

# **Pannal & Burn Bridge Parish Council**

## **Planning Committee Meeting**

**To be held in the Function Room at Pannal Village Hall**

Start Time: 6.00 pm on Thursday 10<sup>th</sup> January 2019

The meeting is open to the public and press.

1. Apologies for absence. Andrew Macdonald apologised in advance and Howard West would conduct the minute taking for this meeting.
2. Declarations of interest.
3. Opportunity for public comment for items not on the agenda.
4. Approval of minutes of meetings held on 13<sup>th</sup> December 2018 – to confirm the minutes as a true and correct record (Appendix A).
5. To consider planning applications:
  - a. 18/05027. Demolition of existing extension and garage, erection of 2 no. two storey extensions and a porch, alterations to fenestration and installation of roof lights 3 Westminster Drive Burn Bridge HG3 1LW. One neighbour objection. Site notice 11th January. The pack has drawings. <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PJ82NCHYIBR00>
  - b. 18/04970 has drawings. Installation of Juliet balcony 138 Walton Park Pannal HG3 1RJ. No neighbour objections. Site notice 4th January. Extension to 15th January. The pack has drawings. <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PIYTAMHYIAM00>
  - c. 18/05065 has drawings. Demolition of conservatory, erection of infill extension to include porch, single storey extension, loft conversion with dormer windows and rooflight, hip to gable extension. Rafters 3 Hazel Close Burn Bridge Harrogate North Yorkshire HG3 1NB. No neighbour objections. Site notice 11th January. The pack has drawings. <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PJBKC4HY09W00>
6. Date of next Planning Committee Meeting – 14<sup>th</sup> February (tbc).

Andrew Macdonald  
Parish Clerk  
6<sup>th</sup> January 2019

Appendix A

# Pannal & Burn Bridge Parish Council

## Planning Committee Meeting

Minutes of a planning committee meeting held in the Function Room at Pannal Village Hall  
Start Time: 5.30 pm on Thursday 13<sup>th</sup> December 2018

The meeting is open to the public and press.

1. Apologies for absence. There were none.
2. Declarations of interest. There were none.
3. Opportunity for public comment for items not on the agenda. There was none.
4. The minutes of the meeting held on 8<sup>th</sup> November 2018 were confirmed as a true and correct record.
5. To consider planning applications:
  - a. 18/04736 TPO. Crown reduction (to give 1m clearance) of 2 no. Sycamore trees within G3 of Tree Preservation Order 46/2009. Pannal Hall Main Street Pannal Harrogate North Yorkshire HG3 1JZ. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PI56NPHYI6F00>  
The Committee adopted Option A – no objections.
  - b. 18/04755. Erection of single storey extension and alterations to fenestration. 2 Woodcock Close Pannal HG3 1LA. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PI71AXHYI6P00>  
The Committee adopted Option A – no objections.
  - c. 18/04472. Demolition of existing conservatory, erection of single and first floor extensions and erection of a garage. 68 Crimple Meadows Pannal Harrogate North Yorkshire HG3 1EN. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PH7Q66HY0AY00>  
The Committee adopted Option C – The Parish Council does not object or support the application but wishes to make comments or seek safeguards as follows:  
The Parish Council wishes to seek confirmation that the garage proposal is consistent with building line regulations in that the plans show that it extends close to the edge of the roadside garden boundary, and wishes to ensure that traffic safety is not impaired through loss of visibility to the adjacent junction. It was also noted that the back garden offered more space than the side of the garden and the extension would be less intrusive.
  - d. 18/04715. Erection of single storey detached pool house. 11 Rossett Green Lane Harrogate North Yorkshire HG2 9JH. Site notice to 14<sup>th</sup> December. No neighbour comments. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PI3BXPHYI5V00>  
The Committee adopted Option A – no objections.
  - e. 18/04660. Conversion of garage to form accommodation; Alteration to flat-roof to form pitched-roofed dormer; Raising of roof; Alterations to fenestration and doors; Formation of doors; Application of render; Removal of chimney. 7 Malthouse Lane Burn Bridge HG3 1PD. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PHU2LOHYI4U00>  
The Committee adopted Option A – no objections.
  - f. Hornbeam Park area proposals. Two applications were considered together: 18/04766. Conversion of barn to form 3 no. dwellings. Crimple House Farm Hornbeam Park Avenue Harrogate HG2 8QL. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PI8W0BHYI6X00> and 18/04765/OUTMAJ Outline application for the erection of 10 dwellings with access and layout considered. Crimple House Farm Hornbeam Park Avenue Harrogate HG2 8QL Source Reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PI8VZGHYI6W00>.

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For 18/04766. In itself the application to convert the barn complex into three houses did not uncover any material considerations. However, the committee felt very strongly that the inclusion of housing on a predominantly business site, especially where there is day and night activity from the local enterprises close by, was inappropriate. Further, the committee questioned whether the building still had an agricultural use and function and should be retained for that purpose. The committee was of the strong opinion that the application to convert the barn was the thin end of a wedge to develop the area around it which would then encroach onto the SLA southwards, especially if the subsequent application – 18/04765 was granted permission. If the development was to stop at the barn and not be allowed to continue to the 10 house site or further – then the committee would support the application provided the mix of business and domestic, and lifting of agricultural use was approved.

For 18/04765. The Committee felt that this development is a step too far and wishes to refer the case officer to the Harrogate Landscape Assessment for the Middle Crimple Valley Area 58 - [https://v6admin.visionict.com/Sites/231/UserFiles/Files/DS\\_P\\_LCA\\_Area\\_58\\_.pdf](https://v6admin.visionict.com/Sites/231/UserFiles/Files/DS_P_LCA_Area_58_.pdf) to which the proposed developments and any further proposals to the area will cause demonstrable harm. The Parish Council has also noted the contents of the Hornbeam Park letter available for view on the portal which makes the point strongly about inappropriateness of the development and the mix of domestic and business purposes in the area as well as the Borough Council's own Economic Development Team's comments emphasising the need for business premises rather than domestic - <https://docs.harrogate.gov.uk/NorthgatePublicDocs/09365623.pdf>. The Parish Council is also concerned about as yet unpublicised plans for development noting that should this application be approved, a further 60 homes may be planned encroaching yet further into the SLA. The Parish Council would seek justification for this and clearly wish to understand whether the % of affordable homes as set out in the local plan's policies would be adhered to.

A member of the public attended the planning committee meeting and the transcript of the comments made has been copied below (paraphrased):

*I'm here to comment about an outline application, submitted to Harrogate Borough Council, for ten homes at Crimple House Farm, on the southern end of Hornbeam Park, as well as a full application to convert a barn into three dwellings.*

*Should these be sanctioned by planners, I fear it will give the green light to house builders anxious to develop the length and breadth of the Crimple Valley – a Special Landscape Area (SLA). We can say goodbye to the Crimple Valley and hello to the Concrete Valley.*

*It is known that one house builder, who is already in advanced discussions with planning officers, is seeking to build a further 60 "executive homes" on grazing land adjacent to Crimple House Farm. One thing Harrogate is not short of is executive homes.*

*Crimple House Farm, which, as I hope you are aware, sits in 'Middle Crimple Valley', and is totally the wrong location for a residential development. It also lies on the edge of one of the town's most important green spaces and is on the edge of a business park. And homes on business parks do not work.*

*The Crimple Valley is now under threat at three different points; here in Pannal, Almsford Bank and now this site. If planners approve this development it will open the door to the destruction of the whole valley. This cannot be allowed to happen and I'm urging you, as a consultee, to add your voice against the redevelopment of Crimple House Farm.*

The Parish Council is also concerned – though not directly affected – by the prospect of additional traffic congestion on the Hornbeam Park Avenue/Hookstone Road junction. The experience of the lack of awareness of developers about increased traffic impacts on our already overstretched road networks is a constant factor in many planning applications. Of note is that Highways have not yet commented on this application and it is strongly requested that they should.

[Draft planning meeting minutes 13 December 2018.doc](#)

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On the basis of the Parish Council's deliberations, the comments from this member of the public and observations noted on the planning portal, the Parish Council's planning committee resolved:

- For 18/04766: Option C – does not object or support the application but wishes to have the comments made above noted.
- For 18/04765: Option B – objects on the grounds outline above.

In addition, on the basis that the significance for the SLA of the applications and overall planning judgements in the area, it is strongly requested that the applications are heard by the full Planning Committee.

6. Date of next Planning Committee Meeting – 10<sup>th</sup> January 2019.

Andrew Macdonald  
Parish Clerk  
15<sup>th</sup> December 2018