

Minutes of the Parish Council meeting held on 17 January 2018 at 7pm

PRESENT : Cllr. A. Sewell, Cllr. B. Goulton, Cllr. E. Levine

ABSENT : Cllr. M. Bell, Melanie Spencer (Clerk and RFO)

1. APOLOGIES

1.1 No apologies or reasons for absence were received.

RESOLVED: In view of Cllr. Bell being on holiday, the reason for no apologies or reasons for absence being received is understood and approved. In view of this specially arranged meeting including discussions relating to a planning application submitted by the Clerk, and thus a clear conflict of interest existing, the reason for no apologies or reasons for absence being received is also understood and approved.

2. PLANNING APPLICATIONS

2.1 The reasoning for why this specially arranged meeting was taking place were discussed and confirmed. Such reasoning included recent concerns raised by a number of parishioners that planning applications relating to proposed developments in the village that were 'significant' relative to the typical planning applications filed by parishioners are not being properly discussed between the Councillors, particularly in relation to applications where the deadline for a response from the PC falls between the bi-monthly meetings.

RESOLVED: That this be noted and the current process of handling new planning applications by the PC be discussed and improved at the next bi-monthly meeting, particularly in relation to 'significant' applications. Initial thoughts for improvement included receiving new applications by email, promptly circulating the same amongst Councillors by email within a few days of receipt, and collating Councillor responses by email to generate a properly documented trail of correspondence and for efficiency.

2.2 It was confirmed that planning application 17/05526/FUL (The Paddocks) had been recently filed and that the deadline for a response by the PC is 26 January 2018. It was also confirmed that the deadline for responses in relation to planning application 17/05082/OUT (West View) has been extended to 24 January 2018 in view of a delay for proper site notices being erected and that the Planning Officer handling that application has confirmed such responses include those from the PC.

RESOLVED: It was noted and agreed that both the abovementioned applications appear to relate to 'significant' developments for the village, in that they are both concerned with new developments and are not simply an extension to an existing home. It was also noted and agreed that planning application 17/05082/OUT (West View) had not been brought to the attention of the PC at the last bi-monthly meeting held on 22 November 2017 and therefore has not been properly discussed at least between Councillors. As such, it was agreed that both applications should be discussed in detail.

2.3 Planning application 17/05526/FUL (The Paddocks) was discussed first. It was noted that this proposed development was for a 4+ bedroom detached house on green land to the north and adjacent to the existing house called The Paddocks. It was also noted that this green land owned by The Paddocks extends all the way down to Spofforth Lane which raised

some concerns amongst the present Councillors, particularly if this application was permitted and the precedent it may set for further development. However, a key concern to the Councillors was the fact the proposed development is on green land that has never been built on, appears to encroach onto open countryside, and which importantly falls outside the development limits set by Harrogate Borough Council in 2016 as shown on Map 11.50 Little Ribston which the present Councillors reviewed in detail.

RESOLVED: In view of at least the above observations, the unanimous decision of the present Councillors was to object to planning application 17/05526/FUL in its entirety.

2.4 Planning application 17/05082/OUT (West View) was then discussed. It was noted that this proposed development was for a 3 bedroom detached house and a 4+ bedroom detached house on green land to the north of the two new developments on the old farmyard of Grange Farm where disused farm buildings once stood. A key concern to the Councillors was the fact the proposed development is again on green land that has never been built on, would certainly encroach onto open countryside, and which importantly also falls outside the development limits set by Harrogate Borough Council as shown on Map 11.50.

RESOLVED: In view of at least the above observations, the unanimous decision of the present Councillors was to object to planning application 17/05082/OUT in its entirety.

2.5 It was confirmed and agreed that a majority decision had been reached in respect of the abovementioned planning applications in the absence of Cllr. Bell.

2.6 It was confirmed and agreed that Cllr. Sewell should prepare a set of draft minutes for the present Councillors to review and approve before filing the same with the Clerk. It was also confirmed and agreed that Cllr. Sewell should prepare and submit short responses in relation to the abovementioned planning applications to the Planning Department on behalf of the PC by the respective deadlines noted above.

Meeting closed at 8.30pm



Cllr. Adrian Sewell

18 January 2018