

# North Yorkshire Council

## Skipton and Ripon Area Constituency Planning Committee

Minutes of the meeting held on Tuesday, 5th March, 2024 commencing at 1.05 pm.

Councillor Nathan Hull in the Chair, plus Councillors Barbara Brodigan, Andy Brown, Robert Heseltine, David Ireton and David Noland.

Officers present Kelly Dawson, Senior Solicitor; Stuart Mills, Planning Manager; Neville Watson, Planning Manager; Andrea Muscroft, Principal Planning Officer, Mike Parkes, Senior Planning Officer – Development Management; Emma Howson, Senior Planning Officer - Development Management; Sam Binney, Senior Planning Officer; Amy Benfold, Planning Officer; Vicky Davies, Senior Democratic Services Officer; and David Smith, Democratic Services Officer.

sent: .

Other Attendees: Councillor Andy Solloway .

Apologies: Andrew Williams. .

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### Copies of all documents considered are in the Minute Book

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#### 69 Apologies for Absence

An apology for absence was received from Councillor Andrew Williams.

#### 70 Minutes for the Meeting held on 6th February 2024

The minutes of the meeting held on Tuesday, 6<sup>th</sup> February 2024 were confirmed and signed as an accurate record.

#### 71 Declarations of Interests

Councillor Heseltine declared he was a Skipton Town Councillor and took no part in the debate or voting on application ZA24/25630/LBC.

### 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.

Except where an alternative condition was contained in the report or an amendment made by the Committee, the condition 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 reports 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. Where the Committee deferred consideration or refused planning permission the reasons for that decision are as shown in the report or as set out below.

Where the Committee granted planning permission in accordance with the recommendation in a report this was 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.

**72 ZC23/02361/FUL - Change of use of agricultural field to dog walking field, with associated gravel car parking area at field at Railer Bank, Mickley, North Yorkshire, on behalf of Mr S Furlong**

Considered:

The Assistant Director Planning – Community Development Services sought determination of a planning application for change of use of an agricultural field to a dog walking field and associated car parking at Railer Bank, Mickley. The application had been deferred from a previous meeting of the Committee to enable officers to consider a further representation.

Judith Hooper spoke on behalf of the objectors.

On behalf of the Division Member, Councillor Felicity Cunliffe-Lister, a statement was read out by David Smith, Democratic Services Officer.

Simon Phillips spoke on behalf of Azerley Parish Council objecting to the application.

The applicant's representative Adrian Rose, spoke in support of the application.

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

- Concerns in relation to the disturbance of grazing sheep and that stock proof fencing would not mitigate from the sheep being worried and distressed by the smell and noise of barking dogs.
- The tranquillity to nearby residents of the Nidderdale National Landscape would be adversely affected by the noise of dogs barking.
- Concerns that boundary hedge planting would not alleviate the noise.

The decision:

That planning permission be REFUSED.

Voting record: a vote was taken and declared carried unanimously.

Reasons for Refusal:

1. The proposal would give risk to an unacceptable level of disturbance to the sheep grazing land uses, which exist in the neighbouring fields to the north and south. This is contrary to the objectives of paragraph 191 of the National Planning Policy Framework and the Local Plan Policies GS6 (criteria C), EC3 (criteria I) and HP7 (criteria D, iv), which seek to support the economic, social and environmental well-being of the Nidderdale Area of Outstanding Natural Beauty (Nidderdale National Landscape) and ensure that the proposed uses do not harm the countryside, other users of the countryside and land uses by way of noise disturbance.
2. The proposal would give rise to an unacceptable level of noise disturbance to nearby residents and would result in disturbance to the tranquillity which exists to this part of the Nidderdale National Landscape. The proposal would fail to safeguard the special qualities of the Nidderdale National Landscape and is therefore considered contrary

to the objectives of paragraph 182 and 191 of the National Planning Policy Framework and Local Plan Policies GS3, GS6 (criteria C), EC3 (criteria I) and HP7 (criteria D, iv) and HP4.

**73 Application ZC23/03155/FUL – Proposed sewage pumping station, manholes, gravity sewers, pumped sewage rising main and associated infrastructure to link with existing public foul sewer in Norton-le-Clay, The Close, Dishforth Airfield, Thirsk, North Yorkshire YO7 3DE on behalf of Annington Property Ltd.**

Considered:

The Assistant Director Planning – Community Development Services sought determination of a planning application for a proposed sewage pumping station, manholes, gravity sewers, pumped sewage rising main and associated infrastructure to link to existing pumping foul sewer in Norton-le-Clay, Thirsk, North Yorkshire.

The applicant's representative Sarah Hogg spoke in support of the application.

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

1. The application was a necessity due to the MOD selling off 30 properties and subsequently being disconnected from the MOD sewage system.
2. The adjacent fields would not be affected by the proposed new sewage pumping station.

The decision:

That planning permission be GRANTED, subject to conditions presented to the Committee set out in the Assistant Director Planning – Community Services report:

Voting record: a vote was taken and declared carried unanimously.

**74 ZA23/25559/FUL - Erection of 1 No. dwelling at Mill Cottage, Cowling on behalf of Mr Widdup**

Considered:

The Assistant Director Planning – Community Development Services sought determination of a planning application for the erection of one dwelling at Mill Cottage, Cowling.

The applicant's representative Mr Will Cartwright spoke in support of the application.

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

1. Concern expressed that the site was in an area of high surface water flooding.
2. That the site needed to be seen by Members in order to get a proper perspective of the topography of the area together with viewing the access.

The decision:

That the application be DEFERRED pending a site visit and that the application is brought back to the next meeting of this Committee.

Voting record: a vote was taken and declared carried unanimously.

(A comfort break of 10 minutes was taken at this point in the meeting).

**75 ZA/23/25382/FUL - Change of use of agricultural land together with the erection of timber clad holiday lodges and associated access and parking at land to north of Carla Beck House, Carla Beck Lane, Carleton, Skipton, BD23 3BQ, on behalf of Mr K Downs**

Considered – The Assistant Director Planning – Community Services sought determination of a planning application for change of use of a field and the erection of timber clad holiday lodges and associated access and parking at Carleton, Skipton.

Mr Will Cartwright spoke on behalf of the objectors.

Division Member, Councillor Andy Solloway spoke expressing concerns about flooding and that the application was not materially that different from a previous refusal.

Mr Phillip Holmes spoke on behalf of Carleton-in-Craven Parish Council.

Mr Keith Downs, the applicant spoke in support of his application.

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

- Concerns expressed about the effect the proposal would have on the open nature of the site and surrounding countryside.
- The applicant had endeavoured to mitigate the concerns raised from the previous applications.
- The protected trees and new planting of deciduous trees and lower level hedgerows wouldn't necessarily hide the structures during part of the year.
- The roads near the site were susceptible to flooding and standing water.
- Officers should re-engage with the sustainability assessment as only the bare minimum was included i.e. no solar panels and heat pumps.
- The lodges were lacking in design and incongruous.
- The proposal positively contributed to tourism in the area and didn't take away existing housing stock like Airbnb, second homes and bed and breakfast establishments.
- The development would aid future employment for future generations and assist with supporting our farming communities and help them diversify.

The decision:

That Members were MINDED to approve the application, subject to conditions and that decision is delegated to the Planning Manager for the Craven area, to determine the application in consultation with the Chairman and Vice-Chairman and to enter into discussions with the applicant to agree pre-commencement conditions before the development is begun and also to re-engage regarding the sustainability assessment and agree additional measures to improve sustainability of the development.

Voting record: Three Members voted for the motion; two Members voted against the motion; and one Member abstained, therefore the motion was carried.

Lobbying: Councillor Andy Brown declared that he had been lobbied by the applicant and people in the village.

**76 ZA24/25630/LBC - To remove the existing suspended ceilings and then remove**

**defective lath and plaster ceilings and repair with plasterboard and skim and then install new suspended ceilings in rooms: THF11, THF12, THF13, THF14, THF20 and the room above the reception, all on the first floor, at Town Hall, High Street, Skipton, BD23 1AH on behalf of North Yorkshire Council.**

Considered – The Assistant Director Planning – Community Services sought determination for Listed Building Consent to undertake repairs to the ceilings of various rooms and associated works at the Town Hall, High Street, Skipton. Members noted that no-one had registered to speak regarding the application.

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

1. That the works were necessary to avoid further degradation of the rooms and maintain the historic fabric of the building.

The decision:

That the application be GRANTED, subject to the conditions presented to Committee set out in the Assistant Director Planning – Community Services report.

Voting record: a vote was taken and declared carried. Four Members voted for the motion; Councillor Robert Heseltine declared a non-pecuniary interest and took no part in the debate or voted thereon. Councillor David Noland did not vote.

## **77 Any other items**

No items were raised.

## **78 Date of Next Meeting**

2<sup>nd</sup> April 2024, venue to be confirmed.

The meeting concluded at 3.44 pm.