

KNARESBOROUGH TOWN COUNCIL

A Pulman
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01 April 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 07 APRIL 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 – 07 April 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 consider and, if thought fit, approve as a correct record, the **Minutes of the Committee Meeting held on:**

4.1 *Monday 03 March 2025 (ca)*

5. **Business Remaining** – none for this meeting

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	<u>ZC25/00616/TPO</u> Felling of 1 no sycamore tree (T177) near the petrifying well within TPO 01/1959 (W4 mixed woodland). Mother Shipton's Cave, Prophecy Lodge HG5 8DD
2	<u>ZC25/00643/FUL</u> Removal of store to create single storey gable extension. 6 Hyde Park Road HG5 0NT
3	<u>ZC25/00639/FUL</u> Loft conversion with hip to gable extensions, raising of ridge height, installation of front dormer, 2 no rear dormers, erection of single storey side extension to incorporate garage and porch, single storey rear extension, replacement bay window to front elevation, alterations to fenestration and application of render. 8 Tentergate Lane HG5 9BH
4	<u>ZC25/00586/FUL</u> Partial demolition of existing dwelling and erection of two storey and single storey extensions with alterations to roof, fenestration and external materials, widening of existing driveway and installation of additional vehicular access. Brackenholme, Lands Lane HG5 9DE
5	<u>ZC25/00531/TPO</u> Crown reduction of 1 no holly bush to red line in the photograph attached to the application within TPO 46/2019 G1. Woodcote, Slingsby Avenue HG5 9EG
6	<u>ZC25/00664/FUL</u> Subdivision of the existing Linkside House building to form 2 no commercial units comprising a swimming pool showroom (Sui Generis as consented under ZC24/002254/FUL) and retail unit for the sale of care equipment (Sui Generis), together with the installation of 2 no external inground swimming pools and other associated works. Linkside House, Forest Lane Head HG2 7TE
7	<u>ZC25/00660/FUL</u> Alterations to the existing bungalow to include: single storey rear extension; single store side extension; demolition of side conservatory; and reconfiguration of internal accommodation. 4 Aspin Grove HG5 8HU
8	<u>ZC25/00692/LB</u> Listed Building Consent for replacement of 4 no windows, 7 Church Lane HG5 9AR
9	<u>ZC25/00723/FUL</u> Single storey side extension. 19 Aspin Park Road HG5 8HF
10	<u>ZC25/00790/FUL</u> Proposed two storey side extension, alterations to fenestration, cladding to rear. 8 Norwood Close HG5 0NN

11	<u>ZC25/00765/FUL</u>	Single storey side extension to form porch and utility. Extension to garage at the rear to form office and workshop to replace existing workshop. 3 Tentergate Road HG5 9BG
12	<u>ZC25/00544/FUL</u>	Additional window added to existing elevation. Beech Hall Lodge, Commercial Yard HG5 0EA
13	<u>ZC25/00764/FUL</u>	Conversion of existing garage into living accommodation. 15 Blackthorn Avenue HG5 0UN
14	<u>ZC25/00400/CLOPUD</u>	Certificate of Lawfulness for a single storey rear extension. 39 Farfield Avenue HG5 8HB
15	<u>ZC25/00894/TPO</u>	Selective pruning to remove 4 branches of 1 no Ash (T4) within TPO 13/1995 11 Netheredge Drive HG5 9DA
16	<u>ZC25/00916/DVCON</u>	Section 73 application for the variation of Condition 2 (approved drawings) 22/04811/FUL – demolition of prefabricated garage and erection of ancillary accommodation. 35 Bond End HG5 9AW
17	<u>ZC25/00888/TPO</u>	Crown reduction (from 10m to 6m) of 2 no holly trees within G7 of TPO 05/2008 (G1 on submitted plan). 5 Appleby Avenue HG5 9LZ
18	<u>ZC25/01006/LB</u>	Listed Building Consent for the removal of non original rear single storey flat roof extension and construction of 2 storey brick built pitched roof extension to match the existing adjacent property, additionally, the conversion of the existing detached 2 storey building at the far end of the site from garage and storage c/w office/workshop at 1 st floor into 2 no Air BnB's with new windows to suit. George & Dragon, 9 Briggate HG5 8BQ
19	<u>ZC25/01030/FUL</u>	Single storey rear kitchen extension and internal reformatting to include reconfiguration of staircase; ensuite to Master bedroom and store room created on first floor. New family bathroom. Garage converted to provide new playroom. Covered front door reformatted to create new internal hallway. First floor window reformatted to allow for en suite. 93 Boroughbridge Road HG5 0LZ
20	<u>ZC25/01021/CLOPUD</u>	Application for a Certificate of Lawfulness for a proposed conversion of the existing attached garage to create habitable rooms with roof windows to the rear roof elevation. 2 The Chase HG5 0SY

7. To consider correspondence from a neighbouring parish Councillor re Battery Energy Storage System facilities (*email sent to all councillors and re-copied to Planning Committee members 01 April*).

8. To consider email from Scarborough Group International re Flaxby Park (*ca*)

9. To consider next steps in engagement with Commercial Estates Group (*ca*)

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

Monday 12 May 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.

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 03 March 2025

PRESENT: **Chair:** Councillor J Batt
Councillors: M Flood, K Davies, D Goode and S Oakes
Staff Present: The Deputy Clerk

25/058 **ITEM 1** - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting - None for this meeting.

25/059 **ITEM 2** - To receive declarations of **disclosable pecuniary interest** (not previously declared) on any matters of business and to consider any written requests for **dispensation** - None for this meeting.

25/060 **ITEM 3 – KTC Public Speaking Session** – None for this meeting.

25/061 **ITEM 4 Minutes of Meetings**

4.a - To consider and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

Monday 13 January 2025

RESOLVED: That the minutes of the planning committee meeting held on Monday 13 January 2025 be approved as a correct record and signed by the Chair.

4.b - To note the Report of the planning discussion meeting held on:

Monday 03 February 2025

RESOLVED: To note the Report of the planning discussion meeting held on Monday 03 February 2025.

25/062 **ITEM 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.

RESOLVED: That, in liaison with the office, Councillor Goode will complete the draft a survey response.

25/063 ITEM 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:	Comments:
1	ZC25/00365/FUL Single storey rear kitchen extension. New side door to existing house. 29 Kingfisher Road, HG5 0GD	No objections
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	No objections but subject to the conditions requested by the Highways authority and observation of the no stopping at any time restriction on Jockey Lane. KTC request that works be restricted to between 8.00 a.m. and 5.00 p.m. Monday to Friday. A sign to be placed stating that local businesses are still open.
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>	KTC objects to the removal of this kiosk. In an emergency a box in the centre of town is vital to get access to emergency services. However if BT is likely to remove this box, then KTC would consider taking over ownership of it.
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	No objections to the removal of this box but would ask that local residents be consulted as to whether they would wish to take it on.
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	KTC objects to this application. This site has a long history of the house owner submitting planning applications, all of which have been refused. The building is not listed but it is a historic building, with an application to remove half of it. This is tandem development which KTC is not supportive of. There would be loss of additional green space. The increase from one property to three will add significantly to an increase in traffic flow in a very congested area next to the traffic lights and the allotments. There is always a potential of flooding in the area and any development on the land behind this house will significantly damage the flood soak-away which this land clearly provides at this time.
6	ZC25/00129/FUL Front porch addition. Rear and partial side first-floor extension. Loft conversion	No objections

		with addition of roof line window (revised scheme). 19 Garsdale Road, HG5 0LU	
7	<u>ZC25/00513/TPO</u>	Selective pruning to 2 no sycamore (T1 and T2) of TPO no 15/2012 G2 70 Pasture Crescent HG5 0PN	No objections
8	<u>ZC25/00505/FUL</u>	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	No objections
9	<u>ZC25/00448/FUL</u>	Erection of single storey side extension. 14 St Roberts Road HG5 8EQ	No objections but KTC requests that no development to take place until after the bird nesting season.
10	<u>ZC25/00487/TCON</u>	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	This application has already been granted. There should be a reasonable time scale for town council to make comment before a decision is made. It should also have been granted subject to a restriction in place in respect of no development during the bird nesting season.
11	<u>ZC25/00495/FUL</u>	Rear roof dormer and front elevation rooflights (retrospective). 7 Sterling Chase HG5 0WF	KTC objects to this application. A condition is already on the site that does not permit dormer windows. It is over intensive and permission should not be granted.
12	<u>ZC25/00534/LB</u>	Listed building consent to install secondary glazing. The Abbey, Abbey Road HG5 8HX	No objections
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	KTC objects to this application. The revised design is inappropriate and still not in keeping with the grade two listed nature of the building.
14	<u>ZC25/00444/CLOPUD</u>	Certificate of Lawfulness for single storey rear extensions and changes to the fenestration. 60 Appleby Avenue HG5 9LZ	No objections
15	<u>ZC25/00541/CLEUD</u>	Change of use from garage to dwellinghouse. 32b Windsor Lane HG5 8DX (see attached copy letter)	No objections

25/064 **ITEM 7 - To receive and note** the North Yorkshire Council – New Settlement (Maltkiln) Development Plan Document – Main Modifications Consultation

RESOLVED: To receive and note

25/065 **ITEM 8 - To note** the date and time for the next meeting:

Monday 07 April 2025, 12 noon at Knaresborough House

Meeting closed at 12.45 pm

**Signed by the Chair:
Councillor J Batt**

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