

North Yorkshire Council

Harrogate and Knaresborough Area Constituency Planning Committee

Minutes of the meeting held at Harrogate Civic Centre on Tuesday, 25 April, 2023 commencing at 2.00 pm.

Councillors: Councillor Pat Marsh in the Chair. Councillors Philip Broadbank, Hannah Gostlow, Paul Haslam, John Mann, Matt Walker (Substitute) and Robert Windass.

Officers present: Harriet Clarke, Kate Lavelle, Stuart Mills, Glenn Sharpe and John Worthington.

Apologies: Councillor Chris Aldred.

Copies of all documents considered are in the Minute Book

01 Apologies for absence

The Chair welcomed everyone to the meeting. Councillor Matt Walker attended as a substitute for Councillor Chris Aldred.

02 Declarations of interest

There were no declarations of interest.

03 Public Questions and Statements

The Committee was advised that no public questions or statements had been received.

04 **22/04890/FUL – Demolition of Existing Pallet Store and Relocation to Original Position at Jubilee Court, Abacus House, Wath Lane, Copgrove, HG3 3TB on Behalf of Abacus Properties Ltd**

APPLICATION NO.: 6.69.34.I.FUL

LOCATION:

Jubilee Court, Abacus House, Wath Lane, Copgrove, North Yorkshire, HG3 3TB

APPLICANT: Mr Ian Patisson

Considered –

The Assistant Director Planning – Community Development Services sought determination of a planning application for the demolition of the existing pallet store to the northern boundary of Jubilee Court, and its reconstruction adjacent to the east elevation of unit K2 on the site, Jubilee Court, Wath Lane.

The decision –

That planning permission be GRANTED subject to the conditions listed below:-

- 1 The development hereby permitted shall be completed within a period of 6 months from the date of this consent.
- 2 The development hereby permitted shall be carried out in strict accordance with the following details and plans:

Location Plan with Site Plan, Floor plans and Elevations; drawing no. 2019 184 500, Rev B, received 21.12.2023. This consent relates only to the pallet store.
- 3 Prior to its installation, details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.
- 4 Demolition and construction for the development hereby permitted, shall be controlled and restricted to the following hours;
08:00 until 18:00 Mondays to Fridays
08:00 until 13:00 Saturdays
No work on Sundays or Bank Holidays
- 5 The use hereby approved including noise generating activities (such as using of machinery, deliveries, dispatches, unloading, loading and other vehicle movements outside) shall not be operated before 0800 hours or after 1800 Monday to Friday and before 0800 hours or after 1300 hours Saturday and not at all on Sundays and Public Holidays.
- 6 The vehicular layout must be maintained in accordance with the following drawings and all HGV manoeuvring space kept clear of obstructions all times:

2019 184 Drawing 105 - Proposed Site Plan (Overall Site) provided by AMG Architectural.
Drawing 22102ATR/01 Revision A - HGV Swept Path Analysis provided by Optima Intelligent Highway Solutions, received 01.03.2023.
2019 184 Drawing 500 Revision D - Site Plan Floor Plan and Elevations Site Location Plan provided by AMG Architectural, received 09.03.2023.

This consent relates only to the pallet store.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 In the interest of safeguarding amenity and protected species.
- 4 In the interest of safeguarding residential amenity.
- 5 In the interest of safeguarding residential amenity.
- 6 To provide for adequate and satisfactory provision manoeuvrability for vehicles on site, in the interest of safety and the general amenity of the development.

Alex Green spoke as the applicant's Agent in support of the application.

The recommendation that 'planning permission be granted subject to conditions' was moved and seconded. On a vote being taken, Members voted unanimously for the motion.

22/04866/FUL – Formation of Car Park and Landscaping Scheme at Jubilee Court, Abacus House, Wath Lane, Copgrove, HG3 3TB on Behalf of Abacus Properties Ltd

APPLICATION NO.: 6.69.34.H.FUL

LOCATION:

Jubilee Court, Abacus House, Wath Lane, Copgrove, HG3 3TB

APPLICANT: Abacus Properties Ltd

Considered –

The Assistant Director Planning – Community Development Services sought determination of a planning application for the formation of a car park to the north eastern section of Jubilee Court, Wath Lane.

The decision –

That planning permission be GRANTED subject to the conditions listed below:-

- 1 The development hereby permitted shall be begun on or before 25.04.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following details and plans:

Location Plan with Existing and Proposed Site Plan; drawing no. 2021 218 401 Rev C. Proposed Site Sections; drwg no. 2021 218 403 Rev B, received 20.12.2022.
- 3 Prior to its installation, details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.
- 4 A detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority in relation to the development hereby permitted. The approved planting scheme shall be fully implemented within the first planting season after this permission is granted and shall thereafter be protected, maintained and managed in accordance with the approved details.
- 5 Pursuant to condition 4, if within a period of 10 years from the date of completion of the landscaping scheme pursuant to condition 4, any tree, hedge or shrubs are felled, removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.
- 6 The use hereby approved including noise generating activities (such as using of machinery, deliveries, dispatches, unloading, loading and other vehicle movements outside) shall not be operated before 0800 hours or after 1800 Monday to Friday and before 0800 hours or after 1300 hours Saturday and not at all on Sundays and Public Holidays.
- 7 The vehicular layout must be maintained in accordance with the following

drawings and all HGV manoeuvring space kept clear of obstructions all times:

2019 184 Drawing 105 - Proposed Site Plan (Overall Site) provided by AMG Architectural.

Drawing 22102ATR/01 Revision A - HGV Swept Path Analysis provided by Optima Intelligent Highway Solutions, received 01.03.2023.

2019 184 Drawing 500 Revision D - Site Plan Floor Plan and Elevations Site Location Plan provided by AMG Architectural, received 09.03.2023.

This consent relates only to the car parking and landscaping scheme.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interest of safeguarding amenity and protected species.
- 4 In the interests of the visual amenity within the open countryside in accordance with policies HP3 and NE4.
- 5 In the interests of the visual amenity within the open countryside in accordance with policies HP3 and NE4.
- 6 In the interest of safeguarding residential amenity.
- 7 To provide for adequate and satisfactory provision manoeuvrability for vehicles on site, in the interest of safety and the general amenity of the development.

Alex Green spoke on behalf of the applicant in support of the application.

The recommendation that 'planning permission be granted subject to conditions' was moved and seconded. On a vote being taken, six Members voted for the motion and there was one abstention.

06 Any other items

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

There was no urgent business.

07 Date of Next Meeting

Tuesday 30 May, 2023.

The meeting concluded at 2.43 pm.