

Pannal and Burn Bridge Parish Council

Planning Committee Meeting

Minutes of the meeting held in the Function Room at Pannal Village Hall
at 8.00 pm on Thursday, 13th June 2019

Present – Dave Oswin (Committee Chairman), Cllrs. Ian Birchall and Cathy Burrell and Chair Howard West with Cllrs. Steve Cobb and Harvey Alexander with Mrs Jackie Wootton in attendance

The meeting is open to the public and press

- 1 Apologies for absence – all present.
- 2 Declarations of interest – there were none.
- 3 Opportunity for public comment for items not on the agenda – there were no comments made.
- 4 Approval of minutes of meetings held on 9th May and 20th May 2019 – both minutes were confirmed as a true and correct record and duly signed.
- 5 To consider planning applications:
 - a 19 / 01136 / FUL Erection of a boundary fence and gate with stone pillars **68 Crimble Meadows Pannal Harrogate HG3 1EN** Site notice date 24th June 2019 which has been extended to **2nd July 2019** given HBC's delay in posting the requisite Green Notices. The committee adopted **Option B** – the Parish Council objects, with these to be detailed before the site notice date.
 - b 19 / 02174 / FUL Erection of single storey rear extension, hip to gable roof extension and raised patio area with alteration to fenestrations **39 Westminster Crescent Burn Bridge HG3 1LX**. Site notice date 21st June 2019. The committee adopted **Option A** – the Parish Council has no objections.
 - c 19 / 02087 / FUL Retrospective application for erection of 1.5m high boundary wall **5 Westminster Crescent Burn Bridge Harrogate North Yorkshire HG3 1LX** Site notice date 22nd June 2019. The committee adopted **Option B** – the Parish Council objects on the following planning grounds: 1) inconsistency with previous application therefore not compliant as the original *fence* line had no designation of height or type, 2) transgression as not only is the wall now 80% complete but exceeds 1.5m high in some areas therefore the Parish Council supports the three objections made on the portal.
 - d 19 / 01911 / FUL Part demolition of existing extension and erection of two storey extension and annex **The Croft Burn Bridge Road Burn Bridge Harrogate North Yorkshire HG3 1PB** Site notice date 8th July 2019. The committee adopted **Option A** – no objections.
 - e 19 / 02207 / FUL Demolition of existing extensions and erection of two and single storey extensions including formation of dormers and alterations to fenestration **35 Spring Lane Pannal HG3 1NP**. Site notice date 8th July 2019. The committee adopted **Option A** – the Parish Council has no objections.
 - f 19 / 02205 / FULMAJ Demolition of antique centre, furniture store, café an erection of retail farm hall, restaurant and link to garden centre, re cladding of existing garden centre, reconfiguration of car park, widening of access and hard and soft landscaping **Crimble Hall Leeds Road Pannal HG3 1EW** Site notice date 8th July 2019. The committee adopted **Option C** – the Parish Council does not object to or support the application but wishes to make comments or seek safeguards regarding 1) the adequacy of parking facilities, 2) recognises and supports the police concerns regarding lighting and access and 3) is keen that the proposed remit is maintained and that it does not expand to become a larger retail operation.
 - g 19 / 02229 / PNH Prior Notification for Change of Use from Offices (Use Class - B1) to 26 no. dwellings (Use Class - C3). **Site of Pannal Business Park Station Road Pannal North Yorkshire** Site Notice Date 8th July 2019. The committee adopted **Option B** – the Parish Council objects on the following planning grounds: 1) totally inadequate parking facilities with 26 residential flats

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outlined but only 24 parking spaces which presumes an unrealistic “one car per flat” occupancy, 2) the local area has accepted the already approved commercial development but not for the “change of use” 26 dwelling development. Mr G Walsh, Head of Planning at HBC, has previously stated that “the council has a 6.89 years supply of housing land as of April 2019” so the Parish Council deems it an incongruous and unsupportable “change of use”.

h) 19 / 01714 / ADV Display of 6 no. sponsorship signs on 1 no. non-illuminated display board at **land comprising Field At 430905 451733 Leeds Road Pannal North Yorkshire** (Panel Sports Club) Site Notice Date 8th July 2019. The committee adopted **Option D** – the Parish Council supports the application.

i) 19 / 02278 / TPO Removal of 1no. Limb (T1), lateral reduction (T2) (by 1m) and removal of 1no. Branch (T3) to 3no. Leylandii within TPO 14/1991 **The Coach House 2 Church Lane Pannal HG3 1NG**. Site Notice Date 8th July 2019. The committee adopted **Option A** – the Parish Council has no objections.

6 Results of Planning Notification applications:

19 / 00644 / FUL Eagle Three Filling Station, The Carr, Pannal, North Yorkshire – **APPROVED**

19 / 01889 / PIP Land Adjacent to Pannal Methodist Church Spring Lane Pannal Harrogate North Yorkshire HG3 1NP – **REFUSED**

19 / 01715 / FUL Erection of 2 no. temporary storage containers for sports equipment, land Comprising Field at 430905 451733 Leeds Road Pannal North Yorkshire – **APPROVED**

19 / 01579 / FUL 41 Westminster Crescent, Burn Bridge, erection of porch – **APPROVED**

19 / 01642 / FUL Walton Lodge conversion of stable block – **APPROVED**

19 / 01273 / FUL 8 Westminster Close, Burn Bridge, erection of 2 one and two single storey extensions – **APPROVED**

19 / 01146 / FUL Brook Chase Station Road Pannal demolition of existing and erection of one dwelling - **APPROVED**

7 Date of next Planning Committee Meeting – 11th July 2019 at 6.00 pm

Jane Marlow
Parish Clerk
14th June 2019