

**MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
HELD AT KNARESBOROUGH HOUSE, KNARESBOROUGH,
on Monday 07 October 2019**

PRESENT: **Vice Chair:** Councillor E Darling
Councillors: H Gostlow, P Ireland and A Wright
Staff Present: The Clerk
Late Arrivals: None **Early Departures:** None

19/22 ITEM 1 - To receive Apologies for inability to attend the meeting

Apologies received from Councillors A and C Willoughby.

19/23 ITEM 2 – Councillors’ Disclosure of an Interest - None

19/24 ITEM 3 - KTC Public Speaking Session - None

19/25 ITEM 4 - To consider and if thought fit, approve as a correct record, the Minutes of the Committee Meeting held on:

4.1 Monday 2 September 2019

RESOLVED: That the minutes of the Planning Meeting, held on Monday 2 September 2019, be approved as a correct record and signed by the Chair.

19/26 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:
19/01383/FUL	Renotification (amended details received 28.08.19): Conversion of existing public house/bed and breakfast and manager’s flat to form public house, 2 no. flats and 4 no. houses. Removal of chimney and alterations to fenestration (revised description). The Board Inn, 3 High Street, HG5 0ET.	This application has already had approval therefore not discussed at this meeting.
19/03633/FUL	Demolition of garage and erection of porch, 1 no. single storey and 1 no. two storey extensions. 7 Malham Way, HG5 0HQ.	No objections
19/03600/FUL	Demolition of 1 no. dwellinghouse. Erection of 1	No objections, but KTC would like

	no. dwellinghouse and erection of 1 no. garden room with associated alterations to landscaping, access and boundary treatment. Ravenscliffe, Lands Lane, HG5 9DE.	to raise concern regarding the proximity to neighbouring properties.
19/03708/LB	Listed Building Consent for the creation of an internal opening to convert 2 retail units to 1 larger retail unit. 33 Market Place, HG5 8AL.	KTC supports this application.
19/03935/KIOSK	BT consultation on the proposed removal of payphone kiosk (01423 862495). Telephone Box, Bond End.	No objections
19/03802/LB	Listed Building Consent for the replacement of 3 windows to the front elevation. 10 Bond End, HG5 9AQ.	No objections
19/03759/AMENDS	Non material amendment to allow a further 13 dwellings in NMA1 phase of planning permission 13/00535/EIAMAJ – mixed use development comprising residential dwellings (Use Class C3), employment use (Use Classes B1 and B8), a neighbourhood centre (Use Classes A1, A2, A3, A4 and A5), open landscaping, a primary school (Use Class D1) and associated access. Manse Farm, Knaresborough.	A proposal was put forward for no objections, this proposal tied, and the Chairman used his casting vote. Therefore, it was resolved that: KTC object to this application due to the additional number of vehicles that the extra houses will create and the already over excessive development in the area.
19/04009/DVCMAJ	Variation of condition 2 (approved plans) to allow for raising the roof height of the southern section of the warehouse of planning permission 18/02882/FULMAJ – Demolition of warehouse; Erection of warehouse with associated works to hardstanding and landscaping. Lapidida, Grimbold Crag Close, HG5 8PJ.	No objections
19/03863/FUL	Erection of single storey extension. Moat Cottage, Brewerton Street, HG5 8AZ.	No objections
19/03904/FUL	Demolition of conservatory; Erection of single storey extension. 36 The Spinney, HG5 0TD.	No objections
19/03908/FUL	Erection of 2 storey and single storey extensions. 7 Pasture Crescent, HG5 0PF.	No objections
19/03522/FUL	Erection of 2 no. single storey extensions and formation of new access. 24 Manor Road, HG5 0BN.	No objections
19/03940/KIOSK	BT consultation on the proposed removal of payphone kiosk (01423 863595). Telephone Box, Thistle Hill, Knaresborough.	No objections, but KTC ask that the advice from the Police Architectural Officer regarding mobile phone coverage is heeded.
19/03657/FUL	Demolition of conservatory. Erection of two storey extension; Erection of single storey extension; Alterations to landscaping and hardstanding. (Revised scheme). 1 Orchard Close, HG5 0NH.	No objections
19/04091/FUL	Erection of 1 dwelling. Hollytrees, York Road, HG5 0TT.	No objections

19/03540/TPO	Selective pruning of trees within W4 of Tree Preservation Order 01/1959. Railway Viaduct Over River Nidd, Waterside.	No objections
19/03285/FUL	Demolition of outbuilding; Erection of annexe to provide additional living accommodation, alterations to fenestration. 17 Whincup Avenue, HG5 0JH.	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.	This application has already been dealt with by KTC (see 02 September minutes)
NY/2019/0151/FUL	Consultation on planning application for the purposes of the Erection of 2.1-metre-high security fencing and gate, re-location of existing 2.1-metre-high gate, reconfiguration of car parking and tree planting on land at King James School, King James Road, HG5 8EB.	KTC would like to see improved cycle rack provision as it does not feel the current allocation is adequate.
NY/2019/0126/FUL	Consultation on planning application for the purposes of the retrospective planning application for the erection of a gabion basket retaining wall, erection of 1.2-metre-high fence on top of gabion wall and extension to playground (33 sq. metres) on land at The Forest School, Park Lane, HG5 0DQ.	No objections

6. Planning Enforcements:

19/00554/BRPC15

Canton Gourmet, 28 High St, HG5 0EQ

Alleged Breach: Breach of Condition 5 of 95/00767/COU, which stated: "Prior to commencement of the use hereby approved, details of extraction and ventilation equipment shall be submitted for the written approval of the Local Planning Authority in consultation with the Environmental Health Officers, and, once approved, installed prior to commencement of use and thereafter maintained to ensure efficiency and efficacy of such equipment."

19/00530/BRPC15

Old Friend Chinese Cuisine, 28 High Street, HG5 0EQ.

Alleged Breach: The first floor was leased as 1 large storage area however; this space has been converted into 3 bedrooms and a small bathroom.

19/00532/BRPC15

The Site Office, Nidderdale Lodge Park, Nidderdale Lodge, HG5 0TU.

Alleged Breach: Construction of hardstanding and placement of new homes.

RESOLVED: To Receive and Note all the above.

7. A) For Information only: HBC Planning Committee Meeting on **Tuesday 17 September 2019**, 2pm, Council Chamber, Civic Centre, HG1 2AE – 2 applications for Knaresborough. 19/01243/OUT – Land at Hazelheads Lane, Knaresborough.

18/03499/OUTMAJ – Land comprising field at 435924 458529, Bar Lane, HG5 0QG. (Cllr C Willoughby attended but not permitted to speak due to no prior notification given – office and Cllr Darling investigating this matter).

Councillor Darling and the Clerk informed members that there seems to have been a miscommunication that led to Councillor C Willoughby not being allowed to speak. Councillor Darling is investigating this matter with HBC. Members asked for Councillor Darling to bring a report back to the next Full Council Meeting.

B) To determine representation from KTC, if appropriate, at HBC Planning Committee Meeting on **Tuesday 08 October 2019**, 2pm, Council Chamber, Civic Centre, HG1 2AE – 1 Application for Knaresborough. 19/02706/FULMAJ – Land comprising field at 435620 458043 Water Lane. Residential development of 218 dwellings with access, landscaping, play facilities and ancillary development.

Councillor E Darling volunteered to attend the meeting on the 08 October 2019 to represent KTC.

Meeting closed at: 8:15 p.m.

**Signed by Vice Chair
Councillor Ed Darling**