

Planning Discussion Monday 7 March 2022 (12:00 noon)

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

Apologies: E Darling

Declared Interests:

CW – no: 5 – Director of Community Land Trust which has an interest in this site.

CW – no 14 – knows the applicant but has no financial interest or bias.

Applications considered:

Ref No:	Details of Application:	Comments
1	21/02763/FULMAJ Erection of 64 residential dwellings and associated work. Site of Trelleborg, Halfpenny Lane, HG5 0PP.	<p>Knarborough Town Council objects to this application in principle, but if it is to be approved then KTC objects to the details on the following grounds:</p> <p>LOSS OF INDUSTRIAL LAND. Primarily we object to the loss of industrial land. This site has been providing employment for this part of Knarborough for around a hundred years. Once houses are built the land cannot be used for employment use.</p> <p>NEED FOR HOUSES. These houses are not needed, as sufficient house building is allocated elsewhere in the Local Plan and is being delivered.</p> <p>HIGHWAYS. The local road network is at capacity due to other housing sites both planned and being built in this part of Knarborough. Hyde Park Road exit onto Boroughbridge Road and the exit from Meadow Road are already difficult junctions to pull out of.</p> <p>WALKING AND CYCLING. The site lies next to a public right of way footpath which leads to the town centre and the bus and railway stations to the south-east of the site. The only access from the site is at the north-east corner. The proposed site plan and the Transport Statement fail to provide links from the site to this footpath and to the nearby Community Centre and King George V Playing Field. This is a lost opportunity to encourage people to access local amenities on foot.</p> <p>TREES. We are concerned about a loss of trees and would like details of where replacements are to be planted.</p>

			FUNDING. A S106 agreement on education funding and contributions towards the cemetery and play areas needs to be included.
2	22/00384/TPO	Lateral Reduction to give house 2m clearance and clear dead wood of 1 Oak (T1) within TPO 23/2003. 17 Birkdale Avenue, HG5 0LS	No objection, subject to the arboriculturalist's recommendations being incorporated.
3	21/05098/FUL	Extension of an existing gypsy family site to provide an additional pitch. The Paddocks, Cass Lane, HG5 8JZ.	Object, as the additional dwelling unit and the tourer will have a detrimental effect on the Green Belt and will be detrimental to occupants of nearby houses and a detrimental effect on enjoyment of the countryside by people walking the adjacent public footpath. This urbanisation of a country path is not appropriate in Green Belt. In a separate communication write to HBC suggesting that they need to find a strategic policy for travellers in our area rather than leaving it to ad hoc planning applications. Councillor Wright to forward wording to Clerk's Office.
4	22/00196/FUL	Demolition of existing rear extension and erection of larger single storey rear extension. 3 Belmont Grove, Blands Hill, HG5 8JG.	No objection
5	22/00229/DVCON	Amendments to approved plans and elevations of planning permission 20/03868/RG3 – Erection of 2 dwellings following demolition of garage lock. Garage Block, Park Parade.	No objection
6	22/00454/FUL	Erection of ground and lower ground floor rear extension with terrace and ground floor with lower ground floor side extension. 2 Stockwell Avenue, HG5 0LA.	No objection
7	22/00427/FUL	Erection of 1 no. two storey extension and 1 no. single storey extension. 4 Woodpark Avenue, HG5 9DJ.	No objection

8	22/00443/FUL	Extension to existing front dormer. 3 Princess Avenue, HG5 0AW.	No objection
9	22/00564/FUL	Change of use of ground floor to café and sport therapy rooms. 42 High Street, HG5 0EJ.	No objection
10	22/00565/LB	Listing building consent for ground floor bank to café and sport therapy rooms with external alterations including removal and replacement of stonework; installation of doors and alterations to fenestration; alterations to fire escape and internal alterations including removal and insertion of walls, formation of door openings, changes to floor slab, replacement ceiling/floor structures. 42 High Street, HG5 0EJ.	No objection
11	22/00387/DVCON	Variation of condition 2 (approved plans) to alter plan under planning permission 20/04264/FUL – Erection of 1 no. dwelling with attached garage. Crossfield, 49 Greengate Lane, HG5 9EL.	No objection
12	22/00533/TPO	Lateral reduction by 5m to maintain clearance of neighbours property of 1 Beech (T1) and 1 Sycamore (T2) within TPO 01/1959. Watergate House, High Bond End, HG5 9BU.	No objection, subject to the arboriculturalist's recommendations being accepted.
13	21/04662/FUL	Erection of deep water diving centre (Use Class F2), change of use of agricultural land and installation of treatment plant. Land comprising field at 435151 455603, Thistle Hill, HG5 8LS.	Knaresborough Town Council objects to this application due to the visual intrusion of a building that size. This should be evaluated as a commercial facility and should not be considered as recreation in the countryside within the Green Belt.

14	22/00655/FUL	Erection of first floor extension and terrace and single storey extension. 9 Netheredge Drive, HG5 9DA.	No objection
15	22/00480/FUL	Demolition of front porch and one and two storey rear extensions, erection of single storey rear extension and alterations to fenestration. Erection of single storey rear extension to replace one and two storey rear extension. Removal of existing piecemeal extensions to front and rear of property. Reconstruction of rear of building as per the original building line. New single storey rear extension. New window and door to the front elevation, as per the original building. Side door replaced with window. 10 Stockdale Walk, HG5 8DZ.	No objection.

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 08 March 2022

Councillor P Ireland attending re land North East of 65 Wetherby Rd, Knaresborough

The date and time for the next KTC planning discussion was agreed as Monday 04 April 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.