**MINUTES OF THE MEETING OF**

**KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**

**HELD AT KNARESBOROUGH HOUSE, KNARESBOROUGH,**

**on Monday 02 December 2019**

**PRESENT: Chair:** Councillor C Willoughby

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

**Staff Present:** The Clerk

**Also Present:** Representatives from Adlington Retirement Living.

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

**Absent:** H Gostlow

**19/34 ITEM 1 -** To receive **Apologies** for inability to attend the meeting - none

**19/35 ITEM 2 – Councillors’ Disclosure of an Interest**

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| Councillor P Ireland | Item 5.1 – 19/14644/FUL – is acquainted with the applicant. |

**19/36 ITEM 3 - KTC Public Speaking Session**

2 representatives from Adlington Retirement Living gave a brief presentation about a potential development on Land off Wetherby Road, Knaresborough. They detailed the main points in relation to the development and steps taken to alleviate the risk of it being partially in a flood zone. A public consultation is due to start in the next 2-3 weeks.

There was a short question and answer session where Council members voiced their concerns over access/egress to the site, refuse collections and height of buildings.

The Mayor thanked the representatives for their time.

**19/37 ITEM 4 - To consider** and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

**4.1** Monday 04 November 2019

**RESOLVED:** That the minutes of the Planning Meeting, held on Monday 04 November 2019, be approved as a correct record and signed by the Chair.

**19/38** **ITEM 5** - **Planning Correspondence**

**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:** |
| **19/04517/DVCON** | Variation of condition 2 (approved drawings) to permit alterations to the building elevations in accordance with a revised set of drawings of planning permission 19/00892/FUL – Demolition of existing dwelling and erection of new dwelling with integral garage, landscaping to front and rear. Little Runswick, Spitalcroft, HG5 8JB | No objections |
| **19/04535/FUL** | Conversion of retail unit and erection of two storey extension to form 1no: flat. 88F High Street HG5 0EA | No objections |
| **19/04551/FUL** | Conversion of first and second floors of 15 Kirkgate to form 2 no apartments with alterations to fenestration; erection of a three storey extension and bin store; alterations to fenestration; partial demolition, rebuilding and extension of 15A Kirkate and change of use into 1 no. dwelling and alterations to fenestration; demolition and rebuilding of The Smithy to form 2 office suites; formation of store and plant room to be associated with the offices; demolition of single storey outbuildings and creation of a new vehicle access from Kirkgate with associated alterations to hardstanding. Bowling Green Yard, Kirkgate HG5 8AF | No objections |
| **19/04552/LB** | Listed Building Consent for 19/04551/FUL as detailed above | No objections |
| **19/04584/FUL** | Alterations to shop front to reinstate entrance door. Internal alterations to reinstate two separate retail units. Baytree Interiors, 59 High Street HG5 0HB | No objections |
| **19/04585/LB** | Listed building consent for alterations to shop front to reinstate entrance door. Demolition of 1 internal wall and installation of 1 partition wall to reinstate two separate retail units. Baytree Interiors, 59 High Street HG5 0HB | No objections |
| **19/04613/FUL** | Erection of single storey wrap round extension and installation of dormer windows; alterations to fenestration. 26 and 28 Park Way HG5 9DW | No objections but would like to draw attention to the fact that it does change the street scene by making the houses significantly wider. |
| **19/04629/FUL** | Erection of single storey extension. Ballageich, 10 Wetherby Rd  | No objections |
| **19/04631/TPO** | Root pruning, Crown lift (to 2.5m) and Lateral Reduction (by 1m) of 1no. Cherry (T8) within TPO 05/2008. 56 Appleby Av HG5 9LZ | KTC support the aboriculturist’s report. |
| **19/04644/FUL** | Erection of fence and automated gate to front boundary. Redline Racing, Grimbald Crag Close HG5 8PY | No objections |
| **19/04708/DVCMAJ** | Variation of condition 2 (Drawings) to allow a further 13 dwellings in phase east of planning permission 17/05491/REMMAJ – Reserved matters application (layout, scale, appearance and landscaping) for erection of 600 dwellings including layout out of open space, landscaping and access roads, approved under outline planning permission Ref 13/00535/EIAMAJ. Manse Farm HG5 0SP | KTC object to this application on the grounds of reduced public amenity, loss of green open space and excessive density of housing. |
| **19/04711/FUL** | Erection of single storey extension, removal of 2 no. dormers with first floor extension to form gable ends, formation of 3 no. dormers and formation of pitched roof to existing flat roof extension, and installation of railings to balcony with alterations to fenestration. Abbey Mount, 39A Abbey Road, HG5 8HY | No objections |
| **19/04731/FUL** | Part conversion of garage to habitable accommodation, replacement of flat roof with pitched roof and 2 no. roof lights, widening of existing driveway, installation of access ramp, replacement of terrace and external steps, alterations to fenestration. 49 Aspin Lane HG5 8EX | No objections |
| **19/04789/FUL** | Demolition of conservatory and erection of single storey wrap-around extension. 9 Abbey Mill Gardens HG5 8ER | No objections  |
| **NY/2018/02080/73** | Re-consultation on planning application accompanied by an environmental statement for variation of condition nos 1, 2 and 20 of Planning Permission Ref: C6/500/63J/CMA for the continuation of waste disposal operations for a further 6 years from 31 December 2018 until 31 December 2024 with a further year for restoration to amend the final restoration levels across the site and to amend the final restoration scheme for the southern part of the site at Allerton Park Landfill, Moor Lane, HG5 0SD | KTC neither support nor object to this application but request a condition to provide a S106 agreement to provide an environmental fund, similar to that for the Allerton Waste Recovery Park, but to include Knaresborough, which the AWRP does not.  |

**19/39 ITEM 6 - Planning Enforcements:**

**19/00637/PR15**

2 Bilsdale Grove, HG5 0PX

Alleged Breach: Erection of fence adjacent to highway

**RESOLVED:** To Receive and Note.

**19/40 ITEM 7 - Notice of Appeal:**

**Appeal Site at:** 4 Bensons Yard, Cream Cottage, Briggate HG5 8BL

**Proposal:** Erection of a single storey extension (Revised Scheme)

**Council Ref:** 19/00081/HOUSER

**Appeal Ref:** APP/E2734/D/3238499

**Start Date:** 6 November 2019

**RESOLVED:** To Receive and Note.

**19/41 ITEM 8 – HBC Planning Committee:**

 **A) For Information only:** HBC Planning Committee Meeting on **Tuesday 10 December 2019**, 2pm, Council Chamber, Civic Centre, HG1 2AE – this meeting has been postponed to take place on Monday 16 December 2019.

 **B) For Information only:** the dates of the HBC Planning Committee Meetings, 2pm, Council Chamber, Civic Centre, HG1 2AE (dates may be subject to change):

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| ~~10 December 2019~~ | 28 January 2020 | 31 March 2020 |
| 16 December 2019 | 18 February 2020 | 21 April 2020 |
| 07 January 2020 | 10 March 2020 | 12 May 2020 |

**RESOLVED:** Councillor E Darling will try to attend the HBC Planning Committee Meeting as a representative for KTC.

**Meeting closed at:** 8.30 p.m.

**Signed by Chair**

**Councillor C Willoughby**