

Planning Discussion Monday 25 April 2022 (12:00 noon)

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

Apologies: E Darling and P Ireland

Applications considered:

Ref No:	Details of Application:	Comments
1	22/01186/FUL Erection of three storey extension and balcony, erection of flat roof dormer to front elevation and alterations to fenestration. Riversdale 21 Waterside HG5 8DE	Knarborough Town Council objects to this application to extend this house on Waterside in Knarborough, as it is within the Knarborough Conservation Area and would not preserve or enhance the character or appearance of the Conservation Area. We feel it would be harmful to the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Knarborough Conservation Area. Policy HP2 of the HDLP reflects this by requiring that proposals affecting a conservation area protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to the character of the area. The increased amount and visibility of built development on the site would be harmful to the Conservation Area. The development would not preserve or enhance the character or appearance of the Knarborough Conservation Area. The harm would not be outweighed by any public benefits. The proposal would therefore be contrary to HDLP Policy HP2. In addition, KTC is concerned about the development overlooking the neighbours property, No. 19 Richmond House and other properties. We also feel there are issues regarding increased traffic, wildlife and harm to wildlife.
2	22/01254/LB Replacement of 6 doors with made to measure 6 panel fire doors to meet buildings regs and fire safety standards. Eura Audit UK, 8 York Place HG5 0AA	KTC objects to replacing all of these doors and would prefer modification of the original door and prefer to see the other doors replaced with fire doors as similar to the one remaining original door as possible.
3	22/00859/TPO Felling of 4no sycamore within TPO R55/2021 P G2, lateral reduction (by 1.5m) of 1 no sycamore within TPO 53/2021, lateral reduction (away from neighbouring garden to boundary line) of whole group	KTC object to the tree work as it would be detrimental to views from public areas and support the arboriculturalist's recommendations.

		within R55/2021 P G1. 4 High Bond End HG5 9BS	
4	22/01172/FUL	New detached double garage, vehicular access from highway and associated hard standing. 2 Park Way HG5 9DP	No objections
5	22/01191/DVCMAJ	Variation of condition 2 (approved plans) of application 21/01943/REMMAJ to allow handing of plots 6 and 7, including changes to door and window positions and to internal layouts of plots 6 and 7. Land comprising field at grid reference 435478 458582 Bar Lane HG5 0QG	No objections
6	22/01351/FUL	Demolition of existing dwelling to provide new replacement 4 bedroom dwelling. 43 Abbey Road HG5 8HY	<p>Knaresborough Town Council strongly objects to this application to demolish the historic cottage at 43 Abbey Road in Knaresborough and build a large new house. Having studied the Inspector's reason for refusal for a house very close to this site on Abbey Road we also object to this development as it is within the Knaresborough Conservation Area and would not preserve or enhance the character or appearance of the Conservation Area. We feel it would be harmful to the Conservation Area to demolish the present stone cottage and harmful to replace with a newly built house. The existing cottage dates back to the 17th century and is one of the oldest dwellings on this historic road. Abbey Road is of great historic interest with two shrines and the remains of a Trinitarian Abbey. Abbey Road is a narrow road with no pavements and traffic restricted to Access Only.</p> <p>Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Knaresborough Conservation Area. Policy HP2 of the HDLP reflects this duty by requiring that proposals affecting a conservation area protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to the character of the area. The house would sit close to Abbey Road, in a position where it would be visible from Abbey Road. The amount and visibility of built development on the site would be harmful to the Conservation Area. This demolition and building would diminish the site's positive contribution to the distinctive character of the area contrary to HDLP Policy HP2. The development would not preserve or enhance the character or appearance of the Knaresborough Conservation Area. The harm</p>

			would not be outweighed by any public benefits. We also feel there are issues regarding increased traffic, and harm to wildlife.
7	21/05559/FUL	Proposed alterations to enlarge existing dormer to roof with walk on balcony to rear of dwelling. 4 Cass Lane HG5 8JZ	No objections
8	22/00727/FUL	Proposed front and side extension to ground floor. The Pines York Road HG5 0SW	No objections
9	22/01159/FUL	Partial demolition of workshop. Conversion of workshops to form one no residential dwelling, erection of car port and formation of a car parking area. Thistle Products rear of Dunoon Thistle Hill HG5 8JW	KTC objects to this application if it is within the Green Belt, clearly it is adjacent to the boundary. If it is just outside the Green Belt KTC do not object.
10	22/01451/FUL	Demolition of existing garage and erection of single storey wrap around and front extension. 40 Aspin Avenue HG5 8EJ	No objections
11	22/01190/DVCMAJ	Variation of condition 2 (approved plans) of application 21/01943/REMMAJ to allow alterations including addition of solar PV panels to the rear (west) elevation of plots 1 and 4 and to the front (west) elevation of plots 9, 10, 11 and 12. Land Comprising field at Grid ref 435478 458582 Bar Lane HG5 0QG	No objections
12	22/01250/FUL	Rebuild flat roof carport as pitched roof accommodation to match host dwelling – Revised 21/05440/FUL. Stepping Stones House, Thistle Hill HG5 8JW	Plans not online therefore no comments could be made.
13	22/01440/FUL	Proposed extensions to principle and rear elevations, alterations to material finishes and fenestration. 14 Netheredge Drive HG5 9DA	No objections

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

For Information:

Date for Next Meeting: Monday 07 June 2022 – 12.00 noon – via Zoom