

**MINUTES OF THE MEETING OF  
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE  
HELD AT KNARESBOROUGH HOUSE, KNARESBOROUGH,  
on Monday 02 March 2020**

**PRESENT:**   **Chair:**                   Councillor C Willoughby

**Councillors:**           H Gostlow, A Willoughby and A Wright

**Staff Present:**       The Clerk

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

**Absent:**                   P Ireland

**20/56**   **ITEM 1 - To receive Apologies for inability to attend the meeting**

Apologies received from Councillor E Darling.

**20/57**   **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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**20/58**   **ITEM 3 - KTC Public Speaking Session**

A resident came to speak to Committee about application **20/00371/FUL**, whilst having no complaint about the details of the application he is very concerned about the width of Bar Lane and proximity to the roundabout. He is of the opinion, during any works carried out on this property, parking for those carrying out work on site may be an issue and any extra parked vehicles will cause congestion for road users and/or obstruction of paths for pedestrians.

**20/59**   **ITEM 4 - To consider and, if thought fit, approve as a correct record, the Minutes of the Committee Meeting held on:**

4.1 Monday 03 February 2020

**RESOLVED:** That the minutes of the Planning Meeting, held on Monday 03 February 2020, be approved as a correct record and signed by the Chair.

**20/60**   **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>19/05333/LB</b>	Listed Building Consent for the installation of external floodlighting. Knaresborough Castle and Grounds.	KTC application. No comment
<b>20/00052/FUL</b>	Removal of bow window and installation of replacement bay window with brick base and hipped roof. 1 Park Gate, HG5 9DR.	No objections.
<b>20/00164/FUL</b>	Erection of conservatory. Old Manor Barn, Waterside, HG5 9AZ.	No objections.
<i>Councillor A Willoughby left the room for the following application and took no part in the vote:</i>		
<b>20/00217/FUL</b>	Erection of single storey extension; formation of door canopy and alterations to fenestration. 1 Conyngham View, Bond End, HG5 9AT.	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. (deferred from 03 Feb meeting)	No objections.
<b>20/00243/TPO</b>	Crown reduction (by 3m) and crown thinning (by 20%) to 1 no. sycamore within TPO 08/1993. Mallards, Abbey Road HG5 8HX	KTC strongly objects to this application as it would cause a serious loss of public amenity.
<b>20/00247/FUL</b>	Erection of single storey extension. 17 Inman Walk, HG5 0PL.	KTC have no objections to this application but do wish to raise concern about the possible overshadowing of No.15 Inman Walk. KTC are aware that the ground levels are considerably different between the 2 properties and the proposed extension will be much higher from the perspective of No.15.
<b>20/00352/FUL</b>	Demolition of rear extension; erection of a single storey rear extension; conversion of garage to form additional living space with single storey extension and raising of roof height. 27 Boroughbridge Road HG5 0LY	No objections.
<b>20/00356/FUL</b>	Demolition of garage; erection of two storey extension; erection of single storey extension. 10 St Margarets Gardens, HG5 0JX.	KTC has no objections to the application but is concerned about the bulk and overbearing position that the <u>total</u> number of extensions may cause.
<b>20/00371/FUL</b>	Erection of chimney; erection of first floor extension; erection of single storey extension. 80 Boroughbridge Road HG5 0QF	KTC objects to the application due to the construction of a chimney on the grounds of air quality concerns and climate change concerns. If HBC is of a mind to approve this application, KTC asks that a condition is added to ensure all construction traffic parking is off road and off the pavements.
<b>20/00372/FUL</b>	Erection of extension to existing garage including raised ridge height and felling of 1 Sorbus (T42) adjacent to garage within TPO 05/008 22 Appleby Crescent HG5 9LS	KTC objects to this application due to the loss of the hedge and tree, and the size and height of the extended garage having an adverse impact on the street scene. KTC strongly object to the loss of the tree as it is a feature of the area and a healthy specimen.

<b>20/00424/FUL</b>	Erection of detached store/servery; erection of freestanding boat hire sign. The Marigold Café, 16 Waterside, HG5 8DE.	This vote was tied, and the Chair used her casting vote to resolve: KTC objects to this application as this structure will be visually obtrusive in this important leisure and tourist part of the Town.
<b>20/00409/DISCON</b>	Approval of details required under conditions 3 (Materials), 10 (part B) (Remediation Scheme) and 24 (Part B&C)(Archaeological Investigation) of planning permission 16/03678/FULMAJ - Demolition of an existing Abattoir and the erection of 9 new dwellings with formation of new vehicular access, hardstanding and associated landscaping and felling of 1 Hawthorn tree within the Knaresborough Conservation Area (Site Area 0.2ha) (Revised Scheme)(Revised Description). Site of Abattoir Castle Ings Road	No objections.
<b>20/00464/FUL</b>	Erection of two storey extension; formation of 3 no. dormer extensions. Summerfield, Abbey Road HG5 8HX	This vote was tied, and the Chair used her casting vote to resolve: KTC objects to this application due to the proposed development creating an extra bedroom which leads to more traffic along this pedestrian/leisure area.
<b>20/00486/DVCMAJ</b>	Variation of condition 2 (Approved Plans) to allow a further 11 dwellings in Phase East of planning permission 17/05491/REMAJ – Reserved matters application (layout, scale, appearance and landscaping) for erection of 600 dwellings including laying out of open space, landscaping and access roads, approved under outline planning permission Ref 13/00535/EIMAJ. Manse Farm	KTC objects to this application on the grounds of a loss of open space and over intensification of the site.
<b>20/00539/FUL</b>	Demolition of covered shelter; erection of single storey side extension; partial raising of boundary wall height. 2 Park Avenue HG5 9ES	This vote was tied, and the Chair used her casting vote to resolve: KTC objects to the raising of the height of the boundary wall.
<b>20/00614/KIOSK</b>	BT consultation on the proposed removal of public payphone kiosk. Telephone Box, King James Road	No objections.
<b>20/00615/KIOSK</b>	BT consultation on the proposed removal of public payphone kiosk. Telephone Box, Wetherby Road	No objections.
<b>20/00592/FUL</b>	Conversion of workshop to create 4 No. dwellings with roof extension, fenestration alterations and formation of external terraces. Riverside Works, 4 Waterside HG5 9AZ.	KTC objects to this application due to the increased traffic, deliveries etc with no off-street parking and no turning space. With four 3 bed houses the increased traffic movement will cause a serious loss of amenity in an important leisure and tourist area. KTC also has concerns over the loss of heritage value regarding the 'Claro Laundry' writing on the roof and further concerns regarding the buildings position on the floodplain.

**20/61 ITEM 6 - Planning Enforcement****20/00043/PR15**

Location: Former Knaresborough Body Repairs, Manse Lane, HG5 8LF.

Alleged Breach: Erection of extension and removal of boundary bund and trees (not protected).

**20/00055/PR15**

Location: Mother Shiptons Cave, Prophecy Lodge, Harrogate Rd, HG5 8DD.

Alleged Breach: Construction of play area, erection of sheds/cabins, shelters, two portable toilet units, car parking and a large container at Mother Shiptons.

**20/00072/PR05**

Location: Land Comprising OS Field 1405 Abbey Road

Alleged Breach: Removal of hedgerow and creation of hardstanding area.

Members raised a concern that they could find no way of identifying OS field 1405, they asked in HBC could find a more appropriate way of identifying this type of location.

**20/00080/BRPC15**

Location: Manse Farm.

Alleged Breach: Discharge of water into Frogmire Dyke.

**20/00089/BRPC15**

Location: 23 Chestnut Drive, HG5 0UF.

Alleged Breach: Garage converted to living accommodation – breach of condition 16 of 15/04386/DVCMAJ to retain parking areas.

**20/00090/PR15**

Location: 80 Boroughbridge Road, HG5 0QF.

Alleged Breach: Commencement of works to garage before planning permission considered.

**20/00086/PR15**

Location: 96 High Street.

Alleged Breach: Storage of various items and skip on land outside Knaresborough Kitchen company.

Members had a brief discussion regarding the need for Planning Enforcements to be listed on an agenda, the Clerk may review this in future.

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

**20/62 ITEM 7 – HBC Planning Committee**

**A) To consider a KTC representative for:** HBC Planning Committee Meeting on **Tuesday 10 March** 2pm, Council Chamber, Civic Centre, HG1 2AE (no agenda available at time of print).

No applications for Knaresborough.

**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):

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

**RESOLVED:** To receive and note.

**Meeting closed at:** 9.00p.m.

**Signed by Chair**  
**Councillor C Willoughby**