

Pannal and Burn Bridge Parish Council

Planning Committee Meeting

held in the Function Room at Pannal Village Hall
6.15pm on Thursday, 14th December 2023

Present: Cllr Cathy Burrell (Chairman) and Cllrs Steve Cobb and Neil Permain with Cllr Howard West in attendance

The meeting is open to the public and press

- 1 Apologies for absence – had been received from Cllr Andrew Farrar.
- 2 Declarations of interest – there were none.
- 3 Opportunity for public comment for items not on the agenda – no members of the public present.
- 4 Approval of minutes of meeting held on 9th November 2023 – these were approved and duly signed.
- 5 In consideration of planning applications:
 - a) ZC23 / 03720 / DVCMAJ Application to Vary Condition 3 of prior approval 21/05297/PDND for the demolition of an existing building and construction of 38no apartments with two additional storeys, associated residential amenity areas, car parking, landscaping and associated works at **Pannal Business Park Station Road Pannal North Yorkshire**. EoT granted to 18th December. The Parish Council decided on **Option C: it does not object to or support the application but wishes to seek the safeguard that a 0730hrs start does not adversely affect residents or the neighbourhood.**
 - b) ZC23 / 04125 / FUL Erection of first floor front extension, single storey rear extension, fenestration alterations and entrance gates at **19 Walton Park Pannal Harrogate North Yorkshire HG3 1EJ**. EoT granted 18th December. The Parish Council decided on **Option A: it has no objections.**
 - c) ZC23 / 03984 / FUL Change of use of existing barn to 1no. dwelling following demolition of existing buildings at **Spring Lane Farm Yew Tree Lane Harrogate North Yorkshire HG3 1NR**. Consultation deadline 23rd December. The Parish Council decided on **Option B: it objects on planning grounds that will be submitted by the deadline date.**
 - d) ZC23 / 04322 / DISCON Application for approval of details required under Condition 5 (Community Use Scheme) of planning permission 17/02123/REMAJ (Reserved matters application (Access, Layout, Scale, Appearance and Landscaping) for erection of 128 dwellings including sports pitches and public amenity space approved under outline application 16/05447/DVCMAJ) at **Site of Pannal Business Park Station Road Pannal North Yorkshire**. Consultation deadline 25th December. The Parish Council decided on **Option C: it does not object to or support the application but will make comments / seek safeguards before the deadline date and specifically regarding insurance cover and maintenance of the areas outside of PSJFC's responsibility.**
 - e) ZC23 / 04313 / FUL Erection of two storey side extension including wood burning stove and external steel flue at **50 Crimble Meadows Pannal Harrogate North Yorkshire HG3 1EN**. Consultation deadline 28th December. The Parish Council decided on **Option C: it does not object to or support the application but wishes to seek the safeguard that, given the proximity of the wood burning stove external flue to a neighbour's boundary at No 48a, no emission problems will be caused.**
 - f) ZC23 / 04321 / FUL Proposed side extension, alterations to the existing fenestration and 2xmeter acoustic fence at **Hill Top Hall Farm Hill Top Lane Pannal Harrogate North Yorkshire HG3 1PA**. Consultation deadline 30th December. The Parish Council decided on **Option C: it does not object to or support the application but wishes to seek the safeguard that the proposed extension will not exert a loss of light or privacy to the neighbour. Additionally, it wishes to express its concern that a 2m acoustic boundary fence would not only be out of keeping in**

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this rural area of Hill Top Lane but would irrevocably and significantly alter the overall “street scene”.

6 Consider any submission regarding the Appeal against Planning Enforcement at Harrogate Riding Centre Spring House Farm – the committee were in agreement that it would submit its objections (in support of North Rigton Parish Council and in recognition of the vehicular difficulties caused within the parishes arising out of the current bus situation) by the required date.

7 Results of planning notifications:

ZC23 / 03369 / FUL School House Spring Lane – **granted**

ZC23 /00914 /FUL Pannal House Farm – **granted subject to conditions**

8 Date of next Planning Committee Meeting – Thursday 11th January 2024 at 6.30pm

Jane Marlow
Parish Clerk
18th December 2023