

Planning Discussion Monday 7th November 2022 (12:00 noon via Zoom)

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

Councillors and Staff present: J Batt, A Bell, K Davies, S Oakes, M Richards and A Pulman

Members had no interests to declare in relation to the following items.

1. Applications to consider:

	Ref No:	Details of Application:	Comments
1	22/03741/TPO	Targeted reduction of elongated limbs of 1 no. Willow tree (T1) of Tree Preservation Order 16/2009. 27 York Place, HG5 0AD	No Objection – the work to be carried out as per the recommendations of HBC’s Arboriculturist and to be carried out in a timely manner outside nesting season.
2	22/03465/TPO	Lateral reduction by up to 1m east facing of 1 no Oak (T10) within Tree Preservation Order 15/1995. Lateral pruning to 75mm of east facing aspect to provide clearance from roofs and gutters of applicant’s property, back to previous 2014 post-pruning condition. Remove remains of one dead branch on same aspect. Appledorn, Lands Lane, HG5 9DE	No Objection – the work to be carried out as per the recommendations of HBC’s Arboriculturist and to be carried out in a timely manner outside nesting season.
3	22/03626/TPO	Tree works within the Knaresborough Conservation Area. Felling of 3 no Elm Trees (T1, T2,T3) due to Dutch Elm disease infection. Felling of 1 no Ash (T4) due to Ash dieback. Mother Shiptons Cave, Prophecy Lodge, HG5 8DD.	No Objection – the work to be carried out as per the recommendations of HBC’s Arboriculturist and to be carried out in a timely manner outside nesting season.
4	22/03796/TPO	Felling of 1 no Ash Tree (T1) within Woodland Tree Protection Order (W1) 61/2018. 10 Garton Close, HG5 0TR	Object - From the photographs provided, there is no visual evidence of Ash dieback. The tree is not on the owner’s property and they may be able to remove any limbs overhanging their property in the event of imminent danger. Removal of the tree without replacement would create a hole in the visual aspect of the countryside.
5	22/03900/TPO	Works to trees within Tree Preservation Group 01/1959 W4. Felling of 2 no Beech trees (referred to as T191 and T194 on applicants location plan) due to safety concerns and poor health. Mother Shiptons Cave, Prophecy Lodge, HG5 8DD.	Object – removal of trees just because they are in ‘poor health’ will lead to an unacceptable denuding of the panorama of one of Knaresborough’s prime tourist attractions and beauty spots. Knaresborough Town Council

			believes that the Beech trees would be better served being nursed back to good health. Note: the trees referred to in the report within the application do not match the description presented.
6	22/03899/TPO	Tree works within group subject to Tree Preservation Order 01/1959 W4 (mixed woodland). Felling of 1 no Beech Tree due to Brittle Cinder Fungus (identified as T1985 on application). Felling of 1 no Beech tree (identified as T327 on application) and replacement planting of a tree of suitable size and species in a suitable location on site. Canopy removal and retention as standing deadwood of 1 no Beech tree (T1608) due to Brittle Cinder Fungus and extensive cavities. Felling of 1 no Sycamore (T1609) due to Woodland management. Mother Shiptons Cave, Prophecy Lodge, HG5 8DD.	No Objection to T1985, T327 and T1608– work to be carried out per recommendations of the Arboriculturist Object to T1609 as there is no evidence to show that this removal is necessary.
7	22/03895/FUL	Erection of a single storey rear extension, addition of an awning to the rear and alterations to existing garage. 3 Dentdale Drive, HG5 0BE.	Neither Object or Support – However KTC has concerns about the strength and robustness of the materials used for the awning. KTC would prefer that the trees were left in situ.
8	22/03935/FUL	Change of Use of Agricultural Field to Dog Exercise Area with fencing and parking (retrospective). Hopewell House, Hay-A-Park Lane, HG5 0SN.	Object – the current access is by a very narrow bridal way with no passing places. This would make the bridal way dangerous for riders and walkers and has the added prospect of causing vehicular accidents. A counter proposal was put forward not to object to this application. The vote was tied and due to the absence of a casting vote the rules governing this situation were put into play.
9	22/03936/FUL	Change of Use of Agricultural Building to dog exercise area (retrospective). Hopewell House, Hay-A-Park Lane, Hay A Park, HG5 0SN.	Object – From the drawing provided it appears that the development will cut a Public Right of Way. The owner should be required to apply for a deviation to the footpath.
10	22/03937/FUL	Change of Use of agricultural land and woodland to dog exercise area and parking (retrospective). Hopewell House, Hay-A-Park Lane, Hay A Park, HG5 0SN.	Object – the current access is by a very narrow bridal way with no passing places. This would make the bridal way dangerous for riders

			and walkers and has the added prospect of causing vehicular accidents. There is no mention of how the woodland will be protected
11	22/04029/FUL	Conversion of loft, including hip to gable extension, erection of 2 no front dormer extensions, 1 no rear dormer extension, erection of single storey extension, first floor balcony and alterations to internal layout and fenestration. Abbey Mount, 39A Abbey Road, HG5 8HY.	No Objection
12	22/04017/FUL	Demolition of existing single storey kitchen and conservatory building and erection of replacement single storey extension. 24 Hambleton Grove, HG5 0DB.	No Objection
13	22/03973/FUL	Loft conversion with front and rear facing dormer extensions. 3 York Garth, HG5 0AL.	Object – The development is out of character with the area will overlook and loss of privacy to other residences
14	22/04134/TPO	Felling of 2 no. Ash trees, 1 no. Cedar tree and 3 no. Conifer trees, crown and lateral reduction by 1m of 2 no. Yew trees. All trees within Area 14 of Tree Preservation Order 01/1959. Fawley, Ripley Road, HG5 9BU	Object – the loss of these trees will lead to an unacceptable denuding of the tree-lined rural aspect of the entrance to Knaresborough.
15	22/03918/FUL	Erection of 2m wooded fence to side of rear garden adjacent to Eastfield. 2 Cragdale Rise, HG5 0DU	Object – The fence will be too high and is out of keeping with the area. Traffic turning right on Eastfield will have their vision impeded. Although properties opposite have high fences they are set further back from Eastfield. Eastfield is a bus route and major thoroughfare and there is a bus stop within 100m of the junction. Traffic issues caused by this fencing could make the junction unsafe for pedestrians and adversely affect NYCC's 'Safe Route to School' for schoolchildren in the area.
16	22/04154/FUL	Erection of 1 no. dwelling and detached garage to the rear of the 32 Manor Road (site area 0.1ha). 32 Manor Road, HG5 0BN	No Objection
17	22/04152/TPO	Felling of 2 no. Sycamore trees and 1 no. unknown dead tree, remove deadwood of 2 no. Sycamore trees and 1 no. Lime tree with in G1 of Tree Preservation Order 25/2002. Crown lift by 2m and clear stem of small branches of 1 no. Oak tree (T6)	No Objection – the work to be carried out as per the recommendations of HBC's Arboriculturist and to be carried out in a timely manner outside nesting season.

		and 1 no. Beech tree (T5) of Tree Preservation Order 25/2002. Thistle Hill Nursing Home, Thistle Hill, HG5 8LS	
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Members expressed concern about the continuing care of trees in Knaresborough after devolution. It was agreed to write to the arboriculturalist at HBC to seek his assurances of this continuity.

Date for Next Meeting:

Monday 05 December 2022 via Zoom 12 Noon.