

Planning Discussion Monday 5th July 2021

Cllrs and Staff present: A Willoughby, C Willoughby, H Gostlow, P Ireland, A Pulman and M Richards.

Applications considered:

Ref No:	Details of Application:	Comments
1	21/02513/PIP Permission in principle for residential development of three houses. Land at 12 lles Lane HG5 8DY	KTC objects to this development in the Knaresborough Conservation Area, due to effects of any future access to this land. It would seem that the only access would involve the felling of valuable mature trees impacting the biodiversity. There would be a reduction in roadside parking and would lead to an additional access crossing the footway. There would also be a loss of an historic boundary wall, loss of green space, with an impact on a building of local interest.
2	21/02156/FUL Erection of first floor extension. 15 Abbey Craggs Way HG5 8EF	No objections
3	21/02251/FUL MAJ Development of retirement apartments with care (use class C2) including the demolition of existing buildings, formation of new vehicular access, parking, retaining structures, hardstanding, sewer diversion, erection of substation, refuse and maintenance stores, with associated works to trees, landscaping, formation of communal facilities and amenity space. Land Northeast of 65 Wetherby Road HG5 8LH	KTC strongly object to this application. This amended development is still over intensive with poor access an egress on a downhill bend; there is no footpath. The scale of the development is overpowering, blocking natural daylight from adjacent properties. Stationery vehicles queuing at the traffic lights pose a danger to traffic. There will be an adverse effect on the ecology of the area, flora, fauna, rare amphibians, and bats. The area is subject to flooding.
4	21/02198/FUL Erection of single storey extension. 1 Birkham View HG5 8JE	No objections
5	21/01809/FUL MAJ Proposed development comprising siting of 28 holiday lodges with new access, parking and landscaping to form extension to holiday park together with replacement extensions and modelling of	KTC objects to this application within the Knaresborough Conversation Area. This large increase in in the number of holiday

		existing dwelling and curtilage (Orchard Cliffs). Orchard Cliffs HG5 8BQ	lodges will lead to a large increase in the vehicle movements accessing onto Abbey Road and negotiating the junction with Briggate. Abbey Road is primarily a leisure, walking and cycling route with no pavements. The proposal does not include any improvements to the junction onto Abbey Road or the junction of Abbey Road with Briggate. KTC also object due to the large number of mature trees proposed to be felled, the general loss of green space and wildlife and the overall adverse affect on the ecology in the conservation area.
6	21/01892/FUL MAJ	Erection of 23 affordable dwellings, provision of wildlife enhancement zone, access from Ripley Road and associated works on land north of Ripley Road. Land comprising field at 432585 458705 New Road Scotton	KTC object to this application due to the loss of trees in open countryside and the access junction would create a safety hazard on this fast and busy road.
7	21/01859/FUL	Erection of 6 no apartments, conversion of attic at no: 40 to form additional bedroom, with associated car parking, cycle and bin storage, including demolition of existing garages within conservation area. 40 – 42 Market Place HG5 8AG	No objections
8	21/01997/FUL	Installation of air source heat pump and timber louvred panel cover. Stepping Stones House HG5 8JW	No objections
9	21/02177/FUL	Conversion of outbuilding to form dwelling, erection of dormer extension and garage and installation of septic tank and fence. Fern Lea, Wetherby Road HG5 8LL	No objections

The Clerk has delegated power to respond to HBC Planning Min No.21/375

Provisional Date for Next Meeting to be discussed:

Councillors agreed to meet virtually for discussion of applications on **Monday 02 August at 12 noon**. Members and staff will again review the format and timing of future planning meetings at this time, taking into consideration Covid-safety guidance and current legislation.