**MINUTES OF THE MEETING OF**

**KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**

**HELD REMOTELY (Zoom Meeting) at 1200 noon**

**on Tuesday 06 April 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:** N/A

**Late Arrivals:** None **Early Departures:** None

**21/62 ITEM 1 -** To receive **Apologies** for inability to attend the meeting. - None for this meeting.

**21/63 ITEM 2 – Councillors’ Disclosure of an** Interest - None for this meeting.

**21/64 ITEM 3 - KTC Public Speaking Session** – none for this meeting.

**21/65 ITEM 4 - To consider** and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

**4.1** Monday 08 March 2021

**RESOLVED:** That the minutes of the Planning Meeting, held on Monday 08 March 2021 be approved as a correct record and signed by the Chair.

**21/66 ITEM 5** - **Planning Correspondence**

*Councillor P Ireland, having had some difficulties connecting to the meeting was able to join the meeting fully after 21/00113/FUL.*

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

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| **Ref:** | **Details of Application:** | **KTC Comments:** |
| [**21/00113/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QMXPAAHYGY900) | Erection of first floor extension above existing single storey extension. 51 Stockwell Drive, HG5 0LH. | No objections |
| [**21/00802/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QP76M9HYHDC00) | Erection of a single storey side and rear extension to include the conversion of the roof over side extension. Demolition of existing garage and erection of a single storey garden room to rear. New driveway to front. New kerbed drop. 14 Gordale Mount, HG5 0BG | KTC object as this new dwelling with the extension would be over-intensive development of this plot and the new dwelling would be overlooked by the neighbouring properties. |
| [**21/00229/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QNANYFHYH0R00) | Demolition of rear extension; Erection of a single storey rear extension; conversion of garage to form additional living space with single storey extension and raising of roof height. (Revised scheme). 27 Boroughbridge Road, HG5 0LY. | No objections |
| [**21/00666/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QOPXBZHY0AY00) | Erection of two storey side extension. 1 Greengate Lane, HG5 9EW. | No objections |
| [**21/00865/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QPELH4HYHF100) | Change of use from workshop and premises (Use class – A1) to 3 dwellings (Use class – C3), formation of terrace balconies and alterations to fenestration. Riverside Works, 4 Waterside. HG5 9AZ. | KTC object to this application as three dwellings here would be detrimental to this area and reduce public amenity due to car parking and additional traffic. Waterside is a highly valued local recreation resource, a promenade enjoyed by many pedestrians, runners and cyclists. The recreational use is enhanced by a network of several footpaths and steps that link with the town. The proposed development will result in a change of character to the local environment due to extra traffic and parking on Waterside. |
| [**21/00919/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QPK5A4HYHGG00) | Demolition of existing conservatory. Erection of single storey rear and side extension. Internal alterations. 35 Malham Way, HG5 0HQ. | No objections |
| [**21/00901/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QPIAMQHYHFT00) | Demolition of existing garage and erection of new garage. (Revised scheme). 16 St Roberts Road, HG5 8EQ. | No objections |
| [**21/01044/TPO**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QPX3XTHYHJ800) | T1 Beech fell due to wood decay fungi at base with Tree Preservation Area: 01/1988. 15 Malham Way, HG5 0HQ. | No objections, subject to the HBC arboriculturalist agreeing tat the tree needs to be removed. |
| [**21/00808/LB**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QP919OHYHDL00) | Raised decking area and railings to first floor. Formation of opening to existing garden wall for erection of access stairs to first floor. Erection of trellis screening and posts to ground floor. 23 Castlegate, HG5 8AR. | No objections |
| [**21/00807/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QP919NHYHDK00) | Raised decking area and railings to first floor. Formation of opening to existing garden wall for erection of access stairs to first floor. Erection of trellis screening and posts to ground floor. 23 Castlegate, HG5 8AR. | No objections |
| [**21/01042/ADV**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QPX3XHHYHJ600) | Display of 1no. internally-illuminated freestanding pylon sign (A), 2no. internally-illuminated wall-mounted monoliths (B), non-illuminated lettering (C & D), 1no. internally-illuminated freestanding directional totem (E), 5no. non-illuminated pole-mounted signs (F), 1no. non-illuminated pole-mounted sign G), 1no. non-illuminated pole-mounted sign (H), 3no. non-illuminated pole-mounted signs (I), 3no. flags (J), 1no. internally-illuminated freestanding panel sign (K), 4no. internally illuminated freestanding totem signs (L), 1no. externally-illuminated wall sign (M) and 1no. internally illuminated entrance portal (N). St James Retail Park, Mill Garages Volvo, Grimbald Crag Road, HG5 8PY. | No objections |
| [**21/00632/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QOMTB0HYH9O00) | A two-storey side extension and new roof dormers, plus internal alterations. 73 Aspin Lane, HG5 8HP | No objections |
| [**21/00680/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QOQIMXHYHAJ00) | Proposed extension to an existing outbuilding to increase the floor space and install a pitched roof to replace the previous flat roof. Change of use of the outbuilding to form a Music Studio for the applicant to provide music lessons and tuition. 92 Briggate, HG5 8BH | A Proposal was put forward for no objections. This motion failed.  It was therefore resolved that:  KTC object to this application, not to the extension itself, but to the change of use to form a Music Room unless very strong controls were put in place to lessen the noise levels. |
| [**20/05054/PBR**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QLH8VYHY0B000) | Prior notification for Change of use from agricultural building to form 2 no. dwellings (use Class – C3). Land and buildings South of South Ings, Forest Moor Road. | KTC object to this application. It is in the Green Belt and although there are existing buildings there, the Green Belt will be affected by the urbanisation of the site. |
| [**21/01140/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QQ6D9SHYHKZ00) | Erection of extension to existing garage and first floor extension above garage; reduction in ground levels to driveway; erection of garden boundary wall. Millennium House, Blands Hill, Calcutt, HG5 8JA | KTC object to this application as the boundary wall will reduce public amenity. The proposed wall is high and will be oppressive alongside this public pavement. The wall will have a detrimental effect on the street scene and a detrimental effect on air quality. |

**21/67 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)

20 April 2021

Members noted the date.

(The Clerk is authorised to select a Committee Member to attend the next HBC planning committee meeting on 20 April should there be notification of any applications for Knaresborough on the agenda. This notification, if received, will be circulated to all members).

**21/68 ITEM 7 - To consider a recommendation** to Full Council (12 April meeting) that the KTC planning committee delegate planning application consultation decisions to the Clerk until such a time that these meetings can either take place legally via Zoom or safely face to face.

**RESOLVED:** To recommend to Full Council that the KTC Planning Committee continues meeting, but as an informal group, and delegates planning application consultation decisions to the Clerk until such a time that the planning committee meetings can either take place legally via Zoom or safely face to face observing current Covid legislation.

**21/69 ITEM 8 – To note** (with committeeand full council agreement) the date for the information KTC planning discussion (via Zoom)

Monday 10 May 2021

12 noon

Member noted the date and time.

**Meeting closed at: 1:00p.m**

**Signed by Chair**

**Councillor C Willoughby**