Principal Engineer - Transport and Development, Samantha Atkins, Senior Transport Planning Officer, Dawn Drury, Democratic Services Officer; and Harriet Clarke, Assistant Democratic Services Officer.

Apologies: Councillors John Mann, Hannah Gostlow and Mike Schofield.

Copies of all documents considered are in the Minute Book

24 Apologies for Absence

Apologies noted (see above).

25 Minutes for the Meetings held on 30 January and 27 February 2024

The minutes of the meetings held on Tuesday 30 January and Tuesday 27 February 2024 were confirmed and signed as an accurate record.

26 Declarations of Interests

There were no declarations of interest.

Planning Applications

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

The conditions 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 Planning – 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.

The Committee granted planning permission in accordance with the recommendation in the report because the proposal was 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.

27 17/01899/OUTMAJ – Outline Application for Residential Development of up to 135 Dwellings and Associated Infrastructure with access to (but not within) the site considered (Site Area 8.8 HA) at land at Cow Dyke Farm, Skipton Road, Harrogate, North Yorkshire HG3 2AL on behalf of Rowan Green Developments LTD

Considered :-

The Assistant Director Planning – Community Development Services sought determination of an outline planning application for a residential development of up to 135 dwellings and associated infrastructure with access to (but not within) the site (site area 8.8 ha) on land at Cow Dyke Farm, Skipton Road, Harrogate, HG3 2AL.

The Principal Development Management Officer drew Members attention to the officer update note which had been circulated and added to the North Yorkshire Council website.

Terry Jones spoke objecting to the application.

The applicant's agent, Chris Calvert, spoke in support of the application.

During consideration of the above application, the Committee discussed the following issues:-

- Whether consideration should be given to the electricity pylon wires situated on the site.
- The possible impacts should the natural watercourses on the site be altered.
- Members queried if the separate sewage and surface water pipes would feed into combined sewage pipes, and if so, would this have the potential to create an issue for the area in terms of flooding in the future.
- Would public transport be made available to the site.
- Members requested that any future reserved matters application, with a detailed development layout, be presented to Committee in the future.
- Clarification was sought on the Officer Scheme of Delegation and the “call in” process available to Members. Officers agreed that a file note would be added to the application, to highlight that there was an expectation by Members that any future reserved matters application would come back to Committee.
- It was queried if local residents could request that a national road speed limit be reduced, and the process to be followed.
- Clarity was requested on the surface water drainage calculations.

- Members commended the planning case officer on a very comprehensive Committee report.

The Decision :-

That planning permission be GRANTED subject to conditions and the completion of a S106 agreement with terms as detailed in Section 12 of the committee report, and the Officer Update Note.

Voting Record

A vote was taken, and the motion was declared carried unanimously.

28 Any other items

There were no urgent items of business.

29 Date of Next Meeting

Tuesday 30 April 2024 – Civic Centre, Harrogate

The meeting concluded at 3.02 pm.