

KNARESBOROUGH TOWN COUNCIL

A Pulman
Clerk of the Council

Knaresborough House
Knaresborough
North Yorkshire
HG5 0HW
Tel: (01423) 864080

E-mail: clerk@knaresboroughtowncouncil.gov.uk

24 June 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 30 JUNE 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
clerk@knaresboroughtowncouncil.gov.uk

COUNCIL PLANNING AGENDA – 30 June 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 02 June 2025 (ca)*

5. Business Remaining

5.1 To further consider the NYC email re initial consultation on the North Yorkshire Local Plan (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	25/01466/TPO	Crown reduce (by 4m, 6m post pruning) 1 No Cypress (T5) subject to TPO No. 01/1959 G1. Black House, Spitalcroft, HG5 8JB
2	25/01490/FUL	Alterations and conversion of 2 No. dwellings houses into 1 No. dwelling house. 32 Windsor Lane, HG5 8DX
3	25/01257/FUL	Single storey side extension and single storey rear extension. 11 Stockwell Grove, HG5 0LN
4	25/01638/FUL	Erection of two storey rear extension and detached double garage to front. Greenholme, Forest Moor Road, HG5 8JY
5	25/01681/TPO	T1, T2 (Horse Chestnut) – Lateral reduction by 1.5m and crown lift by 3m. T3, T4 (Copper Beech) – crown lift off the road side by 5.05m and off the footpath by 2.4m, remove the dead wood, reduce extended branches back into canopy. T5, T6, T7, T8 (Beech) – crown lift off the road side by 5.05m and off the footpath by 2.4m and deadwood. T9 (Copper Beech) – crown lift off the roadside by 5.05m and off the footpath by 2.4m and lateral reduction by 2m. T10 (Spruce) – Fell, within Tree preservation Order 32/2008. Netheredge, Lands Lane, HG5 9DE
6	25/01673/FUL	Erection of part single, part two storey rear extension, first floor extension over existing garage and front entrance canopy. Refenestration and render finish to walls. Banksfield, Lands Lane, HG5 9DE
7	25/01629/FUL	Hip to gable, loft conversion with 2 no pitched roof dormers to the rear including roof lights and internal works. 2 Scriven Road, HG5 9EQ
8	25/01865/FUL	Demolition of the existing conservatory. Erection of a single flat roof rear extension with internal alterations and the addition of a first floor roof light. Replacement of all existing windows and external doors. Addition of Solar panels on western side elevations roof. 12 Wetherby Road to rear of Grimbald Road, HG5 8LQ

9	25/01751/FUL	Installation of 1 no rapid electric vehicle charger together with ancillary electrical equipment to serve 2 no EV charging bays and the installation of a pay and display unit. Car Park, Abbey Road
---	--------------	--

7. To consider a response to the Notice of Proposal – Various Roads
Knaresborough – CB-A6-SCRIVEN-TRO-01-Layout sent by North Yorkshire Council
Highways (ca)

8. NYC Call for Sites – item referred from Full Council 16 June (ca)

To note the date and time for the next meeting:

Monday 28 July 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 02 June 2025

PRESENT: Chair: Councillor D Goode
Councillors: K Davies and S Oakes
Staff Present: The Deputy Clerk

In the absence of the Councillor Batt, members voted for Councillor Goode to act as Chair for this meeting.

25/076 ITEM 1 - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.

RESOLVED: To receive apologies and approve reasons for inability to attend from Councillors Batt and Flood.

25/077 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**

Councillor K Davies	Item 6 – ZC25/01332/FUL – Is an acquaintance of the applicant
----------------------------	---

25/078 ITEM 3 – KTC Public Speaking Session - None for this meeting

25/079 ITEM 4 - Minutes of Meetings

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

Monday 07 April 2025

RESOLVED: That the minutes of the Planning Committee meeting held on Monday 07 April 2025 be approved as a correct record and signed by the Chair.

4.2 - To receive and note the report of the Planning meeting held on Monday 12 May 2025 (meeting was inquorate, comments made using Clerk's delegated powers – no formal Minutes)

RESOLVED: To receive and note the report of the Planning meeting held on Monday 12 May 2025.

25/80 ITEM 5 – Business Remaining – none for this meeting

25/81 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	<u>ZC25/01217/FUL</u> Loft conversion with 5no. rooflights and single storey rear extension (part retrospective). 7 Sterling Chase, HG5 0WF	No objections
2	<u>ZC23/02886/FULMAJ</u> Revised Plans received: Residential development of 110 dwellings with associated access, parking, open space, landscaping and children's play area (revised). Land at Water Lane, HG5 0PA	KTC objects to this application: (see below for full narrative)
3	<u>ZC25/01112/FUL</u> Raising ridge to allow usable head height, with hip to gable extensions, 4no. new dormers to front and rear and erection of part two storey and part single storey side extension. Rosemead, 13 Wetherby Road, HG5 8LG	No objections
4	<u>25/01397/LB</u> Listed building consent for the demolition of existing garage and landscaping alterations. 7 Church Lane, HG5 9AR	No objections
5	<u>25/01343/TPO</u> Crown lift (by 4m from ground level) and Crown reduction (by 4m) of 1no. Sorbus (T20) and Crown lift (by 8m from ground level) and Cron Reduction (by 4m) of 1no. Birch (T21) within Tree Preservation Order 05/2008. 11 Appleby Avenue, HG5 9LZ	KTC objects to this application; this would represent significant damage to mature protected trees and there is no arboriculturalist report.
6	<u>25/01332/FUL</u> Erection of garden room/home office and alterations to ground levels. Manor Cottage, 9 Water Bag Bank, HG5 9AD	KTC objects to this application as it is inappropriate development in the grounds of a grade 2 listed building and built against the wall of number 5, impacting the maintaining wall. If this was a temporary construction a 1 metre gap would be required.
7	<u>25/01335/FUL</u> Formation of community charging facility comprising of the installation of 3no. rapid chargers serving 6no. marked EV charging bays together with ancillary electrical equipment and boundary treatment. Garage block, Park Parade, Knaresborough	KTC objects to this application on the grounds of Highways issues - the sheer volume of traffic movement on an area of road which has limited visibility and the noise impact on surrounding properties.
8	<u>25/01256/FUL</u> Proposed loft conversion with new dormer on the rear of the house. Park Lodge, Bar Lane, HG5 0QG	No objections

[ZC23/02886/FULMAJ](#)

Knaresborough Town Council objects to this application on the following grounds:

1. This development is close to six existing developments with circa 2,000 houses with planning permission.
2. There has been a suggestion that demand for housing has fallen significantly.

3. Any additional housing will have a major impact on doctors, dentists, and schools.
4. This town is getting to a point where it can no longer cope with the level of increase that has been allowed in terms of planning applications.
5. The development is too close to the SSI and represents significant danger in terms of pollution threats to that environment. Natural England has also made similar comment. There is concern for the general disturbance of wildlife.
6. It continues to be over intensive in terms of the number of houses proposed.
7. Highway access through the Hay a Park estate is poor. Emergency vehicles would have a major problem accessing the estate.
8. One of the key elements of the NPPF is to promote sustainable transport. Part of the assessment for any new development needs to meet the establishment of the transport network. It would be clearly impossible to get a bus on to this estate. There is a total failure to address a sustainable transport solution.
9. The NHS objected, and Yorkshire Water has again objected to this revised plan, stating that they cannot maintain the public sewer if this development goes ahead.
10. The site has been used as an unofficial tip and has proven to be contaminated land.
11. Previous concerns in terms of archaeological risk have not been addressed.
12. There is a secure parking risk.

25/082 ITEM 7 - Verbal update from Councillor Goode on the progress of the Knaresborough Neighbourhood Development Plan.

Councillor Goode gave a comprehensive update on the progress of the NDP stating that the next phase will be the Reg 16 consultation. No date has been finalised yet, but NYC are keeping KTC informed. KTC will need to select a Planning Inspector which will be done at the appropriate time in conjunction with NYC.

25/083 ITEM 8 - To consider the NYC email re initial consultation on the North Yorkshire Local Plan and **decide** KTC's next steps to respond

Members to bring their comments to the next meeting on 30th June.

25/084 ITEM 9 – To consider the email from the Joint Managing Director of Johnson Mowat Planning and Development Consultants re: Residential Development at Bar Lane and **decide** next steps

RESOLVED: That, based on the current information available, and without pre-determining any application prior to its submission to NYC, KTC writes to Johnson Mowat explaining that KTC is most likely to object to this application, when it is consulted as a statutory consultee, on the following grounds:

Highways:

1. Mitigating the traffic delays at Bond End, High Bond End and Ripley Road which have worsened since the recent developments in the same area. Should the Northern By-Pass be reinvestigated by NYC?
2. Impact of traffic heading towards Wetherby, York and the A1M via Half Penny Lane (where there is a primary school) and Chain Lane.
3. Bar Lane would most likely require widening to facilitate the extra residential, home delivery, works and service traffic and possibly a bus route.
4. Rat-runs would be created by traffic using Bar Lane – Hazelheads Lane – Water Lane and/or Breary Flat Lane to avoid Boroughbridge Road and Half Penny Lane.

5. The increase in the traffic on the above roads would deprive the residents of Knaresborough the enjoyment and amenities of walking, cycling and riding in the open countryside.

Amenities:

6. Provision of schools (there has been a lack of enthusiasm for a school on the Manse Farm site)
7. Provision of doctors' surgery/ies and a pharmacy
8. What housing is being provided for the older residents in the form of single storey accommodation (i.e. bungalows so that they can stay in their own properties rather than having to seek residential accommodation as they become more immobile
9. Consideration should be given to providing a small A&E facility as Harrogate General Hospital and Ripon City Hospital are overstretched.

Environment:

10. Environment Agency have in the past raised concerns about the continual building of new developments without paying any attention to upgrading the existing sewerage infrastructure.
11. Protection of the SSSI site
12. Consideration to be given to the safety of children and adults due to the proximity of flooded gravel pits
13. Parts of the 'Money Estate' still have issues with flooding from subterranean water, will this be an issue on this development.

25/085 ITEM 10 – To note the date and time for the next meeting

Monday 30 June, 2025, 12 noon at Knaresborough House

Meeting closed at 12.35 pm

**Signed by the Chair:
Councillor Goode**

clerk@knaresboroughtowncouncil.gov.uk

From: consult@objective.co.uk
Sent: 19 May 2025 12:32
To: clerk@knaresboroughtowncouncil.gov.uk
Subject: New event available - North Yorkshire Local Plan: our first conversation

Flag Status: Flagged



North Yorkshire Local Plan

Dear consultee,

North Yorkshire Council is consulting on the following two documents:

- **North Yorkshire Local Plan: our first conversation, May 2025** - We are asking for your views on the priorities and issues the North Yorkshire Local Plan can help address.
- **Sustainability Appraisal Scoping Report, May 2025** - Sustainability Appraisal is a legal requirement to assess the economic, social and environmental effects of the local plan and to monitor its impacts.

Comments are invited on the North Yorkshire Local Plan: our first conversation document and the Sustainability Appraisal Scoping Report for a period of 8 weeks from:

Monday 19 May 2025 and ending Tuesday 15 July 2025 at midnight.

All relevant comments received during the consultation period will be considered to inform future stages of local plan preparation.

In addition, the following supporting documents are available to view for information purposes and completeness only and we are not inviting comments on them:

- Housing and Economic Development Needs Assessment (HEDNA)
- Settlement Hierarchy Background Paper

To view the consultation and supporting documents and to provide comments please visit the consultation portal at:

<https://northyorks-consult.objective.co.uk/kse/>

Printed copies of the consultation documents are also available at council offices and libraries within the local plan area.

Guidance on how to submit comments and details relating to this consultation are provided on the consultation portal.

You can find out more about the North Yorkshire Local Plan and this consultation at:

<https://www.northyorks.gov.uk/localplan>

Contact Us:

Online: [Contact us | North Yorkshire Council](#)

By telephone: 0300 131 2 131

Kind regards,

Planning Policy & Place Team - North Yorkshire Council

----- This email has been automatically generated by the Keyplan software. The information contained in this e-mail or in any attachments is confidential and is intended solely for the named addressee only. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, please notify the administrator and do not read, use or disseminate the information. Opinions expressed in this e-mail are those of the sender and not necessarily the company. Although an active anti-virus policy is operated, the company accepts no liability for any damage caused by any virus transmitted by this e-mail, including any attachments.

<https://northyorks-consult.objective.co.uk/kse/userdetails>

The Occupier

Area 6 - Boroughbridge

Stump Cross

Boroughbridge

YO51 9HU

Tel: 0300 131 2 131

Email:

Area6.Boroughbridge@northyorks.gov.uk

Web: www.northyorks.gov.uk

Contact: Charlotte Beattie

Date: 04/07/2025

Dear Sir / Madam,

Various Roads, Knaresborough; Double yellow road marking Consultation

Following the initial consultation on the proposed waiting restrictions, North Yorkshire Council has reviewed the feedback received and revised the proposals. In response to feedback from many residents, the coverage of double yellow lines has increased.

The updated plans aim to strike a balance between improving safety by preventing dangerous parking or obstructive parking and ensuring that residents still have the opportunity to park near their properties. The revised proposals include double yellow lines on Scriven Road, Park Way, Park Gate Park Grove, Park Avenue and Scotch George Lane.

The introduction of waiting restrictions will regulate parking arrangements, deter indiscriminate parking (including parking astride the footway), maintain through traffic and reduce accident potential.

The Council will, of course, be asking the emergency services for their views as part of this consultation process.

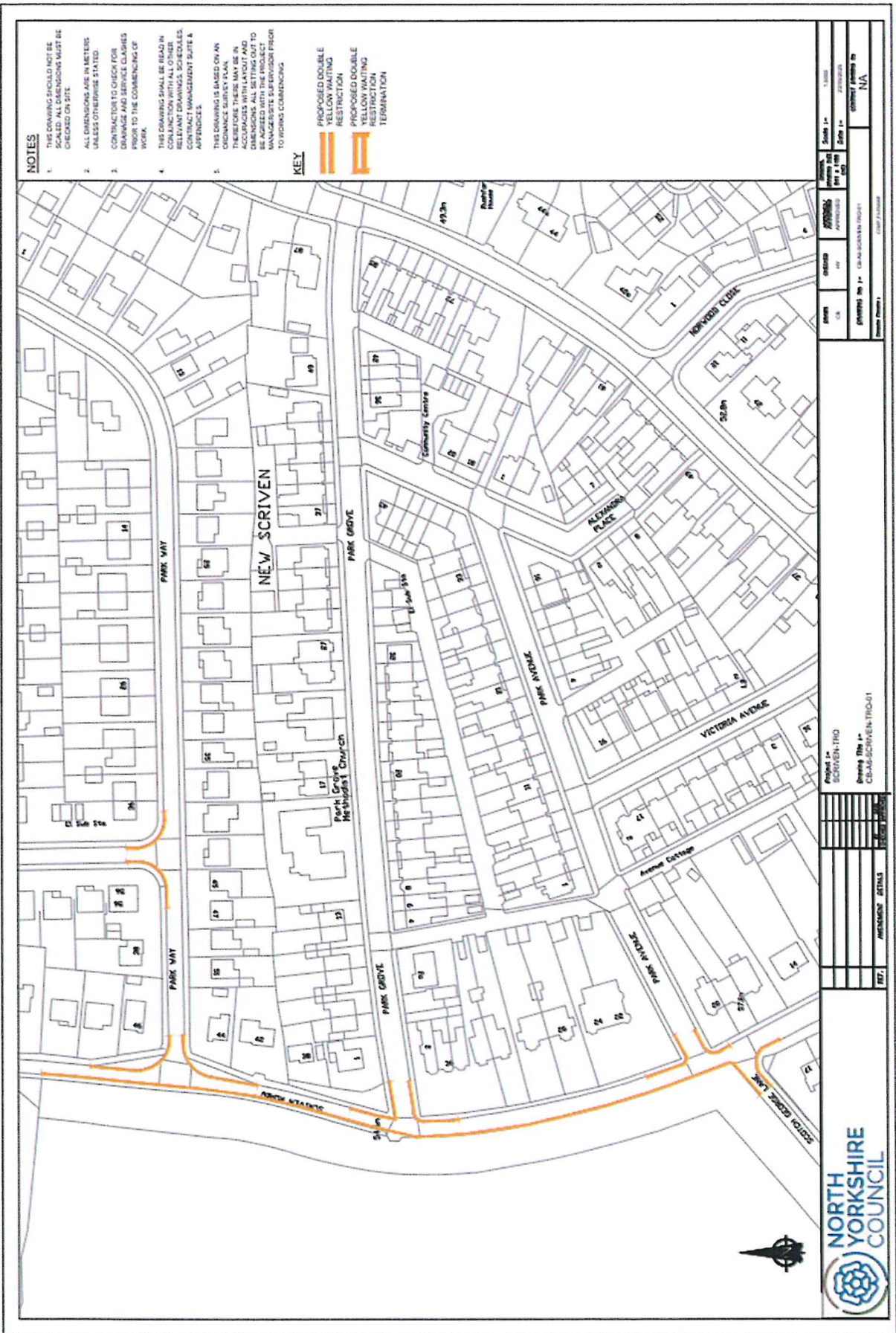
A plan illustrating the position of the proposed measures is shown overleaf.

If you wish to object to the proposed measures referred to above, you must send the grounds of your objection to: Area6.Boroughbridge@northyorks.gov.uk by the 24th July 2025. If we do not hear from you by this date, we will assume acceptance to the proposals.

If you require any additional information or wish to discuss further, please contact Area6 via email or telephone addresses of which can be found at the top of this letter.

Yours Faithfully,

Area6



NOTES

1. THIS DRAWING SHOULD NOT BE SCALED. ALL DIMENSIONS MUST BE CHECKED ON SITE.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. CONTRACTORS TO CHECK FOR OBSTRUCTIONS AND ADJUST DIMENSIONS PRIOR TO THE COMMENCING OF WORK.
4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, SPECIFICATIONS, CONTRACT MANAGEMENT SCHEDULES, APPENDICES.
5. THIS DRAWING IS BASED ON AN ORDINANCE SURVEY PLAN. THEREFORE THERE MAY BE IN ACCORDANCE WITH LAYOUT AND DIMENSIONS. CONTRACTORS TO BE AGREED WITH THE PROJECT MANAGER/SITE SUPERVISOR PRIOR TO WORKS COMMENCING.

KEY

- PROPOSED DOUBLE YELLOW WAITING RESTRICTION
- PROPOSED DOUBLE YELLOW WAITING RESTRICTION TERMINATION



Project No: SCRIVEN-THO
Drawing No: 1- CBAS-SCRIVEN-THO-01

REVISION	DETAILS	DATE
001		

Author	UK	Checked	APPROVED	Scale 1:1000	Drawn by	1:1000
Project No	1- CBAS-SCRIVEN-THO-01	Contract	NA	Drawn by	1:1000	Drawn by

THE NORTH YORKSHIRE COUNCIL

(HARROGATE, KNARESBOROUGH, PANNAL AND BURN BRIDGE)
(PARKING AND WAITING) (NO 58) ORDER 2025

NOTICE is hereby given that The North Yorkshire Council proposes to make an Order under Sections 1(1), 2(1) to (3), 4(2), 32(1) and 35(1) of the Road Traffic Regulation Act 1984 and Part IV of Schedule 9 to the 1984 Act and under the Traffic Management Act 2004, the effect of which will be to amend "The North Yorkshire Council (Prohibition of Waiting and Loading and Provision of Parking) (District of Harrogate) Consolidation Order 2013" by introducing the restrictions specified in the table below:-

TABLE

WAITING PROHIBITED AT ALL TIMES WITH EXEMPTIONS

<u>Column 1</u> <u>Item</u>	<u>Column 2</u> <u>Road</u>	<u>Column 3</u> <u>Side</u>	<u>Column 4</u> <u>Length</u>
1	Park Way (U1025/3/50), Knaresborough	North	From a point 12m East of its junction with Scriven Road to a point 16m North of Scriven Road.
2	Park Way (U1025/3/50), Knaresborough	South	From a point 12.5m East of its junction with Scriven Road to a point 24.5m South of its junction with Scriven Road.
3	Park Gate (U1022/3/50), Knaresborough	West	From a point 15m North of its junction with Park Way to a point 10m West of its junction with Park Way.
4	Park Gate (U1022/3/50), Knaresborough	East	From a point 14m North of its junction with Park Way to a point 10m East of its junction with Park Way.
5	Park Grove (U1023/3/50), Knaresborough	North	From a point 10m East of its junction with Scriven Road to a point 15m North of its junction with Scriven Road.
6	Park Grove (U1023/3/50), Knaresborough	South	From a point 10m East of its junction with Scriven Road to a point 10m South of its junction with Scriven Road.
7	Park Avenue (U1018/3/50), Knaresborough	North	From a point 10m East of its junction with Scriven Road to a point 15m North of its junction with Scriven Road.
8	Park Avenue (U1018/3/50), Knaresborough	South	From a point 10m East of its junction with Scriven Road to a point 10m South of its junction with Scriven Road.
9	Scotch George Lane (U1039/3/50), Knaresborough	North	From a point 15m West of its junction with Scriven Road to a point 248m North of its junction with Scriven Road.
10	Scotch George Lane (U1039/3/50), Knaresborough	South	From a point 11m West of its junction with Scriven Road to a point 10m South of its junction with Scriven Road.

A copy of the draft Order, together with a map showing the roads affected and a statement of the Council's reasons for proposing to make the Order may be inspected at County Hall, Northallerton and at Knaresborough Library, Market Place, Knaresborough HG5 8AG during normal office hours from 03 July 2025 to 24 July 2025 and also viewed online at www.northyorks.gov.uk/roadworks-map or www.northyorks.gov.uk/traffic-regulation-orders.

If you wish to object to the proposed Order, you should send the grounds for your objection, in writing, addressed to Area 6 Boroughbridge Highways Office, Stump Cross, Boroughbridge, York YO51 9HU or by email to Area6.Boroughbridge@northyorks.gov.uk or via the website link above by 24 July 2025.

BARRY KHAN, Assistant Chief Executive, Legal and Democratic Services, County Hall, NORTHALLERTON

Dated 03 July 2025

OFFICIAL



NOTES

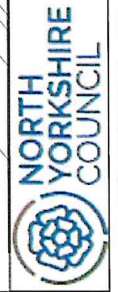
1. THIS DRAWING SHOULD NOT BE SCALED. ALL DIMENSIONS MUST BE CHECKED ON SITE.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. CONTRACTOR TO CHECK FOR DRAINAGE AND SERVICE CLASHES PRIOR TO THE COMMENCING OF WORK.
4. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, SCHEDULES, CONTRACT MANAGEMENT SUITE & APPENDICES.
5. THIS DRAWING IS BASED ON AN ORDINANCE SURVEY PLAN. THEREFORE THERE MAY BE IN ACCURACIES WITH LAYOUT AND DIMENSIONS. ALL SETTING OUT TO BE CHECKED BY THE PROJECT MANAGER/SITE SUPERVISOR PRIOR TO WORKS COMMENCING.

KEY

- PROPOSED DOUBLE YELLOW WAITING RESTRICTION
- PROPOSED DOUBLE YELLOW WAITING RESTRICTION TERMINATION



Project :- SCRIVEN-TRO		Drawing Title :- CB-A6-SCRIVEN-TRO-01		Scale :- 1:5000		Drawing Size A1 1118		Date :- 22/02/2025		Contract Drawing No NA	
Author CB	Checked HT	Approved HT	Original HT	Original HT	Original HT	Original HT	Original HT	Original HT	Original HT	Original HT	Original HT
Amendment		Details		Ref.		Date		Checked		Approved	
AMENDMENT		DETAILS		REF.		DATE		CHECKED		APPROVED	



Full Council – 16 June 2025

ITEM: 9.2 Cllr Shan Oakes

'North Yorkshire Council has announced a 'Call for sites'. The announcement states that:

"Sites can be put forward for any use or designation and this can include, but is not limited to, housing, employment and commercial development, retail and leisure, renewable energy generation and biodiversity or other environmental enhancement schemes."

The consultation will run **until midnight on Tuesday 15 July 2025**

National discussions around planned legislation suggest that the environmental protections in existing policies may be overridden. For example, land has been acquired by a housing developer within the greenbelt, presumably in the expectation that restrictions to housing may soon be removed.

In previous years, KTC has committed time and expenditure making clear its views in the Neighbourhood Plan. Therefore, the Council should consider responding to the call for sites by reaffirming the relevant sites in the Neighbourhood Development Plan for protection from environmental damage'.

RESOLVED: To defer this item to the Planning Committee meeting on 30th June.