

Pannal & Burn Bridge Parish Council

Draft minutes of a Planning Committee Meeting

held in the Function Room at Pannal Village Hall

Start Time: 5.30pm on Thursday 11th January 2018

The meeting was open to the public and press. Members of the public attended.

Present: Dave Oswin (Chairman), Cathy Burrell and Ian Birchall. Howard West was in attendance.

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.
4. The minutes of meeting held on 14th December 2017 were confirmed as a true and correct record.
5. To consider planning applications:
 - a. 17/05180, 33 Walton Park. Demolition of conservatory and erection of single storey extension. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=OZXMN8HYN3X00>
Option A – no objections.
 - b. 17/05367, 2 Woodcock Close. Felling of 1 Sycamore (T1) of Tree Preservation Order 01/1969. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=P0JLABHY0EK00>
Option A – no objections.
 - c. 17/05211, 160 Walton Park. Demolition of garage and erection of two storey extension, erection of single storey extension, alteration to fenestration and erection of detached garage. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=P0360AHYN4J00>
Option A – no objections.
 - d. 17/05244, 2 Hillside Road. Erection of single storey extension. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=P051EEHYN5700>
Option A – no objections.
 - e. 17/05438, 146 Walton Park. Erection of single storey extension. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=P0UYO7HYFJP00>
Option C - The Parish Council does not object to or support the application but wishes to make the following comment. The Committee felt that as the walls are to be rendered, they are not consistent with the rest of the building and the grey windows are not in keeping with the rest of the property.
 - f. 17/05490, Land at Walton Place. Construction of single dwelling, studio and garage with associated car parking and amenity space. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=P10ILTHYFKI00>.
Option B – objects on the planning grounds as follows:
 - 1) The Committee reviewed the objections and comments from the planning officer and Planning Inspector from the previous application refusal and could not find any changes significant enough to warrant a change of its view.
 - 2) Further, the Committee noted the contention from the neighbours at number 40 Walton Park (represented at the meeting), that this was the fifth attempt by the applicant to obtain planning permission in 4 years and that the application was vexatious and should not be given consideration under Section 70a of the Town and Country Planning Act 1990.
 - 3) On visiting the site, there appears to be no Site Notice evident which may be the reason that none of the neighbours that directly face the proposed site have made any comments. The Committee request that HBC investigate this.
 - 4) Following the Planning Committee’s meeting it is to be noted that Harrogate Civic Society has

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lodge an objection making similar points that are supported by the Parish Council (reference: <http://documents.harrogate.gov.uk/AnitePublicDocs/09027954.pdf>).

6. To consider any follow up action on the Borough Council's refusal of the application for Monks Folly, source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=OQKIJTHYZ00>. The Planning Committee had considered this application on 27th July and had no objections. Subsequently the Borough Council refused permission on grounds that the Planning Committee finds hard to agree with. Having taken the time to visit the site, the Planning Committee reiterates that the application sought to maintain the integrity of the property which is now very much domestic in appearance, including a chimney, and the proposed bay window is designed in a way to reflect the architectural integrity of the building as it is currently, by using matching materials and running the roof line through to the bay window. Accordingly the Parish Council had no objections whatsoever to the proposal and would support this view which is now at Appeal.

7. Date of next Planning Committee Meeting – 8th February 2018.

Andrew Macdonald
Parish Clerk
16th January 2018