

**MINUTES OF THE MEETING OF  
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE  
HELD AT KNARESBOROUGH HOUSE, KNARESBOROUGH,  
on Monday 03 February 2020**

**PRESENT:** **Chair:** Councillor E Darling  
**Councillors:** H Gostlow and A Willoughby  
**Staff Present:** The Deputy Clerk  
**Late Arrivals:** None      **Early Departures:** None

**20/49 ITEM 1 - To receive Apologies for inability to attend the meeting**

Apologies received from Councillors Ireland, C Willoughby and A Wright

**20/50 ITEM 2 – Councillors’ Disclosure of an Interest**

<b>Councillor A Willoughby</b>	Item 20/00234/FUL – is well known to the applicant
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**20/51 ITEM 3 - KTC Public Speaking Session - none**

**20/52 ITEM 4 - To consider and, if thought fit, approve as a correct record, the Minutes of the Committee Meeting held on:**

4.1 Monday 06 January 2020

**RESOLVED:** That the minutes of the Planning Meeting, held on Monday 06 January 2020, be approved as a correct record and signed by the Chair.

**20/53 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>19/04850/FUL</b>	Demolition of 1 no. dwelling and workshop building. Erection of 4 dwellings (revised scheme). Castle View, Thistle Hill, HG5 8JW	No objections
<b>19/05234/FUL</b>	Demolition of conservatory, erection of single storey extension and installation of rooflights. Crofters, 9B Tentergate Close, HG5 9BJ	No objections
<b>19/05209/FULMAJ</b>	Erection of an Aldi store with associated	See commentary below

	access, car parking and landscaping. Land to the North East of Manse Farm	
<b>19/05297/FUL</b>	Rendering of existing property. 25 Grimbald Road, HG5 8HD	No objections
<b>19/05279/FUL</b>	Installation of 2 No. security shutters across shopfront window and recessed entrance lobby. Fascia signage and shopfront are to be retained as existing. 43 High Street, HG5 0HB	KTC strongly objects to this application due to the loss of visual amenity and suggest that the applicant investigates internal shutters.
<b>19/05302/FUL</b>	Erection of single storey extension; removal of pitched roof and formation of deck extension. The Worlds End Hotel, 65 Bond End, HG5 9AU	KTC supports this application
<b>19/05203/TPO</b>	Felling of 1 Larch tree T1 of Tree Preservation Order 34/1999. Larchfield, Abbey Road, HG5 8HX.	It was proposed but not seconded that KTC objects to the felling of this tree as it would be a loss of public amenity.  KTC has no objections but would ask that the arboriculturalist ensures that the two replacement trees are planted as soon as possible.
<b>20/00096/FUL</b>	Demolition of 6 No garages and erection of 2 No dwellings. Garage block, Whincup Close.	No objections
<b>20/00234/FUL</b>	Erection of single storey extension; installation of pitched roof over existing extension; alterations to fenestration. 37 Waterside HG5 8DF.	Defer to the next meeting as Councillor A Willoughby had declared an interest and without his vote the meeting was not quorate to make comment.
<b>20/00235/FUL</b>	Demolition of garage; erection of single storey wrap-around extension; installation of pitched roof to porch; installation of dormer to form loft extension; alterations to fenestration; widening of driveway and dropped kerb. 8 Aspin Drive, HG5 8HH.	KTC objects to this application as it is over intensive for the site in question.
<b>20/00033/FUL</b>	Erection of two storey and single storey extension and alterations to fenestration. 1 Scotton Grove, HG5 9HQ.	KTC objects to this application as it is over intensive on the site.

**19/05209/FULMAJ** – Councillor A Willoughby read out a pre-prepared proposal in support of this application. An amendment to this proposal suggesting timing restrictions for all lights in the store, in the car park and on illuminated signage was proposed, seconded and carried.

**RESOLVED:** KTC supports this application as it will be a useful addition to Knaresborough and the appearance is pleasant on a main approach into the town. Due to the proximity of existing park homes and future houses, we have concerns regarding the following and ask that suitable conditions be imposed:

Time restrictions for all lights in the store, in the car park and illuminated signage.

Time restrictions on loading, to help control noise.

Positioning and soundproofing of cooling equipment, to control noise from air conditioning and from freezers.

Provision of acoustic fencing to the rear and/or side to protect neighbours from noise of car doors slamming etc.

Control of water run-off from the car park.

Controls to limit the times and effects to neighbours during construction (noise, vibration and water run-off).

## **20/54 ITEM 6 - Planning Enforcement**

### **19/00717/BRPC15**

Location: Site of 40 Hambleton Grove.

Alleged Breach: 1. Non-compliance with Condition 4 of 19/00931/DVCON – windows installed open out instead of in; 2. Non-compliance with Condition 6 of 19/00931/DVCON – Private Access/Verge Crossings: Construction requirements; and 3. Non-compliance with Condition 7 - parking not in accord with approved plans.

### **19/00727/PR15**

Location: Thistle Barn, Thistle Hill

Alleged Breach: 1. Excavation works. 2. Demolition and rebuild of property rather than approved conversion.

### **20/00009/PR15**

Location: 2 Ethel Crescent, HG5 0DJ

Alleged Breach: 1. Erection of building to rear. 2. Query on extensions (size).

**RESOLVED:** To Receive and Note the Planning Enforcements as detailed above.

## **20/55 ITEM 7 – HBC Planning Committee**

**A)** HBC Planning Committee Meeting on **Tuesday 18 February 2020**, 2pm, Council Chamber, Civic Centre, HG1 2AE (agenda not yet available).

Councillor A Willoughby indicated that he could be available if required to attend this meeting.

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

	31 March 2020
18 February 2020	21 April 2020
10 March 2020	12 May 2020

**RESOLVED:** To receive and note.

**Meeting closed at:** 7.50 p.m.

**Signed by Deputy Chair  
Councillor E Darling**

