**KNARESBOROUGH TOWN COUNCIL**

A Pulman Knaresborough House

Clerk of the Council Knaresborough

North Yorkshire

HG5 0HW

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22 July 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 28 JULY 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**](mailto:clerk@knaresboroughtowncouncil.gov.uk)

**COUNCIL PLANNING AGENDA – 28 July 2025**

**1.**  To receive **Apologies and consider approval** of the reasonsfor 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 30 June 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 | [**25/02019/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXSEDTLTGOT00) | Two storey side and two storey rear extension. 3 Grimbald Road HG5 8HD |
| 2 | [**25/02067/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SY0CIFLTGRP00) | Single storey front extension. 49 Park Way HG5 9W |
| 3 | [**25/02048/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXYF5ULTGQF00) | Single storey wrap around extension. 11 Birkdale Avenue HG5 0LS |
| 4 | [**25/02060/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXZYOTLTGRD00) | Erection of single storey porch, installation of 4 conservation rooflights, replacement of 2 existing fire escape rooflights to news Velux, alteration to 3 existing windows. The Old Coach House, Bilton Hall Farm HG1 4DW |
| 5 | [**25/01322/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SUTAULLTFLV00) | Enlargement of existing garage at rear of house. 7 Belmont View HG5 8JJ |
| 6 | [**25/01706/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SWKF7XLTG8200) | Installation of 3 no kiosks. Knaresborough Sewage Treatment Works HG5 8LJ |
| 7 | [**25/01809/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SX7VJULTGFM00) | Two storey side extension, single storey rear extension, garage conversion an rear pergola. 38 Aspin Drive HG5 8HQ |
| 8 | [**25/02097/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SY3Z2MLTGTN00) | Tree (T1) of TPO 05/2008 G39. 1 Appleby Gate HG5 9LY |
| 9 | [**25/01915/DVCON**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXDQNBLTGJ800) | Section 73 application for the variation of condition 2 (approved plans) of Planning Permission HGTZC24/00460/DVCON to allow for alterations to approved plans. Land comprising tennis court and surrounding area Abbey Road |
| 10 | [**25/02002/LB**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXQPC5LTGN700) | Listed building consent for the replacement of 4 no windows. 7 Church Lane HG5 9AR |
| 11 | [**25/02148/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYD8GJLTGWN00) | Installation of containers for storage purposes under Class B8 Use. Mylockup HG5 0SP |
| 12 | [**25/01934/DVCON**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXFFQGLTGK300) | Variation of Condition 2 (Approved Plans) and Condition 3 (Finished Floor Levels) of Planning Permission 21/00865/FUL – Chane of use from workshop and premises (Use Class – A1) to 3 dwellings (Use Class – C3), formation of terrace balconies and alterations to fenestration. Site of Riverside Works, Waterside. |
| 13 | [**25/01992/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage) | External alterations include reconfiguration of existing conservatory, restoration of chimney, new skylights and new dormer. Internal alterations include replacement and relocation of the existing modern spiral staircase and relocation of existing modern bathroom. 5 Gracious Street HG5 8DT |
| 14 | [**25/01993/LB**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXQHZOLTGMU00) | Listed Building Consent for external alterations including the reconfiguration of existing conservatory, restoration of chimney, new skylights and new dormer. Internal alterations include replacement and relocation of the existing modern spiral staircase and relocation of existing modern bathroom. 5 Gracious Street HG5 8DT |
| 15 | [**25/01783/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SX0XLFLTGDI00) | Fell 2 no elm trees (T1 and T2) within TPO 01/1959. Bilton Hall Farm |
| 16 | [**25/02040/COU**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SXY9JWLTGPW00) | Retrospective permission for the change of use from builders merchants to storage and distribution (B8). Units 6B and 7 Hambleton Grove Industrial Estate |
| 17 | [**25/02107/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SY5O9BLTGU500) | Demolition of former single storey domestic garages and replacement with 1 no new self build dwelling, with vehicle parking, landscape works and boundary treatment and gates. Land and buildings on the east side of Park Avenue |
| 18 | [**25/02153/LB**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYEGV5LTGX100) | Listed building consent for the proposed partial conversion of basement to form 2 habitable rooms and staircase access from upper storey and replacement of window within basement. Byards Lodge HG5 0LT |
| 19 | [**25/02260/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYS1SRLTH2N00) | Relocation of exposed gas pipework below ground, installation of a timber enclosure to relocated gas regulator and valves. Retrospective installation of 2 no underground LPG tanks with exposed green lids, 2 no LPG boilers and flues. Conyngham Hall HG5 9AY |
| 20 | [**25/02261/LB**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYS1STLTH2O00) | Relocation of exposed gas pipework below ground, installation of a timber enclosure to relocated gas regulator and valves. Retrospective installation of 2 no underground LPG tanks with exposed green lids, 2 no LPG boilers and flues. Conyngham Hall HG5 9AY |
| 21 | [**25/02221/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYOCWALTH0E00) | Change of use of existing auction house and basement to 2 flats including minor external alterations. 2 – 4 Jockey Lane HG5 0HF |
| 22 | [**25/02088/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SY3QUXLT0EK00) | Conversion, extension and alteration of a former public house to form a public house, 3 no dwelling houses and 5 no flats. The Board Inn HG5 0ET |

**7. To note Notice of Appeal under Town and Country Planning Act 1990 – Section 78:**

**Appeal by: Mr and Mrs Dowker**

**Site at: Coatham House, Forest Moor Road HG5 8JY**

**Proposal: Conversion of single storey building on agricultural land to**

**the rear of Coatham House.**

**Council Ref: 25/00038/REFPN**

**Appeal Ref: APP/U2750/W/25/3368747**

**Start Date: 15 July 2025.**

**8. To consider email** from Transport Planning Officer (Projects) – Cycling Network Development for Harrogate and Knaresborough. *(ca)*

**To note** thedate and time for the next meeting:

Monday 01 September 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.