

Planning Discussion Monday 4th July 2022

The Clerk has delegated power to respond to HBC Planning Min No.22/008

Cllrs and Staff present: K Davies, A Bell, J Pickard, J Batt,
A Pulman

Declared Interests: K Davies – Item 5 and 16 due to proximity to own property.

1. Applications considered:

Ref No:	Details of Application:	Comments
1	22/01652/FUL Creation of Public EV charging station incorporating 6 charging points, erection of waiting room & substation buildings, security fencing, display of 2no. free-standing signs and widening and alteration to existing access. Piccadilly Motors, Boroughbridge Road, HG5 0LZ.	No objections but ask that the requests of conditions of both the Environmental Health Officer and the Arboriculturalist are implemented. The proposed sign at the entrance will cause visibility issues and should be removed or moved to a more suitable location. There is concern that the waiting lobby could attract anti-social behaviour close to a residential area. There is also a further request to provide secured toilets (not public access) and waste bins for users of the facility. Steps need to be taken to reduce light pollution as much as possible and limit opening hours to ensure facility closed between midnight and 5am.
2	22/01767/FUL Erection of flue pipe for wood burner. 22 Appleby Crescent, HG5 9LS.	No objections if there is inclusion of the Environmental Health Office informative dated 16 May.
3	22/02156/PCB SR Change of use of existing commercial unit to 1 bed flat. Chiropody Care, 63 Aspin Lane, HG5 8EX.	No objections
4	22/02161/TPO Felling of 1 no. Beech (T1). Remove limb overhanging dwelling of 1 no. Beech (T2). Remove limb overhanging dwelling of 1 no. Lime (T3). Within Tree Preservation Order 09/1990 A1. 27 Waterside, HG5 8DE.	No objections subject to the implementation of the arboriculturalist recommendations and a request that T1 be replaced with something more manageable to maintain the woodland feel of the area.
5	22/02173/FUL Formation of car parking area with garden store beneath. Abbey House, 51 Abbey Road, HG5 8HX.	Knaresborough Town Council strongly object to this application as no informed decision can be made due to the lack of a flood risk assessment. This area of Abbey Road floods on a regular basis and building here could negatively

			impact other properties by increasing flood risk.
6	22/02234/FUL	Removal of conservatory to allow for roof and rear extension. Woodcot, 40 Aspin Lane, HG5 8EP.	No objections
7	22/02096/LB	Partial change of use and internal alterations to form a maisonette on first and second floors. 3 Castle Yard, Castlegate to Castle, HG5 8AS.	No objections
8	22/02095/FUL	Partial change of use and internal alterations to form a maisonette on first and second floors. The Moat Cafe, 3 Castle Yard, HG5 8AS.	No objections
9	22/02277/COU	Change of use from shop (Use Class E(a)) to residential (Use Class C3). 3 Abbey Road, HG5 8HY.	No objections
10	22/02275/FUL	Erection of single/two storey rear extensions. 1 Aspin Way, HG5 8HL.	No objections
11	22/02121/PBR	Prior notification for conversion of part of agricultural building to form one dwelling. The Granary, Thistle Hill Farm, Thistle Hill, HG5 8LS.	KTC object based on the information provided in the Environmental Health report. Contamination would ultimately end up in the river Nidd which is at the bottom of the valley and would potentially cause river pollution.
12	22/02379/FUL	Formation of new access to existing fields, including new crossing over existing grass verge onto existing highway. Land adjacent to South Ings, Forest Moor Road, HG5 8JP.	KTC objects to this application on the basis that it is in the green belt and the green belt is being gradually eroded away by these small developments. HBC has an approved local plan and should stick to it. Access and egress will be difficult on the already busy Forest Moor Road.
13	22/02337/TPO	Felling of 3 no. Ash (T1, T1, T4) and felling of 1 no. Elm (T3) within Tree Preservation Order 01/0959. Mother Shiptons Cave, Prophecy Lodge, Harrogate Road, HG5 8DD	No objections but KTC recommend that tree T4 be replaced by a mature sapling as its removal will change the skyline.
14	22/02478/TPO	Works to Tree Preservation Order 12/2006 T1 beech – Fell 1 no. Beech and replant with 1no. Hornbeam. Spitalcroft Green, Spitalcroft, HG5 8JB	KTC object to this application as it is in the conservation area and there is nothing wrong with the tree, trees naturally adapt to their surrounding and some lateral pruning could be done without having to fell it. The tree also stands in the flood plain and is important for the absorption of water to help prevent flooding. KTC would like to see an HBC

			arboriculturalist report for this application.
15	22/02474/TPO	Felling of 1 no. Birch (T1) within Tree Preservation Order 05/2008. 40 Appleby Avenue, HG5 9LZ	No objections.
16	22/02172/FUL	Erection of first floor extension with Juliet balcony and rooflights above double garage to create new annex. Abbey House, 51 Abbey Road, HG5 8HX.	KTC object to this application as it will cause excessive bulk and visually damage the street scene. It will be overbearing from the road and the addition of a bathroom and toilet will cause further strain on an already overloaded sewerage system.
17	22/02513/TPO	Crown lift to 5m over highway, 2.5m over path and lateral reduction by up to 2.5m on driveway side of 1 no. Prunus within Tree Preservation Order 05/2008. 14 Appleby Crescent, HG5 9LS.	No objections.

For Information:

Date for Next Meeting:

Monday 01 August 2022 via Zoom 12 Noon.