

Pannal and Burn Bridge Parish Council

Planning Committee Meeting

Minutes of the meeting held in the Function Room at Pannal Village Hall
at 6.00 pm on Thursday, 8th August 2019

Present – Cathy Burrell (acting Committee Chairman), Cllr Steve Cobb and Chairman Howard West as acting clerk with members of the public – Mr and Mrs Roberts and Mr Barlow – in attendance

The meeting is open to the public and press

- 1 Apologies for absence – had been made by (Committee Chairman) Dave Oswin, Ian Birchall and Jane Marlow
- 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 meeting held on 11th July 2019 – minutes were confirmed as a true and correct record and duly signed.

5 To consider planning applications:

a 19 / 02756 / FUL erection of first floor extension. Reconfiguration of solar panels. Alteration to fenestration **15 Westminster Drive Burn Bridge HG3 1LW** Site Notice Date 12th August 2019. The committee adopted **Option B**, objecting to the proposals on the following grounds:

- Overbearing – inconsistent with neighbouring properties
- Fenestration overlooks neighbour's property compromising privacy
- There have been a series of planning applications, each one with incremental enlargement in size over the original, to a point where the latest application is considered excessive
- The parish council fully supports the objections made by the two respondents

b 19 / 03022 / OUTMAJ outline application for residential development with access considered **Land adjacent to Dawcross Hill Foot Lane Pannal HG3 1NT** Site Notice Date 2nd September 2019. The committee adopted **Option B**, objecting to the proposals based on the following grounds:

- The application stated that there is a lack of a five-year land supply. This is incorrect: the land supply currently far exceeds five years.
- The application is contrary to planning policy C9. The land in question forms part of the Special Landscape Area and - given the comments from the Government Planning Inspector regarding the SLA and recent refusals of consent at the end of Rossett Green Lane and Spring Lane (both within the same SLA) - this application should, therefore, be refused.
- In the application there is no mention of the numbers of houses planned and it is feared that this would be the thin end of the wedge for future development on surrounding land under the same family ownership.
- There were no green site notices posted at the time of the meeting - yet complainants attended the meeting given the change in application from OUT to OUTMAJ.

c 19 / 03192 / FUL Demolition of existing garage, erection of 2 storey extension, replacement garage, loft conversion, alterations to fenestration and widening of driveway at **14 Burn Bridge Oval Burn Bridge HG3 1LR**. Site Notice Date 9th September 2019. The committee adopted **Option A** – the Parish Council has no objections.

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6 The appeal by D H Land regarding the PIP for land adjacent to Pannal Methodist Church has not been received formally by HBC, therefore no formal action can be taken. However, the Parish Council, cognisant of the history of applications on this land, will support Harrogate Borough Council's refusal to grant the PIP.

7 For information only, HBC has advised that a complaint has been made against an advertising hoarding at the development on Rossett Green Lane.

8 Results of Planning Notification applications:

19 / 01761 / FUL at 34 Westminster Crescent Burn Bridge – **PERMISSION GRANTED** subject to conditions

19 / 01136 / FUL at 68 Crimple Meadows Pannal - **REFUSED**

19 / 02174 / FUL at 39 Westminster Crescent Burn Bridge - **APPROVED**

19 / 01911 / FUL at The Croft Burn Bridge Road Burn Bridge – **APPROVED** subject to conditions

19 / 02087 / FUL at 5 Westminster Crescent Burn Bridge - **WITHDRAWN**

19 / 02207 / FUL at 35 Spring Lane Pannal – **PERMISSION GRANTED**

19 / 02229 / PNH at Pannal Business Park – **REFUSED**

19 / 02672 / TPO at 10 Clark Beck Close Pannal – **GRANT CONSENT** subject to conditions

9 Date of next Planning Committee Meeting – Thursday, 12th September 2019 at 6.00 pm

Howard West
(acting) Parish Clerk
12th August 2019