

## Planning Discussion Monday 2 August 2021

Cllrs and Staff present: A Willoughby, C Willoughby, Ed Darling, A Pulman and M Richards.

### Applications considered:

Ref No:	Details of Application:	Comments
1	<a href="#"><u>21/02809/TPO</u></a> Pruning of 1 no. Beech Tree (T1), stem reduction of 4 stems of 1 no. Prunus Tree (T2) and stem reduction of 2 stems of 1 no. Prunus Tree (T3) within Tree Preservation Order 05/2008. West Lodge Ripley Road HG5 9HA	No objections subject to the HBC arboriculturalist agreeing to the work being carried out.
2	<a href="#"><u>21/02486/FUL</u></a> Erection of detached summerhouse/shed. 5 Castle Mills Waterside HG5 8DE	KTC strongly object to this large box being positioned in a very prominent position in a very sensitive area, in the conservation area. It would result a loss of public amenity when looking from the Castle and Mother Shipton's Cave.
3	<a href="#"><u>21/02849/FUL</u></a> Erection of extension to existing garage and first floor extension above garage; reduction in ground levels to driveway; erection of garden boundary wall (revised scheme). Millennium House Blands Hill HG5 8JA	KTC object to this application as the proposed wall will reduce public amenity. The proposed wall is high and will be oppressive alongside this public pavement. This wall will have a detrimental effect on the street scene and a detrimental effect on air quality.
4	<a href="#"><u>21/02937/TPO</u></a> Felling of 1 no. Ash tree (T1) and lateral reduction up to 3m of 1 no. Sycamore and 1 no. Ash tree (G2) within Tree Preservation Order 01/1959. Abbey Cottage 49 Abbey Road HG5 8HX	KTC object to the works on protected trees due to a lack of adequate reasons and evidence for the works to take place. (This discussion was tied, and it was agreed that the Mayor would use her casting vote).
5	<a href="#"><u>21/03034/TPO</u></a> Trimming back of branches at the top of the tree of 1 no. Sycamore tree outside 5 Blind Lane Knaresborough within Group 1 of Tree Preservation Order No 15/2012. 5 Blind Lane HG5 0NU	KTC object to this application until discussions with the arboriculturalist officer and any agreed trimming back details specified and the tree is identified.

6	<a href="#">21/02516/LB</a>	Replacement of External Roof coverings to lower wing of the main house, and replacement of roof coverings to the rear stable block. Renovation of Main House and Stable Block Walls and chimneys, renovation and/or replacement (where unsalvageable) of Windows and External Doors. Renovation to internal finishes (where required) to main house. Alteration of internal general arrangement at ground and first and second floors to main house and making good internal finishes and joinery. Renovation/rebuilding of external retaining wall to rear, recovering of external driveway to front and rear, addition of gates to main entrance and side gateway. Rewiring and new services installation throughout, external lighting. Byards Lodge Boroughbridge Road HG5 0LT	No objections
7	<a href="#">21/03004/FUL</a>	Erection of single storey extension. 44A Boroughbridge Road HG5 0NJ	No objections
8	<a href="#">21/03064/TPO</a>	3m lift from ground up and lateral tip reduction of 1m of 1 no. Willow tree (T1) of Tree Preservation Order 35/2004. 22 Belmont Avenue HG5 8JH	KTC object to this application due to a lack of satisfactory reasons for the work to be undertaken.
9	<a href="#">21/02510/FUL</a>	Erection of two storey extension with balcony and external alterations including widening of gateway and erection of retaining wall. 101 Waterside HG5 8DF	No objections
10	<a href="#">21/02763/FULMAJ</a>	Erection of 77 new residential dwellings and associated works. Site Of Trelleborg Halfpenny Lane HG5 0PP	KTC object to this application on the following grounds: Primarily due to the loss of industrial land, once houses are built the land cannot be used for employment use. These houses are not needed as sufficient house building is allocated in the Local Plan and being delivered. Highway issues, the local road network is at capacity due to other housing sites both planned and being built, Hyde Park Road exit onto Boroughbridge Road and the exit from Meadow Road are already difficult to pull out of. The site lies next to a public

			<p>right of way footpath but there is no link from the site to this footpath, this is a lost opportunity to encourage walkers to access local amenities and the nearby King George V Playing Field. There is no convenient pedestrian link to the nearby shops on Chain Lane. Loss of trees, the developer proposes the removal of many trees, there should be no removal of protected trees on this site. Trees are necessary and we are in a climate emergency. There should be more open space allocated within the site. This development could lead to 150 more cars on the road. A S106 agreement on education funding and contributions towards the cemetery and play areas needs to be included.</p>
11	<a href="#">21/03085/TPO</a>	<p>Remove branch from 1 no. Lawson Cypress tree (T8), 3-4m lateral reduction of 1 no. Holly tree (T16), crown lift to 2.5m of 1 no. Holly tree (T18), crown lift to 3m over footpath and 4m over road of 1 no. Copper Beech tree (T19), lateral reduction of canopy by 0.5m of 1 no. Lawson Cypress tree (T24), felling of 1 no. Highclere Holly tree (T35), crown lift to 3-5m of 1 no. Beech tree (T50) and crown lift to 5m of 1 no. Copper Beech tree (T51) within the Tree Preservation Order 02/1984. Land Associated with Byards Park Residential Area Byards Park</p>	<p>KTC has no objections but would ask that a suitable replacement is planted for the felled tree.</p>
12	<a href="#">21/02436/LB</a>	<p>Listed building application for conversion of former ground floor beauty salon and first floor flat and cottage to form 4 dwellings with erection of rear extension and terrace above, installation of doors, windows and rooflights with internal alterations to included installation and removal of partition, doors and staircases. 16-22 High Bond End</p>	<p>No objections</p>
13	<a href="#">21/03181/FUL</a>	<p>Erection of open porch. The Firs 12 Fortune Close HG5 9DD</p>	<p>No objections</p>

14	<a href="#">21/02975/PNX</a>	Prior notification for the erection of a single storey flat-roof rear extension. The proposed extension would extend 3.6 metres beyond an original rear wall, have a height to the eaves of 3.0 metres and a height to the ridge of 3.0 metres. 8 St Margarets Gardens HG5 0JX	No objections
15	<a href="#">21/02756/CLOPUD</a>	Certificate of lawfulness for the demolition of existing garages and erection of replacement single storey side extension and double garage. Hazelton Lands Lane HG5 9DE	No objections
16	<a href="#">21/02942/PNX</a>	Prior notification for the erection of a single storey flat-roof rear extension to the existing side and rear elevation. The proposed extension would extend 4.89 metres beyond an original rear wall, have a height to the eaves of 3.0 metres and a height to the ridge of 3.6 metres. 4 Park Avenue HG5 9ES	No objections

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

**Opportunity to Speak** – to discuss KTC representation for the following:

HBC Planning Committee Meeting 3 August 2021, Item 2 at 3pm. Application to be discussed **20/03315/FULMAJ**, residential development of 170 dwellings including access, landscaping and ancillary development (revised scheme). Land comprising Field at 435840 457998 Water Lane.

KTCs comments have already been submitted for this application.

**Provisional Date for Next Meeting to be discussed:**

Councillors agreed to meet virtually for discussion of applications on **Tuesday September 7 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.