**Pannal & Burn Bridge Parish Council**

**Planning Committee Meeting**

**Minutes of a Planning Committee Meeting**

held in the Function Room at Pannal Village Hall

Thursday, 14th March, 2019, at 5.45p m

The meeting is open to the public and press

**1**  **Apologies for absence –** received from Ian Birchall

**2**  **Declarations of interest** – there were none.

**3**  **Opportunity for public comment for items not on the agenda** - nil present. In response to a resident’s complaint to HBC’s Planning Department regarding Bellway’s banner, clerk to send HBC’s signage guidance document.

**4** **Approval of minutes of meeting held on 14th February, 2019** – the minutes were confirmed as a true and correct record and duly signed.

**5 To consider planning applications:**

a 19 / 00447 / FUL Erection of 2 no new dwellings **4 Sandy Bank, Church Lane, Pannal, HG3 1NL** for Mr Kell.Site notice date 18th March, 2019. The pack has drawings. Source reference: <https://uniformonline.harrogate.gov.uk/online-applications/applicatonDetails.do?activeTab=externalDocuments&keyVal=PM7HAFHYIQV00> The committee recalled their August 2017 objections to a Sandy Bank 2 house development which was overturned by the inspector. The original objections to the development still stand for this application, that is: the proposal would extend the built form of a sporadic group of houses into an open parcel of land. The proposal would detrimentally affect the landscape character of the Crimple Valley Special Landscape Area. Moreover, the incremental and cumulative impact that could arise from similar proposals would further erode the rural setting of the area, which serves in preventing the coalescence of Pannal and Harrogate. In addition, the Parish Council have serious concerns regarding the potential additional cars which would accompany a further two dwellings.  In effect, there is minimal offroad parking for the current houses and the consequent increase in cars which would park on the road would exacerbate an already potentially hazardous situation on what is a Church Lane commuter “rat run” from Harrogate through Pannal to the A61.   The Sandy Bank houses are closely located to a blind corner. The committee adopted Option B – the Parish Council objects.

b 19 / 00318 / OUT application for erection of 5 no dwellings **Rossett Paddock, Rossett Green Lane, Harrogate, HG2 9LQ.** Site notice date 1st March, 2019. Following the meeting (dated 14th February, 2019) consideration for this application was made by the committee. The deadline notice for comment submission by 1st March was met with objections made and notification returned Option B – the Parish Council objects.

c 19 / 00471 / FUL application for demolition of porch, erection of a single storey extension and alterations to fenestration **52 Main Street, Pannal, HG3 1JZ** for Mr R Barlow. Site notice extension to 20th March, 2019. The pack has drawings. Source reference:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PMB6MCHYIRE00> The Committee adopted Option A – no objections.

d 19 / 00644 / FUL demolition of existing petrol station and associated structures; erection of drive-through coffee shop with associated parking and landscaping **Eagle Three Filling Station, The Carr, Pannal,** for Motor Fuel Group. Site notice date 1st April, 2019. The pack has drawings. Source reference:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=PMXEMMHYIUT00>

It was noted that there have been no protests from neighbours. The committee adopted Option C – The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as follows:

The Parish Council wishes to seek confirmation 1) that the ratio of bike spaces to cars is adequate given the consideration of locals cycling to the proposed coffee shop, 2) that the maximum number of trees are preserved and 3) queries as to whether the Highways Department is satisfied with the proposed access and egress dimensions given the unpredicted volume of traffic. In addition, 4) proposed signage has not been detailed which has historically proved more contentious.

6 Alleged breach at Clark Beck Close, Pannal, regarding “proliferation of estate agent signs” – matter addressed by HBC with no further action from the Parish Council required.

7 Date of next Planning Committee Meeting – 11th April, 2019, at 6.00p m

Jane Marlow

Parish Clerk

20th March, 2019

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| Certified as a true and correct record by D F Oswin, Planning Committee Chair  Signed:  Date: |