

## **Planning Discussion Monday 7th February 2022**

Cllrs and Staff present: C Willoughby, A Willoughby, A Wright, A Bell, M Richards, A Pulman

Apologies: P Ireland

Declared Interests: C Willoughby Appeal Item – as a director of the Community Land Trust.

A Wright – Item 5 as a previous owner of the property and previous planning applicant in relation to this property.

### **Applications considered:**

<b>Ref No:</b>	<b>Details of Application:</b>	<b>Comments</b>
<b>1</b>	<a href="#"><u>21/02251/FULMAJ</u></a> REVISED PLANS RECEIVED: 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 53 Wetherby Road, HG5 8LH	<p>Knaresborough Town Council strongly objects to this latest application. This new development is still over intensive with poor access and egress. The 65 proposed dwellings constitute an over-intensive development of the site due to design, height and massing. The proposal would result in harm to local distinctiveness and is contrary to guidance in paragraph 127 of the National Planning Policy Framework and Local Plan Policy HP3.</p> <p>The scale of the development is overpowering and will block natural daylight from adjacent properties. There will be an adverse effect on the ecology of the area, flora, fauna, rare amphibians, and bats. This riverside site is subject to flooding.</p> <p>The access for all vehicles to these 65 apartments will be through just one entrance. This entrance has no connection to footpaths and is adjacent to a narrow road bridge with one-way working controlled by traffic lights. Stationery vehicles queuing at the traffic lights pose a danger to traffic on a downhill bend where there is no footpath.</p> <p>We do not consider this site suitable for any development of this scale.</p>
<b>2</b>	<a href="#"><u>21/05244/FUL</u></a> Proposed front single storey extension. 26 Stockwell Road, HG5 0JZ	No objections
<b>3</b>	<a href="#"><u>21/05431/FUL</u></a> New front porch, alterations to roof, double storey rear extension. Mews Cottage, 4 Tentergate Lane, HG5 9BH	No objections

4	<a href="#">21/05440/FUL</a>	Formation of a pitched roof to replace existing flat roofed car port and internal alterations to form ancillary accommodation. Stepping Stones House, Thistle Hill, HG5 8JW	No objections
5	<a href="#">21/05456/DVCON</a>	Variation of Condition 2 (approved plans) to allow alterations of drawings, of planning application 19/01383/FUL – Conversion of existing public house/bed and breakfast and manager's flat to form public house, 2 no. flats and 4 no. houses. Removal of chimney and alterations to fenestration (revised description). The Board Inn, 3 High Street, HG5 0ET.	No objections  Cllr Wright asked for his abstention to be recorded.
6	<a href="#">22/00116/FUL</a>	Alterations to outbuilding including raising roof height. The Croft, Forest Moor Road, HG5 8JY	No objections
7	<a href="#">22/00164/FUL</a>	Conversion of existing open canopy to porch. 8 Norwood Court, HG5 0PR	No objections
8	<a href="#">21/04712/FUL</a>	Renotification: Proposed construction of building to accommodate two commercial/business units – amended plans. Mylockup, York Road, HG5 0SP	To be discussed at the next meeting.

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

**Town and Country Planning Act 1990 - Appeal Under Section 78:**

Site: Public Garden, High Street  
Proposal: Erection of 3no. flats.  
Council Ref: 21/00115/NREFPP  
Appeal Ref: APP/E2734/W/21/3289916  
Deadline: 18 February 2022

Councillors asked for previous objections to be reiterated.

**For Information:** the date of the next HBC Planning Committee Meeting is 2pm, Council Chamber, Civic Centre, HG1 2AE (dates may be subject to change):

Tuesday 15 February 2022

Cllr C Willoughby noted that HBC's application for the Knaresborough Swimming Pool site is on the agenda for this meeting.

The date and time for the next KTC planning discussion was agreed as Monday 07 March 2022 at 12.00 noon – via Zoom.

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.