

North Yorkshire Council

Skipton & Ripon Area Constituency Planning Committee

Minutes of the meeting held on Tuesday, 3rd October, 2023 commencing at 2.05 pm at Belle Vue Square Offices, Skipton

Councillor Nathan Hull in the Chair plus Councillors Andy Brown, David Noland and Andrew Williams.

Councillors present: Councillor Andy Solloway

Officers present: John Worthington, Executive Officer–Development Management and Building Control (Harrogate), Kate Lavelle, Solicitor, Andrea Muscroft, Principal Planning Officer, Emma Howson, Senior Development Management Officer, and Alice Fox, Democratic Services and Scrutiny Manager.

Copies of all documents considered are in the Minute Book

29 Apologies for Absence

Apologies for absence were received from Councillors Barbara Brodigan, David Ireton and Robert Heseltine.

30 Minutes for the Meeting held on 5th September 2023

The minutes of the meeting held on Tuesday 5th September 2023 were confirmed and signed as an accurate record.

31 Declarations of Interests

Councillor Nathan Hull issued a transparency statement on Item 6 on the agenda as he was Division Member for the site location of application ZC23/02219/FUL and had been contacted several times by the applicant. On each occasion, he informed the applicant that as Chair of the Skipton and Ripon Area Constituency Planning Committee, he must remain impartial at all times and could not comment on the application. He had not met the applicant in person in relation to the application and had no personal, professional, or pecuniary interest in the application.

Councillor Andy Brown declared that he had been lobbied for Items 4 and 5 on the agenda for applications ZA23/25228/REG3 and 2022/24304/FUL.

Councillor David Noland declared that he had been lobbied for Item 5 on the agenda as he for application 2022/24304/FUL.

32 ZA23/25228/REG3 – Replacement of pedestrian Gallows Bridge and improvements to the stepped access located at either end of the bridge, Skipton

Considered:

The committee considered a report of The Corporate Director – Community Development Services relating to planning application ZA23/25228/REG3.

The case officer informed the committee that the building works as stated on p17 of the agenda pack have changed. The report states that works will take place between:

- 08:00 hours and 18:00 hours Monday-Friday
- 8:00 hours to 13:00 hours on Saturdays
- Not at any time on Sundays or Bank Holidays

The amended times are between:

- 07:30 hours and 17:30 hours Monday-Friday
- 18:00 hours to 03:00 hours Monday-Friday
- Not at any time on Sundays or Bank Holidays

Councillor Andy Solloway, Division Member for Skipton West and West Craven, spoke in support of the application. However, he did think that the design did not incorporate full accessibility for everyone.

Alice Fox, Democratic Services and Scrutiny Manager, spoke in support of the application on behalf of the applicant, North Yorkshire Council. It was noted that the applicant had intended to speak at the meeting, but due to personal reasons, they were unable to attend.

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

- Members felt that the revised building work times would have a negative impact on local residents. The case officer explained that any evening work should be short lived due to the scale of the project and most of the work will be carried out during the day. Due to a shortage of people being able to carry out the work, some overnight work may be necessary.
- Members felt that although they welcomed the improvements, could the bridge be altered so that it is more accessible and accommodate cyclists and those with disabilities. Full accessibility was highlighted as a priority during the initial consultation stage, and it was felt that the plans should not conflict with the Disability Discrimination Act. The case officer explained that there is the possibility of developing Cavendish Car Park in the future, which would provide more land that will improve access. At the moment, there isn't enough land to enable full disability access and the Local Plan does not enforce this.
- Members were reminded that they should be making a decision that is based on the material planning considerations in the report.

The decision:

That planning permission be APPROVED.

Reason:

The Committee approved subject to the following amendments to the condition:

- To safeguard the living conditions of nearby residents particularly with regard to the effects of noise, no site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between:

- 07:30 hours and 17:30 hours Monday-Friday
- 08:00 hours and 13:00 hours on Saturdays
- Not at any time on Sundays or Bank Holidays

Voting Record

For Approval 3; Abstain 1

33 2022/24304/FUL – Reconfiguration of Skipton Railway Station Car Park with associated works. At Skipton Railway Station, Broughton Road, Skipton BD23 1RT

Considered:

The committee considered a report of The Corporate Director – Community Development Services relating to planning application 2022/24304/FUL.

The case officer informed the committee that she had only just been notified that the times of the building works as stated on p37 of the agenda pack have changed due to Northern Rail objecting to any works being carried out during the day. The report states that works will take place between:

- 08:00 hours and 18:00 hours Monday-Friday
- 08:00 hours to 13:00 hours on Saturday
- Not at any time on Sundays or Bank Holidays

The amended times are between:

- 18:00 hours and 03:00 hours Monday-Friday
- 08:00 hours to 13:00 hours on Saturday
- Not at any time on Sundays or Bank Holidays

Councillor Stephen Morton, spoke on behalf of Skipton Town Council objecting to the application.

Councillor Andy Solloway, Division Member for Skipton West and West Craven, spoke in support of the application.

Alice Fox, Democratic Services and Scrutiny Manager, spoke in support of the application on behalf of the applicant, North Yorkshire Council. It was noted that the applicant had intended to speak at the meeting, but due to personal reasons, they were unable to attend.

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

- Members were concerned that since the public have not been made aware of the new building works times, they have not been given the opportunity to object. They asked how many residents lived close by. The case officer explained that the majority of the area around the site is industrial, with residents living further down Broughton Road.
- Some members questioned if the staff car park needed to be so large.
- The case officer confirmed that the replacement trees will be semi-mature and there

there will be regular checks for 5 years to ensure they survive, which could involve removing any dead ones and re-planting.

- Whilst Members appreciated the improved lighting along Black Walk and the installation of electric charging points, some did feel that the biodiversity net gain could be more ambitious. There should be more new trees planted and they don't necessarily have to be semi-mature.
- Members were reminded that conditions should be reasonable.

The decision:

That planning permission be DEFERRED.

Reason:

The Committee deferred the application for the following reasons:

- (i) The public should be given the opportunity to consider the revised working hours of 18:00 hours to 03:00 hours Monday-Friday, 08:00 hours to 13:00 hours on Saturdays and not at any time on Sundays or Bank Holidays.
- (ii) The application should demonstrate a better biodiversity net gain and increase the number of new trees to be planted by at least a ratio of 5:1.

Voting Record

For Deferral 4

34 ZC23/02219/FUL – Full planning permission for the erection of an additional MOT and Service Building to serve existing Auto Services Business including removal of existing overflow car park at Grayston Plain Farm, Felliscliffe, HG3 2LY

Considered:

The Committee considered a report of The Corporate Director – Planning relating to planning application ZC23/02219/FUL.

The case officer drew Members' attention to an error at point 5.2 (p47) of the report. It should read that 5 additional bays are proposed, and not 7.

The applicant's agent, Mr Alistair Flatman and the applicant, Mr Simon Greene, spoke in support of the application.

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

- Members asked how the original building received approval if the site is located outside defined development limits. The case officer explained that the original application was approved as it was a conversion of an existing agricultural building.
- Members understood that the case officer had produced a clear report that follows Council Policy. The application is contrary to Local Plan Policies, and is in an Area of Outstanding National Beauty, but the economic wellbeing of the application should be taken into consideration. The proposal provides employment and training opportunities and provides a service to the rural community who would have to travel some distance

to find an alternative. Relocating the garage would not be practical as it services agricultural vehicles. However, Members were reminded that they should be considering the planning implications, not the business.

- Members asked if the applicant had provided further information regarding a drainage and waste scheme or solar panels installation. The case officer confirmed that they applicant had not.

The decision:

That planning permission be DEFERRED for the following reasons.

- (iii) Further details of a drainage and waste scheme is required.
- (iv) Further details of a proposed landscaping scheme are required.
- (v) Further details of solar panels and battery installation is required.

Voting Record

For Deferral 4

35 Any Other Items

Members voted to start future planning committee meetings at 1pm.

36 Date of Next Meeting

Tuesday, 7th November 2023 – venue to be confirmed.

The meeting concluded at 4.15pm