

**MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
HELD AT KNARESBOROUGH HOUSE, KNARESBOROUGH,
on Monday 02 September 2019**

PRESENT: **Chair:** Councillor C Willoughby

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

Staff Present: The Deputy Clerk

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

19/17 **ITEM 1 - To receive Apologies for inability to attend the meeting - None**

19/18 **ITEM 2 – Councillors’ Disclosure of an Interest - None**

19/19 **ITEM 3 - KTC Public Speaking Session - None**

19/20 **ITEM 4 - To consider and if thought fit, approve as a correct record, the Minutes of the Committee Meeting held on:**

4.1 Monday 5 August 2019

Councillor Wright put forward three amendments to the Minutes:

- i) 19/015 - 4.1 amend to read ‘Monday’ not Tuesday
- ii) 19/013 - amend to read ‘Councillor Wright stated, he would not take part’
- iii) 19/016 - Item 19/02345/FULMAJ - amend to add narrative ‘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 1st July Planning meeting accordingly’.

RESOLVED: That, subject to the amendments above, the minutes of the Planning Meeting, held on Monday 05 August 2019, be approved as a correct record and signed by the Chair.

19/21 **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:
19/02607/DVCON	Variation of condition 2 (plans) to allow for the construction of a larger bungalow with the addition of quoins, of planning permission 19/00445/FUL. Three Gates Farm, Cass Lanes, Calcutt, HG5 8JZ.	KTC objects to this application as the size of the building will be inappropriate in the statutory Green Belt.
19/03142/FUL	Demolition of existing bungalow known as the	KTC supports this application as it

	Gillian Lawrence Building, erection of extension to existing workshop, erection of 4No detached buildings, enclosure of the existing entrance rotunda, alteration to existing fenestration and associated landscape works to included felling of various trees within Knaresborough Conservation Area. Henshaws Arts and Crafts Centre, Bond End, Knaresborough, HG5 9AL.	increases educational space greatly in the area but would ask that any trees removed are replaced with appropriate re-planting.
19/03143/LB	Listed building consent for demolition of existing bungalow known as the Gillian Lawrence Building, erection of extension to existing workshop, erection of 4No detached buildings, enclosure of the existing entrance rotunda, alteration to existing fenestration and associated landscape works to include felling of various trees within Knaresborough Conservation Area. Henshaws Arts and Crafts Centre, Bond End, Knaresborough, HG5 9AL.	KTC supports this application as it increases educational space greatly in the area but would ask that any trees removed are replaced with appropriate re-planting.
19/03144/FUL	Conversion of existing detached garage to dwelling and erection of single storey extension. 21A Crag Lane, Knaresborough, HG5 8EE	KTC objects to this application to create an additional dwelling due to poor and unsuitable vehicular access along a part of Crag Lane which is a very narrow lane with no pavements. Increased traffic will lead to a loss of public amenity as Crag Lane is a public footpath.
19/03162/FUL	Demolition of garage and erection of 1 no. single storey extension. 10A Boroughbridge Road, Knaresborough, HG5 0NG	KTC objects to this application as it is over intensive development of the site and there will be some loss of visual amenity from Boroughbridge Road.
19/03249/FUL	Erection of no1 single storey and no1 two storey extension. Formation of porch and no1 rooflight. Alteration to fenestration. 25 Gimbald Road, Knaresborough, HG5 8HD	No Objections
19/03292/FUL	Demolition of existing conservatory, erection of single storey extension incorporating existing small pitched roof within a new larger pitched roof structure and alteration to fenestration. 18 Appleby Gate, Knaresborough, HG5 9LY	No Objections
19/03312/PBR	Prior notification for conversion of 3 no. agricultural building to form 3 no. dwellings with associated building works. South Ings, Forest Moor Rd, Knaresborough, HG5 8JP	KTC objects 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.
19/03329/DISCON	Approval of details required under conditions 17 (Bin Stores) and 18 (Contamination Assessment C&D) of planning permission 17/03416/DVCON – Variation of wording of condition 7 of permission 17/00502/FUL to delete reference to public sewer. 80 High Street, Knaresborough, HG5 0EA	No Objections
19/033359/COU	Change of use of First Floor from residential (use class C3) to office (use class B1) Prophecy Lodge, Harrogate Road HG5 8DD	No Objections
19/03415/FUL	Erection of single storey extension, conversion of garage to provide addition living accommodation	No Objections

	with associated alteration to fenestration. 56 Rievaulx Avenue, Knaresborough, HG5 8LD	
19/03439/FUL	Conversion of existing single garage to bedroom and en-suite with raising of existing flat roof. 21 Farfield Avenue, Knaresborough, HG5 8HB	No Objections
19/03495/FUL	Demolition of single storey extension. Erection of two storey, single storey and link extensions; alterations to roof profiles. Alterations to fenestration. The Spinney, Lands Lane HG5 9DE	No Objections
19/03399/TPO	Lateral reduction (to give a 4m clearance from property) of 1 No Ash tree and pruning (by 2-3m) of 1 Ash tree with G27 of Tree Preservation Order 05/2008. 11 Appleby Court, Knaresborough, HG5 9LU	KTC objects to this application. KTC considers the trees to be a great amenity and would only consider the minimum amount of pruning as thought appropriate by the arboriculturalist.

5.2 Planning Enforcements:

19/00436/PR05

Bilton Hall Nursing Home, Bilton Hall

1. UPVC windows to stable block
2. Re-roofed with concrete tiles

19/00456/PR15

Superdrug, 43 High Street, HG5 0HB

Installation of roller shutters without planning permission

RESOLVED: To Receive and Note

Meeting closed at: 8.25 p.m.

Signed by Chair
Councillor C Willoughby