

**MINUTES OF THE MEETING OF  
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE  
HELD REMOTELY (Zoom Meeting) at 1200 noon  
on Monday 08 February 2021**

**PRESENT:** **Chair:** Councillor C Willoughby

**Councillors:** E Darling, H Gostlow, P Ireland, A Willoughby and A Wright

**Staff Present:** The Clerk and the Deputy Clerk

**Also Present:** A member of the public

**Late Arrivals:** A Wright      **Early Departures:** A Wright

**21/48 ITEM 1 - To receive Apologies for inability to attend the meeting.**

None for this meeting.

*Councillor Wright joined the meeting.*

**21/49 ITEM 2 – Councillors’ Disclosure of an Interest**

<b>Councillor A Wright</b>	Application’s 21/00243/REM and 21/00138/FUL as either backs onto or adjacent to property he owns. Application 20/05070/FUL as a previous owner of the property and original plans.
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*Councillor Wright requested that the 3 planning applications listed above be moved to the end of the meeting so that he could leave and take no part in the voting.*

**21/50 ITEM 3 - KTC Public Speaking Session**

The Chair informed members that there was a member of the public present regarding application 20/05152/FUL and whilst he did not wish to speak, he was available for questions.

The Chair moved to take item 5 - 20/05152/FUL. This vote was tied, and the Chair used her casting vote.

**RESOLVED:** Knaresborough Town Council objects to this application for substantial remodelling of this modest bungalow. Creating this large house would have serious adverse effects on public amenity, reduce public enjoyment of this lane and would harm the character and appearance of the conservation area due mainly to the proposed increase in height. Abbey Road is a highly valued local recreation resource, a semi-rural lane, enjoyed by many pedestrians, runners, cyclists and horse riders. The recreational use is enhanced by a network of several footpaths and a bridleway that link with the road. The proposed development will result in a change of character to the

local environment due to over development of this site on Abbey Road. The proposal is contrary to policy HD3 of the Harrogate District local plan, Feb 2001. "development which has an adverse effect on the character or appearance of a conservation area will not be permitted."

The Chair moved back to the original agenda order.

**21/51** **ITEM 4 - To consider** and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

4.1 Monday 11 January 2021

**RESOLVED:** That the minutes of the Planning Meeting, held on Monday 11 January 2021 be approved as a correct record and signed by the Chair.

**21/52** **ITEM 5 - Planning Correspondence**

**5.1 To consider** the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref:	Details of Application:	KTC Comments:
<a href="#">20/03991/FUL</a>	Erection of two storey and single storey rear extension, changes to fenestration. 94 Briggate, HG5 8BH	A proposal to support was put forward but not seconded. Therefore, it was:  No objections
<a href="#">20/05118/FUL</a>	Single storey rear kitchen extension. 20 Farndale Road, HG5 0NY	No objections
<a href="#">20/05152/FUL</a>	Erection of two and three storey wrap-around extension including balcony; raising roof height to form additional floor of living space; alterations to fenestration and demolition of existing detached garage. Tilly House, Abbey Road, HG5 8HX	See above
<a href="#">20/05040/FUL</a>	Erection of 1 No. dwelling with reinstated access. Land comprising Tennis Court and surrounding area, Abbey Road.	An objection to this application was proposed and seconded, but the motion failed. Therefore, it was:  No objections
<a href="#">20/05063/FULMAJ</a>	Proposed new vehicular egress, car park reconfiguration to provide 20 additional parking spaces and 8 electric vehicle charging bays and associated works. St James Retail Park, Grimbald Crag Road.	Whilst KTC have no objection to the egress route or the installation of electric charging points, KTC do object to due to the loss of trees and reduction of planted areas having a negative effect on climate change, which could be compensated for by planting and maintaining extra trees. With Larger surfaced area, KTC are concerned about increased water run off and consequent flooding downstream. KTC believe there is potential to plant several trees around the perimeter of the site.

<a href="#"><u>20/05167/FUL</u></a>	Erection of second floor extension above existing conservatory. 1 The Old Dye House, Waterside, HG5 8DE	A proposal was made and seconded to object to this application, but this failed. Therefore, it was:  No objections.
<a href="#"><u>20/05168/LB</u></a>	Erection of second floor extension above existing conservatory. 1 The Old Dye House, Waterside, HG5 8DE	See application above, as same site and taken together in meeting.
<a href="#"><u>20/04773/EIAMAJ</u></a>	Outline planning permission for the demolition of existing buildings and the development of up to 400 holiday lodges, with access considered, including hotel (up to 30 bedrooms), pub/restaurant, farm shop, café, gift shop, activity hub, wine house, indoor swimming pool, spa, indoor leisure facilities, outdoor sport/leisure facilities, landscaping, parking and access. Flaxby Park Leisure, Flaxby, HG5 0RR	KTC object to this application as the hotel and facilities might never be completed, and this would then become a residential development. The applicants seem to have no experience of running a holiday park, have no proven business case, and have not considered the constant traffic noise from the adjacent motorway. KTC supports Flaxby and Goldsborough Parish Council in its objections.
<a href="#"><u>20/04848/FUL</u></a>	Single storey side and rear extension. 21 Woodpark Drive, HG5 9DN	No objections
<a href="#"><u>20/04979/FUL</u></a>	Proposed extension to existing self-storage facility. Mylockup, York Road, HG5 0SP	KTC object to this application. KTC are not opposed to expansion of these premises, but more than doubling this prominent existing building in this area needs to be done carefully. There is no other industrial building adjacent to this stretch of the A59. Therefore, KTC object to the bulk and mass of the building as seen from York Road. KTC would like to see the extension set back slightly from the road, compared to the existing building, with a landscape plan showing planting to disguise the increased bulk of both the new and existing building. KTC would like to see an agreement on the extent of any future prominent signage.
<a href="#"><u>20/05089/FUL</u></a>	Two storey side extension to detached bungalow. Wylam Lodge, 1 Lands Lane, HG5 9DE	No objections
<a href="#"><u>21/00090/FUL</u></a>	Demolition of garage and erection of a single storey wrap-around extension and alterations. 34 Aspin Park Road, HG5 8HF	No objections
<a href="#"><u>20/04878/DVCON</u></a>	Variation of condition 2 (approved plans) to allow for alterations to design and layout of planning permission 20/02429/FUL – erection of two-storey side, front and rear extensions. Erection of dormer extension to front elevation. Installation of raised terraces to rear. Replacement of uPVC windows with aluminium replacement of roof tiles with slate and rendering of external walls. The Spinney, Lands Lane, HG5 9DE	No objections
<a href="#"><u>21/00038/LB</u></a>	Change of use of first floor office to two self-contained flats with internal alterations. 37 High Street, HG5 0HB	KTC support this application.

<a href="#"><u>21/00043/FUL</u></a>	Erection of two storey and first floor extension with Juliet balcony; single storey rear extension; hip to gable extension; installation of roof lights and erection of detached garage to replace existing garage. Cum Lucky, 3 Wetherby Road, HG5 8LG	No objections
<a href="#"><u>21/00234/FUL</u></a>	Part demolition of existing extension/garage and erection of single storey wrap around extension. 41 Grimbald Road, HG5 8HD	No objections
<a href="#"><u>21/00138/FUL</u></a>	Demolition of existing single storey rear projection and erection of single storey extension to rear. 20 Hambleton Grove, HG5 0DB	See below
<a href="#"><u>20/05070/FUL</u></a>	Proposed Conversion of second floor from loft storage space and bedroom to 1 Bed Flat from previous approval ref. 19/01383/FUL. The Board Inn, 3 High Street, HG5 0ET	See Below
<a href="#"><u>21/00118/FUL</u></a>	Erection of single storey extension; formation of door canopy and alterations to fenestration. (revised scheme). 1 Conyngham View, Bond End, HG5 9AT	No objections
<a href="#"><u>21/00143/FUL</u></a>	Conversion of garage to ancillary accommodation and alterations to roof, windows and doors. The Grange, Thistle Hill, HG5 8LS	No objections
<a href="#"><u>21/00151/FUL</u></a>	Erection of two storey side, front and rear extensions. Erection of dormer extension to front elevation. Installation of raised terraces to rear. Replacement windows, replacement roof and rendering of external walls. (Revised scheme). The Spinney, Lands Lane, HG5 9DE.	No objections
<a href="#"><u>21/00097/FUL</u></a>	Retrospective application for retention of raised patio and conservatory. 21 Manor Orchards, HG5 0BW	KTC object to this application due to the loss of amenity for the neighbour who is overlooked.
<a href="#"><u>21/00271/FUL</u></a>	Single storey porch to front elevation and replacement of window with bifold doors. Crag Lodge, Abbey Road, HG5 8HX	No objections
<a href="#"><u>21/00276/FUL</u></a>	Single Storey side extension. Frogs Hollow, 51B Abbey Road, HG5 8HX	KTC object to the building of this large extension due to loss of public amenity and over urbanisation of this important road and pedestrian route in the Knaresborough Conservation Area. Views of more buildings is not the same as viewing the crag and the trees. The proposed extension visually doubles the size of the house.
<a href="#"><u>21/00243/REM</u></a>	Reserved matters application for the erection of 5no. dwelling (appearance, landscaping and scale considered) under Outline Permission 19/02839/OUT. Site of The Hollies, Stockwell Lane.	See below

*The following 3 applications were dealt with after Councillor Wright left the meeting due to the reasons stated in minute number 21/49 above:*

<a href="#"><u>21/00138/FUL</u></a>	Demolition of existing single storey rear projection and erection of single storey extension to rear. 20 Hambleton Grove, HG5 0DB	No objections
<a href="#"><u>20/05070/FUL</u></a>	Proposed Conversion of second floor from loft storage space and bedroom to 1 Bed Flat from previous approval ref. 19/01383/FUL. The Board Inn, 3 High Street, HG5 0ET	No objections, but KTC are concerned about the proposed roof lights in this historic roof and would like to see these in the back of the roof rather than the frontage onto the High Street.
<a href="#"><u>21/00243/REM</u></a>	Reserved matters application for the erection of 5no. dwelling (appearance, landscaping and scale considered) under Outline Permission 19/02839/OUT. Site of The Hollies, Stockwell Lane.	No objections

**21/53 ITEM 6 - For Information only:** the date of the next HBC Planning Committee Meeting, 2pm, Council Chamber, Civic Centre, HG1 2AE (dates may be subject to change): 16 February 2021.

**RESOLVED:** Councillor P Ireland will attend the meeting on the 16 February to represent KTC.

**21/54 ITEM 8 - To note** the date for the next KTC planning committee meeting (via Zoom):

Monday 08 March  
Time: 12noon.

Members received and noted the date and time as above.

**Meeting closed at: 1:37 p.m.**

**Signed by Chair  
Councillor C Willoughby**