

**KNARESBOROUGH TOWN COUNCIL**

A Pulman  
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30 September 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 06 October 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 – 06 October 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 01 September 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	<a href="#"><u>25/02958/CLEUD</u></a>	Certificate of Lawfulness for an existing use of land Garage Block, Park Parade, Knaresborough
2	<a href="#"><u>25/02960/LB</u></a>	Listed building consent for the widening of opening to form new entrance to existing apartment, remove existing window, cut back existing stonework, remove existing stone window head and replace with matching stone head for new door opening. New timber stairs together with new separation wall to ground floor. Remove existing path around side of building, widen and re lay stone flag path to new doorway; form retaining wall to existing garden feature area, extending up to form 1100mm high balustrade to adjacent upper door to side of existing chapel corridor entrance. Presbytery to St Marys Church, 25 Bond End HG5 9AW
3	<a href="#"><u>25/02321/LB</u></a>	Listed building consent for the insertion of a new wood burning stove into the existing central fireplace in the reception hall 8 Castle Yard HG5 8AS
4	<a href="#"><u>25/02997/TPO</u></a>	Crown lift 1 no Prunus (T63) to achieve 2.5m clearance. Crown reduction of lateral spread by up to 2 metres of TPO 05/2008. 3 Appleby Gate HG5 9LY
5	<a href="#"><u>25/02998/TPO</u></a>	Works to 1 no Prunus (T24) of TPO 05/2008. Crown lift to achieve 2.5 metres clearance above ground. Crown reduction of lateral spread by 2m 2 Appleby Gate HG5 9LY
6	<a href="#"><u>25/02881/FUL</u></a>	Erection of single storey rear extension 21 Farfield Avenue HG5 8HB
7	<a href="#"><u>25/03008/FUL</u></a>	Replacement of garage link roof over storage area; formed with a new pitched roof with matching roof tiles; retention of garage door and new side cladding. 38 Farfield Avenue HG5 8HB
8	<a href="#"><u>25/03099/FUL</u></a>	Single storey side and rear extension 16 Blair Park HG5 0TH

9	<a href="#"><u>25/03043/FUL</u></a>	Erection of single storey rear extension, first floor dormer extension and covered area to front of garage. Installation of 2 no rooflights to side elevation. 15 St Roberts Road HG5 8EQ
10	<a href="#"><u>25/03121/FUL</u></a>	Two storey side extension and single storey rear extension 17 Crag Lane HG5 8EE
11	<a href="#"><u>25/03246/FUL</u></a>	Two storey side extension in place of an existing garage. Alterations to fenestration and internal layout changes. Widened driveway entrance. 10 Tentergate Avenue HG5 9BQ
12	<a href="#"><u>25/03322/FUL</u></a>	Erection of a detached single garage. 4 Tentergate Lane HG5 9BH

## 7. Neighbourhood Development Plan

**7.1 To receive a verbal update on the latest progress of the Knaresborough Neighbourhood Development Plan** and to hear recommendations and decide on next steps if necessary to do so.

**7.2 To receive the e mail** from Senior Planning Policy and Place Officer, North Yorkshire Council re End of Consultation and Decision to Appoint Examiner and to note the next steps (*copy emailed separately*).

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

Monday 03 November 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 01 September 2025**

**PRESENT: Chair:** Councillor J Batt

**Councillors:** M Flood, D Goode, and S Oakes

**Staff Present:** The Deputy Clerk

**25/086 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 Councillor Davies.

**25/087 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

<b>Councillor M Flood</b>	<b>Item 6 – 25/02792/FUL</b> Creation of 4 wildlife ponds and associated spoil spreading. Land comprising field 433805 457017 – is associated with Knaresborough Forest Park
<b>Councillor J Ball</b>	<b>Item 6 – 25/02491/FUL – 84 High Street – is a customer of the shop</b>
<b>Councillor S Oakes</b>	<b>Item 6 – 25/02792/FUL</b> Creation of 4 wildlife ponds and associated spoil spreading. Land comprising field 433805 457017 – is associated with Knaresborough Forest Park

**25/088 ITEM 3 – KTC Public Speaking Session - None for this meeting**

**25/089 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 30 June 2025

**RESOLVED:** That the minutes of the Planning Committee meeting held on Monday, 30 June 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 28 July 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 28 July 2025.

**25/090 ITEM 5 – Business Remaining – none for this meeting****25/091 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	<a href="#">25/02493/LB</a> Listed building consent for the replacement of existing non-illuminated gable and hanging sign to no:3 York Place. Replacement of non-illuminated hanging sign and illuminated lettering to no's 5 – 7 York Place. Provision of 1 no new non illuminated hanging sign to no 9 York Place. 5-7 York Place HG5 0AD	KTC objects: the proposed signage is totally inappropriate, is visibly intrusive and out of keeping with a Grade 2 Listed Building in a conservation area. The current plans need some element of modification and more sensitivity to the building they are being put on.
2	<a href="#">25/02445/TPO</a> Lateral reduction (by 1.5 metres) of 1 no beech (T1) within TPO 05/2008 G7 9 Appleby Grove HG5 9NQ	Application already been approved
3	<a href="#">25/02557/FUL</a> Part demolition of garage and erection of single storey side and rear extension and alterations to fenestration. 3 St Roberts Gardens HG5 8EH	No objection
4	<a href="#">25/02547/TPO</a> Crown reduction (by 3m) of 1 no cypress within G1 of TPO 24/2016 1C Tentergate Road HG5 9BG	KTC objects and concurs with the observations of the arboriculturalist.
5	<a href="#">25/02624/TPO</a> Crown reduction of 1 no Prunus (T39) extended leaders by up to 1.5m, start height 9m, end height 7.5m of TPO 05/2008. 14 Appleby Crescent HG5 9LS	KTC objects and concurs with the observations of the arboriculturalist.
6	<a href="#">25/02601/FUL</a> Single storey side and rear extension. 10 Netheredge Close HG5 9BZ	As a result of loss of parking spaces KTC requests that NYC Highways is consulted before a decision is made.
7	Was duplicate of no 3 on agenda	
8	<a href="#">25/02277/TPO</a> Works to 2 no ash (Fraxinus Excelsior) trees (T6 and T7) within TPO 01/1959. Selective pruning to both trees on their north west aspect to bring the canopy edge back from the building by a maximum of 4 metres, with a minimum retained branch length of 8m. Development site of Wetherby Road Knaresborough.	No objection
9	<a href="#">25/02644/FUL</a> Side extension with dormers to front and rear and porch to side 5 Fortune Hill HG5 9DG	No objection
10	<a href="#">25/02545/TPO</a> Crown lift (to 3m above ground level) of 5 no sycamore (T1 – 5 on submitted plan), 3 no beech (T6-8 on submitted plan) and 2 no ash (T9 and T10) within TPO 01/1959. Mother Shiptons Cave, Prophecy Lodge HG5 8DD	No objection
11	<a href="#">25/02275/OUTMAJ</a> Outline planning application for up to 190 dwellings including associated infrastructure works. All matters reserved except means	KTC object – see narrative below.



		of access into (but not within) the site from Bar Lane, Knaresborough. Land comprising field at 435697 458436 Bar Lane.	
12	<a href="#"><u>25/02294/DVCON</u></a>	Section 73 application for variation of Condition 2 (approved drawings) and Condition 3 (external materials) of ZC23/03631/FUL – single storey side and rear wrap round extension.	No objection
13	<a href="#"><u>25/02686/TPO</u></a>	Works to 1 no sorbus (T20) crown lift above the public footpath to 2.5 meters vertical clearance, reduce the outer canopy by 1.5 meters retaining 6 meters height and 2.5 – 3 meters radial branch spread of TPO 05/2008 (T1) on submitted plan. 11 Appleby Avenue HG5 9LZ	No objection
14	<a href="#"><u>25/02491/FUL</u></a>	Redevelopment of the ground floor shop including a shop front along with internal alterations and the refurbishment of the residential unit in the upper floors including the creation of a new separate access. 84 High Street HG5 0EA	Councillor Batt abstained from this item. KTC objects to the removal of the recess door. Doors which have become part of the look and feel of the High Street.
15	<a href="#"><u>25/02713/FUL</u></a>	Internal refurbishment of the existing dwelling, alterations to the external appearance through the replacement and reconfiguration of windows and doors and composite cladding to selected external elevations, relocation of the main entrance and external landscaping and garden. 6 Abbey Lodge HG5 8HY	No objection
16	<a href="#"><u>25/02792/FUL</u></a>	Creation of 4 no wildlife ponds and associated spoil spreading. Land comprising field 433805 457017, Harrogate Road Knaresborough	No objection
17	<a href="#"><u>25/02463/FUL</u></a>	Two storey side extension to form enlarged kitchen/dining/living to ground floor and two additional bedrooms and re-siting of bathroom to first floor. 2 Bishopdale Close HG5 0LR	No objection
18	<a href="#"><u>25/02815/FUL</u></a>	Proposed first floor extension and single storey rear extension. 2 Blair Park HG5 0TH	No objection
19	<a href="#"><u>25/02876/TPO</u></a>	Felling of group of alder trees (GP1) and group of elm trees (GP2) as they are dead. Mother Shiptons Cave HG5 8DD	KTC objects to this application; there should be further consideration of an Ecology Report. However, if NYC is minded to approve then there should be provision for the replacement of the dead trees with new trees of an appropriate size. KTC would have liked to see an arboriculturalist report for this application.
20	<a href="#"><u>25/02835/FUL</u></a>	Single storey side extension, side elevation rooflight and proposed raised decking area. 17 Manor Orchards HG5 0BW	KTC objects to this application. This extension will be over bearing with loss of privacy, light and amenity to the property at the rear as the terrain



			drops away from Manor Orchards quite sharply.
21	<a href="#">25/02879/FUL</a>	Erection of a single storey rear extension. Re-cladding of existing dormer window. 17 Hambleton Court HG5 0DG	No objection
22	<a href="#">25/02859/TPO</a>	Selective pruning to remove a damaged limb of 1 no silver birch (T1) within TPO 05/2008. 21 Appleby Avenue HG5 9LZ	No objections

[25/02275/OUTMAJ](#)

KTC objects 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.

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

Councillor Goode gave an update on the progress of the NDP informing members that Reg 16 consultation was now underway and runs until 25 September. KTC will need to select a Planning Inspector who will receive any feed-back from the Reg 16 consultation. He stressed that responsibility for the NDP moving forward will be the responsibility of the Planning Committee and he asked all members to familiarise themselves with the NDP documents. Once a Planning Inspector has been selected, future timescales may require additional Planning Committee meetings to be scheduled.

**25/085      ITEM 8 - To consider email** from Scotton resident regarding Planning Applications submitted for Farnham BESS and Scotton Solar Farm with BESS – 25/02564/EIAMAJ and 25/02694/EIAMAJ refer.

**RESOLVED:** KTC objects to the above planning applications with the main concerns including: proximity to a school, proximity to a nursery (of paramount concern with potential danger to children), traffic access, noise levels and a 7.5 tonne limit on the B6165.

**25/086      ITEM 9 - To note Notice of Appeal under Town and Country Planning Act 1990 – Section 78:**

**Appeal by:** Mr Rob Wills  
**Site at:** Grimble Tor, Wetherby Road, Knaresborough HG5 8LL  
**Proposal:** Provide an access track from the roundabout at Grimbald Crag Road, down the Highway verge to access the building at the back of Grimbald Tor opposite the Grimbald Crag Way junction (revised scheme).

**Council Ref:** 25/00039/NREFPP

**Appeal Ref:** 3368780

**Start Date:** 19 August 2025.

**RESOLVED:** To Receive and Note

**25/087      ITEM 10 – To note** the date and time for the next meeting

Monday, 06 October, 2025, 12 noon at Knaresborough House

**Meeting closed at 1.00 pm**

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