

KNARESBOROUGH TOWN COUNCIL

A Pulman
Clerk of the Council

Knaresborough House
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25 February 2025

To: **The Members of the Planning Committee** – Councillors J Batt, K Davies,
D Goode, M Flood, and S Oakes

Dear Councillors:

I hereby summon you to the following meeting of **KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE** to be held at Knaresborough House, Knaresborough, HG5 0HW on:

MONDAY 03 MARCH 2025

12 Noon

Please see the Agenda for the meeting below:

Yours faithfully

A Pulman
Clerk of the Council

Any queries with regard to this agenda should be addressed to the **Clerk** at
office@knaresboroughtowncouncil.gov.uk

COUNCIL PLANNING AGENDA – 03 March 2025

1. To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.

2. To receive declarations of **disclosable pecuniary interest** (not previously declared) on any matters of business and to consider any written requests for **dispensation**.

3. KTC Public Speaking Session

Any member of the public who wishes to speak about an item on this agenda, or any topic they wish to bring to council's attention, does not need to give notice but priority will be given to those who have given prior notice to the Clerk – *please see contact details on the front of this agenda*.

4. To note the **Report** of the Planning Discussion Meeting held on:

4.1 Monday 03 February 2025 (ca)

5. Business Remaining

5.1 To further consider the Town and Parish Council survey for North Yorkshire Council Gypsy and Traveller Accommodation Assessment (GTAA) 2024/25. Deadline 30 March 2025. (Emailed to all councillors 20/1/2025) (ca)

6. Planning Correspondence

To consider the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref No:	Details of Application:
1	ZC25/00365/FUL Single storey rear kitchen extension. New side door to existing house. 29 Kingfisher Road, HG5 0GD
2	ZC25/00309/FUL Change of use of existing auction house to form 3 additional flats including external alterations. 2-4 Jockey Lane, HG5 0HF
3	ZC25/00376/KIOSK BT consultation on the proposed removal of public payphone services and lock the kiosks (01423862221) listed. Telephone Boxes, Market Place, Knaresborough <i>NOTE: KTC adopted the other 2 phone boxes and refurbished all 3 in 2020/21</i>
4	ZC25/00377/KIOSK BT consultation on the proposed removal of public payphone services and lock the kiosks (01423862496). Telephone box adjacent 55 Wetherby Road, Knaresborough
5	ZC25/00411/FUL Demolish existing house and build 3 new properties – 1 x replacement house and 2 x bungalows. 13 Stockwell Road, HG5 0JY
6	ZC25/00129/FUL Front porch addition. Rear and partial side first-floor extension. Loft conversion with addition of roof line window (revised scheme). 19 Garsdale Road, HG5 0LU
7	ZC25/00513/TPO Selective pruning to 2 no sycamore (T1 and T2) of TPO no 15/2012 G2 70 Pasture Crescent HG5 0PN
8	ZC25/00505/FUL Proposed part garage conversion, a new front (south) door opening, a new side (west) door opening and step access, fenestration alterations to the rear. Castle Ings House HG5 8DJ
9	ZC25/00448/FUL Erection of single storey side extension. 14 St Roberts Road HG5 8EQ
10	ZC25/00487/TCON Works to mixed woodland in conservation area. Prune back mixed woodland to boundary line to prevent overhand, maximum pruning cuts of 55mm. 13 Abbey Mill View HG5 8ES

11	<u>ZC25/00495/FUL</u>	Rear roof dormer and front elevation rooflights (retrospective). 7 Sterling Chase HG5 0WF
12	<u>ZC25/00534/LB</u>	Listed building consent to install secondary glazing. The Abbey, Abbey Road HG5 8HX
13	<u>ZC25/00499/FUL</u>	Retrospective application for the removal of a shopfront and replacement with a new painted timber shop frontage. The Hungry Caterpillar, 59 High Street HG5 0HB
14	<u>ZC25/00444/CLOPUD</u>	Certificate of Lawfulness for single storey rear extensions and changes to the fenestration. 60 Appleby Avenue HG5 9LZ
15	<u>ZC25/00541/CLEUD</u>	Change of use from garage to dwellinghouse. 32b Windsor Lane HG5 8DX (see attached copy letter)

7. To receive and note the North Yorkshire Council – New Settlement (Maltkiln) Development Plan Document – Main Modifications Consultation (*ca*)

8. To note the date and time for the next meeting:

Monday 07 April 2025, 12 noon at Knaresborough House

Note: Members of the public and press are invited to attend the meeting as observers. Only Committee members are entitled to vote. A list of Councillors is available on the website. Agenda papers may be viewed on the website.

A copy of the agenda in larger print is available on request.

Following the Local Government Audit and Accountability Act 2014 the right to record, film and to broadcast meetings of the Council, Committees and Sub Committees is established but anyone wishing to do so should advise the Clerk or Chair of the Council to ensure compliance with KTC's adopted policy to manage this activity effectively and lawfully.

Planning Discussion Monday 03 February 2025

Due to the meeting being inquorate the Clerk has delegated power to respond to the Planning authority in consultation with Councillors as per Planning Committee terms of reference.

Cllrs and Staff present: D Goode, M Flood

M Richards

Cllrs J Batt, K Davies and S Oakes sent apologies.

Applications to consider:

Ref No:	Details of Application:	Comments:
1	<u>ZC25/00061/TPO</u> Fell 1 No. Ash tree to ground level within T14 of Tree Preservation Order 01/1959. Fawley, Ripley Road, HG5 9BU	No Objections
2	<u>ZC24/04158/FUL</u> Proposed removal of existing single storey garage and entrance to be replaced with new single storey extension and proposed new detached garage. Proposed infill of existing covered area to front door. 2 The Chase, HG5 0SY	No Objections
3	<u>ZC25/00071/FUL</u> Demolition of existing garage and conservatory. Erection of two storey rear extension and single storey side extension. New window to side elevation. 7 Aspin Grove, HG5 8HJ	No Objections

From: consult@objective.co.uk
Sent: 10 February 2025 13:00
To: clerk@knaresboroughtowncouncil.gov.uk
Subject: North Yorkshire Council - New Settlement (Maltkiln) Development Plan Document - Main Modifications Consultation

Dear Mrs Nicola Smith

North Yorkshire Council is holding a six week consultation from **Monday 10 February to midnight Monday 24 March 2025** on the New Settlement (Maltkiln) Development Plan Document, Schedule of Main Modifications.

These Main Modifications are changes to the Regulation 19 Pre-Submission Draft New Settlement (Maltkiln) Development Plan Document submitted for examination on the 28 March 2024 and are necessary to make the plan sound.

Click <https://consult.harrogate.gov.uk/kse/event/38294> to visit the Planning Policy Consultation Portal, view and respond to the consultation.

At this stage of the examination process representation can only be made on the following consultation documents;

- Schedule of Proposed Main Modifications
- Schedule of Proposed Policy Map Modifications
- Habitats Regulation Assessment Main Modifications January 2025
- Sustainability Appraisal Main Modifications January 2025

In addition, a Schedule of Additional Modifications which sets out minor changes to the Development Plan, will be available to view for information purposes and completeness only and is not included in the consultation exercise.

Representations should be made via the consultation portal at <https://consult.harrogate.gov.uk/kse/event/38294>, however if you chose to submit your comments in writing a comment form can be downloaded from the website www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/harrogate-planning-policy/new-settlement-maltkiln-development-plan-document

Alternatively, you can download or collect a representation form from the locations listed below and return it to Planning Policy Team, North Yorkshire Council, Civic Centre, St Lukes Avenue, Harrogate, HG1 2AE or via email to planpolicy.har@northyorks.gov.uk. All representations must include your name and postal address.

From 10 February the consultation documents and representation forms will be available at:

- The Council’s website <https://consult.harrogate.gov.uk>
- North Yorkshire Council, Civic Centre, St Luke’s Avenue, Harrogate, HG1 2AE

- The following libraries; Harrogate, Knaresborough, Ripon, Boroughbridge and Poppleton.

Representations must be received by midnight on Monday 24 March 2025.

STATEMENT OF REPRESENTATION PROCEDURE AND AVAILABILITY OF DOCUMENTS

NORTH YORKSHIRE COUNCIL

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 Regulations 17, 19, 20 & 35

NEW SETTLEMENT (MALKILN) DEVELOPMENT PLAN DOCUMENT

Subject Matter:

The Schedule of Main Modifications, sets out the proposed Main Modifications to the Regulation 19 Pre-Submission Draft New Settlement (Malkiln) Development Plan Document (the Development Plan), submitted for examination on the 28 March 2024. These are changes which are considered necessary to make the plan sound. Within the Schedule of main Modifications text that is proposed to be deleted is indicated by strikethrough notation, and text that is proposed to be inserted is underlined.

The following supporting documents have been updated to accompany the Schedule of Main Modifications and are available as part of this consultation:

- **Schedule of Proposed Policy Map Modifications**
- **Sustainability Appraisal Main Modifications January 2025**
- **Habitat Regulations Assessment Main Modifications January 2025**

In addition, the following document will be published for information purposes and completeness only. It is not included in the consultation exercise:

- **Schedule of Additional Modifications:** This sets out minor changes to the Local Plan that do not materially affect the operation and meaning of policies in the plan. They are such things as correcting typographic errors and updating supporting text to reflect factual changes.

At this stage of the examination process representations can only be made on the Schedule of Main Modifications, the Schedule of Proposed Policy Map Modifications, the updated Sustainability Appraisal and the updated Habitats Regulations Assessment. Representations made on the Schedule of Additional Modifications will not be considered by the Inspector.

Area Covered:

The broad location for the new settlement was established in the Harrogate District Local Plan 2014-35. The Development Plan will be used to make decisions on future planning applications within the DPD policy boundary.

Period of Publication for Representations:

Representations are invited on the New Settlement (Maltkiln) Development Plan Document for a period of 6 weeks, from Monday 10 February 2025 and ending Monday 24 March 2025 at midnight. This statement provides details on how to make representations.

Availability of documents and how to view the documents:

Copies of the documents will be available to view on the Council's consultation portal at <https://consult.harrogate.gov.uk> and will also be available for inspection at the following locations:

North Yorkshire Council Civic Centre, St Luke's Avenue, Harrogate, HG1 2AE

- Opening hours Monday, Tuesday, Thursday and Friday 9 - 4.30. Wednesday 9.30 - 4.30

Harrogate Library, Victoria Avenue, Harrogate, HG1 1EG

Ripon Library, The Arcade, Ripon, HG4 1AG

Knaresborough Library, 40 Market Place, Knaresborough, HG5 8AG

Boroughbridge Library, 17 St James Square, Boroughbridge, York, YO51 9AR

- Opening hours for these libraries can be viewed at <https://www.northyorks.gov.uk/local-libraries>

Poppleton library, The Village, Upper Poppleton, YO26 6JT.

- Opening hours can be viewed at <https://www.exploreyork.org.uk/poppleton-library/>

Further information and a link to the consultation portal is available via the website at [Development Plan Document Examination latest news | North Yorkshire Council](#)

Making Representations

Representations can be made throughout the consultation period but must be made before midnight on Monday 24 March 2025. Please note that late representations cannot be accepted.

To help present your comments in the best way for the inspector to consider them, a standard comment form has been designed which is available to complete through the Consultation Portal <https://consult.harrogate.gov.uk>

Please refer to the Councils Guidance Note, available on the Consultation Portal or via the website, when preparing representations.

Alternatively, you can download or collect a comment form, (from the locations listed above), and return it to us at

Planning Policy Team North Yorkshire Council Civic Centre St Lukes Avenue Harrogate HG1 2AE

or email planpolicy.har@northyorks.gov.uk.

All representations should include your name and postal address.

At this stage of the examination process please note that:

- **Comments can only be made on the proposed Main Modifications, Policy Map Modifications, the updated Sustainability Appraisal and updated Habitat Regulations Assessment.**
- **This is not an opportunity to make comments on other aspects of the Development Plan Document**
- **If you submitted representations during consultation on the Regulation 19 Pre-Submission New Settlement (Maltkiln) DPD undertaken between Monday 3 October 2022 to Monday 24 March 2022 these have already been forwarded to the Inspector and there is no need to submit them again. Representations which do not relate to the Main Modifications proposed to the Development Plan Document will not be considered by the Inspector.**

All relevant representations received will be published on the consultation portal. All representations that relate to the Main Modifications will be considered by the Inspector. The Main Modifications put forward within this consultation are made without prejudice to the Inspector's final conclusions on the Local Plan, which will be presented in a final report.

Using the Council's Representation Form you can request to be notified of and updates including which when the Inspector's Report is published. For further details, please contact the Planning Policy Team on 0300 131 2 131 or email planpolicy.har@northyorks.gov.uk