

<b>PRESENT:</b>	<b>Chair:</b>	Councillor C Willoughby		
	<b>Councillors:</b>	E Darling, H Gostlow, P Ireland, A Willoughby and A Wright.		
	<b>Staff Present:</b>	The Clerk		
	<b>Also Present:</b>	3 members of the public 2 representatives from DLA Architecture.		
	<b>Late Arrivals:</b>	None	<b>Early Departures:</b>	None

**RESOLVED:** Knaresborough Town Council objects to this application on the following grounds:

As this is a site in the Harrogate District Local Plan K24, housing development is presumed to be acceptable on this site; however this application fails to satisfy the requirements of good planning and should be refused. The reasons are

### **1. Policy concerns**

10.2 para 13 of Harrogate District Local Plan: Publication Draft 2018, says that “..Ensure affordable and/or starter homes are integrated within the overall scheme design and be indistinguishable from market housing on site.”

This is clearly not the case as the affordable homes are all shown in the western segment of the site, which has much poorer access and virtually no green space.

### **2. Overdevelopment and Design**

HBC indicated 148 homes on this site, whereas the developer wants to build 218. This is 50% more than HBC indicated and is cramming houses in to an unacceptable degree, reducing the green space and putting pressure on the nearby SSSI. In addition only 77 affordable homes are to be provided and this is not 40%, as per HBC policy. 40% would be 88 affordable homes. The housing officer at HBC has many objections to the mix of housing and the design of some of the house types.

### **3. Un-neighbourly development**

It is unacceptable to put all the apartments in close proximity to the houses on Halfpenny Lane. It is not clear what the area between the apartments and the boundary of the site will be. These apartments should be pepper potted throughout the site, as HBC policy states. 3 storey buildings will overlook nearby properties.

### **4. Access concerns**

The developers are planning convoluted and torturous access to the site, accessing through Mint Garth. This is clearly unacceptable for a development of such a size. Access should at the least be provided for pedestrians and cyclists through Water Lane, though ideally Water Lane should be the main access (this access would also need improvement to ensure it is suitable), the secondary access should be through Florin Drive.

The main entrance will be next to an existing play area on Mint Garth raising concerns about the future access and safety of this play area.

### **5. Environment**

The developers, in squeezing 218 homes onto this site are reducing green space provision. They are only providing a very small play area, with 4 pieces of play equipment for small children. The areas of green space provided overall but especially in the western part of the site are inadequate for a development of 218 homes.

The poor provision of green space will inevitably impact on the nearby SSSI of Hay a Park.

The public footpath already present on this land is shown on the application but not on the correct line, and there doesn't appear to be any move to create a diversion order. This right of way needs to be correctly incorporated into the site of the new homes.

The Swale and Ure IDB object on the grounds that information has not been provided on surface water management.

6. The developers Design and Access document states “Sustainable design and construction is encouraged.” What does this mean?
7. Development in this area is at a level that requires additional schooling provision through a new primary school for the Boroughbridge road side of the town or expansion of the existing primary school (Meadowside Academy).

**19/015** **ITEM 4 - To consider** and if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

**4.1** Monday 01 July 2019

**RESOLVED:** That the minutes of the Planning Meeting, held on Monday 01 July 2019, be approved as a correct record and signed by the Chair.

**19/016** **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:
<b>19/02607/DVCON</b>	Variation of condition 2 (plans) to allow for the addition of quoins of planning permission 19/00445/FUL – Erection of 1 no. replacement dwelling. Three gates Farm, Cass Lane, Calcutt, HG5 8JZ.	No objections
<b>19/02638/FUL</b>	Erection of 2 storey and single storey extensions and alterations to fenestration. 5 Scotton Drive, HG5 9HG.	No objections
<b>19/02665/FUL</b>	Erection of first floor extension. 38 Woodpark Avenue, HG5 9DJ.	No objections
<b>19/02714/TPO</b>	Lateral reduction (by up to 1m) and crown lift (by 2m) to 1 no Plum Leaf Cherry (T1) within TPO 63/2017. 80 Boroughbridge Road, HG5 0QF.	Knaresborough Town Council supports the recommendations of the aboriculturalist.
<b>19/02809/ADV</b>	Display of 1 no internally illuminated totem sign. Kia Piccadilly Motors, Bar Lane Garage, HG5 OLZ.	Knaresborough Town Council has no objection to this application, but request that the internal illumination of the sign is switched off when the business is closed.
<b>19/02627/FUL</b>	Construction of a timber balcony. Riverside Cottage, adjacent to Watermill Cafe, Lido Leisure Park, HG5 8LR.	No objections
<i>Councillor Wright left the meeting for the following item.</i>		

<b>19/02839/OUT</b>	Outline application for demolition of existing dwelling and erection of 5 no dwellings with access and layout considered – RESUBMISSION. The Hollies, Stockwell Lane, HG5 0DA.	No objections
<i>Councillor Wright returned.</i>		
<b>19/02706/FULMAJ</b>	Residential development of 218 dwellings with access, landscaping, play facilities and ancillary development. Land comprising field at 435620 458043 Water lane.	See above in item 3.
<b>18/02004/FUL</b>	Renotification on amended application: Erection of 2 dwellings with formation of vehicular access and landscaping. Land to the North of Abbey Road, HG5 8HY.	See below
<b>19/02863/FUL</b>	Erection of single storey wraparound extension. 42 Farndale Road, HG5 0NY.	No objections
<b>19/02869/FUL</b>	Retention of Biomass boiler and cadding of container. Bilton Hall, Bilton Hall Drive.	No objections
<b>19/02880/FUL</b>	Conversion of retail unit and erection of two storey extension to form 1 no. flat. 88F High Street, HG5 0EA.	Knaresborough Town Council has no objection to this application as long as it does not involve the loss of a retail unit on the High Street (this was unclear in the application).
<b>19/02908/ADV</b>	Display of 5 no. internally illuminated aluminium fascia signs; Display of 1 no. non-illuminated folded aluminium fascia sign; Display of 2 no. non-illuminated freestanding signs. Piccadilly Motors Ltd, Bar Lane Garage, HG5 0LZ.	Knaresborough Town Council has no objection to this application, but request that the internal illumination of the signs is switched off when the business is closed.
<b>19/02981/FUL</b>	Erection of 3 no. dwellings with reinstated access and new access. Land comprising Tennis Court and Surrounding Area, Abbey Road E 435846 N 455671.	See below
<b>19/03044/FUL</b>	Demolition of conservatory and erection of single storey extension. Briar Hill, Lands Lane, HG5 9DE.	No objections
<b>19/03054/FUL</b>	Erection of single storey garage and garden room. 2 Flaxdale Close, HG5 0NZ.	No objections
<b>19/03130/PBR</b>	Prior notification for conversion of agricultural building to form 3 no. dwellings with associated building works. South Ings, Forest Moor Road, HG5 8JP.	Knaresborough Town Council objects to this application as it is in the greenbelt, 3 additional dwellings within the greenbelt are not acceptable.

Knaresborough Town Council objects to this application due to the adverse impact on the woodland despite the intention to remove fewer trees. Houses are planned to be very close to trees and this will inevitably lead to conflict with householders objecting to the trees dropping leaves and sap, shading, blocking views etc. With more than seven years of house building land now available, this application should be rejected.

Our earlier objections below are still relevant:

Knaresborough Town Council objects to this application as it will lead to ten extra residential bedrooms, and therefore more traffic, along a road used mainly for recreational activities within the conservation area.

Knaresborough Town Council objects to this application to build two large houses and double garages. Building these houses and garages would have serious adverse effects on public amenity, reduce public enjoyment of this lane, lead to a loss of openness of the site, lead to a loss of valuable trees, and would harm the character and appearance of the conservation area.

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 links with the road. The proposed development will result in a significant change of character to the local environment due to over development and inappropriate development of this part of Abbey Road. The development will result in a major loss of open space, adversely impacting on the look and feel of the area, which was identified by the planning inspector when adjudicating on the Aspin Estate development as providing a green buffer between the estate and Abbey Road. This proposal for large houses and garages would diminish the balance between pedestrian and motorised use of the road, so harming the recreational use.

There are existing problems with traffic congestion at the junction with Wetherby Road, with traffic turning into Abbey Road conflicting with traffic queuing at the traffic lights at the bridge. These houses and garages would increase this problem, and any road widening to alleviate this would harm the character and appearance of the conservation area. This proposal for an additional two large houses and garages would also harm the setting of the nearby Scheduled Monument and listed building, St Robert's Cave. This application does not provide any affordable homes to house local people.

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 AND THIS INCLUDES... C) PROPOSALS INVOLVING THE LOSS OF OPEN SPACE" The Knaresborough Conservation Area Character Appraisal, Dec 2008 includes..... 13 -G Abbey Road 13.17 "From Netherlands and Abbey Mill the rural area continues to Grimbald Bridge." Appendix B "key issues raised @ consultation" sixth bullet point - the retention and enhancement of Green Spaces.

**19/02981/FUL**

Knaresborough Town Council objects to this application as it will lead to twelve extra residential bedrooms, and therefore more traffic, along a road used mainly for recreational activities within the conservation area.

Knaresborough Town Council objects to this application to build three large houses and garages. Building these houses would have serious adverse effects on public amenity, reduce public enjoyment of this lane, lead to a loss of openness of the site, lead to a loss of many valuable trees, and would harm the character and appearance of the conservation area.

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 significant change of character to the local environment due to over development and inappropriate development of this part of Abbey Road. The development will result in a major loss of open space, adversely impacting on the look and feel of the area. This proposal for large houses and garages would diminish the balance between pedestrian and motorised use of the road, so harming the recreational use.

There are existing problems with traffic congestion at the junction with Wetherby Road, with traffic turning into Abbey Road conflicting with traffic queuing at the traffic lights at the bridge. These houses would increase this problem, and any road widening to alleviate this would harm the character and appearance of the conservation area.

This application does not provide any affordable homes to house local people.

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 AND THIS INCLUDES... C) PROPOSALS INVOLVING THE LOSS OF OPEN SPACE"

## **5.2 Planning Enforcements:**

### **19/00357/PR15**

1 Princess Avenue, HG5 0AW.

Alleged Breach: New fence in excess of 1 metre adjacent to the highway.

### **19/00390/BRPC15**

32 Meadow Road, HG5 0PE.

Check in accordance with approved plans. Damage to hedge – possible breach of condition 4 (hedge retention).

Planning ref: 17/01010/FUL

### **19/00394/BRPC15**

Lidl Chain Lane HG5 0DH

Alleged Breach: Failure of some landscaping, in breach of Condition 6 of the permission 17/01199/FULMAJ

### **19/00420/BRPC15**

Piccadilly Motors Ltd, Bar Lane Garage, HG5 0LZ

Alleged Breach: Breach of Condition 5 of 03/06237/FUL by working with doors open.

**19/00427/PR15**

Street Record, St James Roundabout-Harrogate Bypass.  
Alleged Breach: Advertising trailer.

**RESOLVED:** To Receive and Note the 5 enforcements as above.

**5.3 A) For Information:** HBC Planning Committee Meeting on **Tuesday 16 July 2019**, 2pm, Council Chamber, Civic Centre, HG1 2AE – 1 application for Knaresborough, 19/00129/FULMAJ - Vacant Land East Of Hambleton Grove, Hambleton Grove, Knaresborough, HG5 0DB. (No available representation from KTC).

**5.3 B) To determine representation from KTC**, if appropriate, at HBC Planning Committee Meeting on **Tuesday 06 August 2019**, 2pm, Council Chamber, Civic Centre, HG1 2AE:

Proposal: Application for outline planning permission, with all matters reserved, for up to 402 dwellings with associated demolition, infrastructure works and open space. (Site area 24 ha).

Location: Highfield Farm, York Road, HG5 0SU.

App No: 18/04456/EIAMAJ

HBC Officer Recommendation: Defer and Approve subject to conditions and a S106 Agreement.

KTC Comments: Knaresborough Town Council objected to this application (KTC meeting 26 November 2018).

**RESOLVED:** That Councillor C Willoughby attends the meeting to represent KTC.

**5.4 To further discuss** (in the light of new information) Planning Application:

19/02345/FULMAJ	Erection of residential development of 16 no. dwellings with access from Ripley Road and associated works on land north of Ripley Road. Land Comprising Field at 432585 458705, New Road, Scotton.
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Councillor Wright stated that in his opinion there was no new information as he had always been aware that this site was adjacent to the Green Burial Site and had informed the 1<sup>st</sup> July Planning meeting accordingly.

**RESOLVED:** That KTC withdraws its previous comments and now objects to this application on the grounds of the negative impact on the amenity of the nearby green burial site.

**5.5 To consider the Harrogate District Local Plan Main Modifications Consultation** (26 July 2019 to 06 September 2019).

**RESOLVED:** That councillors submit their own comments to the consultation should they wish to do so.

**Meeting closed at:** 8.55 p.m.

**Signed by Chair**

**Councillor C Willoughby**