

North Yorkshire Council

Harrogate and Knaresborough Area Constituency Planning Committee

Minutes of the meeting held on Tuesday, 30 January 2024 commencing at 2.00 pm at Harrogate Civic Centre

Councillor Pat Marsh in the Chair. plus Councillors Chris Aldred, Philip Broadbank, Hannah Gostlow, John Mann, and Robert Windass.

Officers present: Harriet Clarke, Democratic Services Officer, Andy Hough, Senior Planning Officer, Kate Lavelle, Planning Solicitor, Glenn Sharpe, Planning Solicitor, Gerard Walsh, Principal Development Management Officer and John Worthington, Executive Officer Development Management and Building Control.

Apologies: Councillor Paul Haslam

Copies of all documents considered are in the Minute Book

31 Apologies for Absence

Apologies noted (see above).

32 Minutes for the Meeting held on 25 July 2023

The minutes of the meeting held on Tuesday 26 September 2023 were confirmed and signed as an accurate record.

33 Declarations of Interests

Councillor Philip Broadbank declared a non-pecuniary interest in respect of agenda item 4 on the basis that he was a member of Harrogate Civic Society.

Councillor Chris Aldred declared a non-pecuniary interest in respect of agenda item 4 on the basis that he was the Chair of Pannal Sports Junior Football Club and the Chair of the Harrogate District Cycle Action.

All Members of the Committee declared that they had been lobbied in respect of item 4 on the agenda in that they had received correspondence from the developer to attend a meeting in relation to the application. It was confirmed that none of the Members present attended the meeting.

Planning Applications

The Committee considered reports of the Assistant Director Planning – Community Development Services relating to applications 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(s) 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 a report because the proposal is 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.

34 23/00259/REMAJ - NPIA Police Training Centre, Harrogate, North Yorkshire

Considered :-

The Assistant Director - Planning sought determination of a reserved matters planning application with full details of the appearance, landscaping, layout, access and scale of a development for 184 newbuild dwellings and the conversion of North Lodge, Headmasters House, Kensington House and Library to form 16 dwellings, together with associated infrastructure, sustainable drainage system and biodiversity enhancement works on land at the former police training centre, Yew Tree Lane, Harrogate, North Yorkshire.

David Siddans spoke objecting to the application.

Councillor Cathy Burrell spoke on behalf of Pannal and Burn Bridge Parish Council.

Alastair Curran spoke on behalf of the applicant in support of the application.

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

- Access into the site via Yew Tree Lane. Active travel concerns, including the accessibility of bus stops were also discussed although Members were reminded that access into and within the site were the only matters for determination.
- Cycle access on the site and a query relating to the proposed implementation date for the cycleway link.
- Consideration of the use of permeable materials for the driveways on site.
- Concerns regarding the proposed location of the children's play area on the site, and its distance from Yew Tree Lane.

The Officers recommendations that the reserved matters planning application be approved subject to the conditions listed in the report were moved however the proposal did not receive a seconder. The motion therefore fell.

A proposal to defer the application to enable further discussions on the location of the children's play area was subsequently moved however the proposal did not receive a seconder.

With regards to the above fallen motions, it was noted that several Members had outstanding concerns in relation to access to active travel, in order to connect the site with the wider community. In response, the officers present agreed to request that an update be provided to the Harrogate and Knaresborough Area Constituency Committee regarding active travel plans within the west of Harrogate.

In order to address concerns raised by the Committee, the Applicant confirmed that he was willing to hold a discussion within a public setting with representatives from Pannal and Burn Bridge Parish Council and the Division Member concerning the issues raised relating to the Construction Management Plan and Traffic Plan.

The Officers recommendations were then moved and seconded, as detailed below.

The decision :-

To approve the reserved matters application for access, appearance, landscaping, layout and scale subject to the conditions listed in the report, following the expiry of the consultation period, and provided the Assistant Director - Planning, determines that no new material planning objections are raised in representations received between the date of the Harrogate and Knaresborough Area Constituency Planning Committee (30th January) and the expiry date of the consultation period. Where the Assistant Director - Planning, determines that new material planning objections have been raised, the application will be returned to Harrogate and Knaresborough Area Constituency Planning Committee for further consideration.

Voting Record

A vote was taken and the motion was declared carried with 4 votes for, 1 vote against and 1 abstention.

Note: Councillors Chris Aldred and Philip Broadbank, having declared non-pecuniary interests, remained in the meeting and took part in the discussion and voting on the above application.

35 ZC23/04288/DVCMAJ - Land Comprising Field At 441716 462728, Marton Cum Grafton, North Yorkshire

Considered :-

A planning application for the variation of condition number 2 of application 20/01033/DVCMAJ to allow for the consideration of revised plans on the land comprising field at 441716 462728 Marton Cum Grafton on behalf of the Assistant Director - Planning.

The applicant's agent, Will Rogers, spoke in support of the application.

The decision :-

That Planning permission be granted subject to the conditions listed in the report.

Voting Record

A vote was taken and the motion was declared carried with 5 votes for and 1 abstention.

36 ZC23/04280/FUL - Land Comprising Field At 441716 462728, Marton Cum Grafton, North Yorkshire

Considered :-

To determine a planning application for the erection of a timber outbuilding on the land comprising field at 441716 462728 Marton Cum Grafton on behalf of Assistant Director – Planning.

Councillor Rob Shepherd spoke on behalf of Marton cum Grafton Parish Council.

The applicant's agent, Will Rogers, spoke in support of the application.

The decision :-

That Planning permission be granted subject to the conditions listed in the report.

Voting Record

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

38 Any other items

There were no urgent items of business.

39 Date of Next Meeting

Tuesday, 27 February 2024 – Harrogate Civic Centre

The meeting concluded at 3.33 pm.