



Meeting: Skipton and Ripon Area Planning Committee

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

Date: Monday, 2nd September, 2024

Time: 1.00 pm

Venue: Ripon Town Hall

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.

You may also be interested in subscribing to updates about this or any other North Yorkshire Council committee - <https://edemocracy.northyorks.gov.uk/ieLogon.aspx?RPID=4452570&HPID=4452570&Forms=1&META=mgSubscribeLogon>.

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 forward their case. If you wish to register to speak through this scheme, then please notify David Smith, Democratic Services Officer, and Vicky Davies, Senior Democratic Services Officer, by midday on Wednesday 28th August 2024.

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 broadcasted and recorded and will be available to view via the following link <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 6th August 2024** (Pages 5 - 10)
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. **ZC23/03403/FUL - Conversion Of Ripon Spa Baths And Boiler Tower To Form Two Commercial Units And Offices, Including Demolition Of Swimming Pool Building And Replacement With Single Storey Extension To Spa Building, And Alterations To Existing Buildings. Erection Of New Building To Accommodate Four Residential Apartments. Alterations To Landscaping To Link New Courtyard To Spa Gardens At Ripon Spa Baths, Park Street, Ripon, North Yorkshire, HG4 2BD On Behalf Of Sterne Properties.** (Pages 11 - 56)
Report of the Assistant Director – Planning.
5. **ZC23/03404/LB - Listed Building Consent Application For Conversion Of Ripon Spa Baths And Boiler Tower To Form Two Commercial Units And Offices, Including Demolition Of Swimming Pool Building And Replacement With Single Storey Extension To Spa Building, And Internal And External Alterations To Existing Buildings. Erection Of New Building To Accommodate Four Residential Apartments. Alterations To Landscaping To Link New Courtyard To Spa Gardens At Ripon Spa Baths, Park Street, Ripon, North Yorkshire, HG4 2BD On Behalf Of Sterne Properties.** (Pages 57 - 80)
Report of the Assistant Director – Planning.
6. **ZC24/02055/FUL - Replacement Of Gate Posts, Gates And Installation Of Fence To South Entrance. Removal Of Timber Fencing And Replacement With Iron Fencing To West Boundary. Removal Of Broken Benches And Broken Bench Supports. Removal Of Six Trees And Installation Of Two Cctv Cameras At Temple Gardens, Ripon On Behalf Of North Yorkshire Council.** (Pages 81 - 90)
Report of the Assistant Director – Planning.
7. **ZC24/00578/DVCMAJ - Variation Of Condition Numbers: 2, 8, 23 And Deletion Of Conditions 34 And 36 To Allow The Consideration Of Revised Plans To Reflect The 'As Built' Development Within Phase 1 (Main Mill, Mechanics Shop And Pugmill) And To Amend The Proposals For Phase 2 (Warehouse, Stables, Barn And Proposed New Build Units) Of Planning Permission 17/02093/DVCMAJ For Application To Vary Condition 2 (Approved Plans) Of Planning Permission 17/00922/DVCMAJ To Allow Alteration To Approved Mix And Layout Of Residential Units Within Principal Mill Building From 15 Dwellings, 11 Apartments And A Restaurant, To 19 Dwellings, 12 Apartments And 2** (Pages 91 - 120)

Commercial Units (A1/A3). Revised Site Layout To Remove The Mechanics Store (Unit 28), Introduce A Sub-Station And Bin Store, Provide Additional Amenity Space And Reconfigure Car Parking Arrangement. Alterations To The Internal Layout Of The Pugmill And Mechanics Shop And Changes To The External Detailing. - Amended Scheme At Glasshouses Mill Glasshouses North Yorkshire HG3 5QH on behalf of Glasshouses 123 Ltd.

Report of the Assistant Director – Planning.

8. **ZC24/01356/FUL - Creation Of Wildlife Ponds Within Agricultural Pasture, At Brim House Farm, Eavestone, Ripon, North Yorkshire, HG4 3HB On Behalf Of Mr Alex Wibberley.** (Pages 121 - 130)

Report of the Assistant Director – Planning.

9. **Any other items**

Any other items which the Chair agrees should be considered as a matter of urgency because of special circumstances.

10. **Date of Next Meeting**

Monday, 30 September 2024 at 1pm.

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 Officer

Tel: 07542 029870

Email: david.smith1@northyorks.gov.uk

Vicky Davies, Senior Democratic Services Officer

Tel: 07565 620973

Email: vicky.davies@northyorks.gov.uk

Please also copy democraticservices.west@northyorks.gov.uk into your email.

Thursday, 22 August 2024