

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

28 October 2025

To: **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 November 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 – 03 November 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 Extra Ordinary Committee Meeting held on:**

4.1 Monday 21 October 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>25/03385/TPO</u>	Lateral reduction by up to 1.5m of T16 (Silver Birch) subject to TPO 05/2008 36 Appleby Avenue HG5 9LZ
2	<u>25/03470/TPO</u>	Works to trees within TPO 05/2008 G20. Lateral reduction (by 1m) of 1 no whitebeam with maximum pruning cuts of 25mm to provide clearance of drive and road (T1 on submitted plan). Crown reduction (from 7.5m to 6.5m) of 1 no whitebeam with maximum pruning cuts of 25mm to provide clearance of drive and road of 1 no whitebeam (T2 on submitted plan). Crown reduction (from 6m to 5m of 1 no crab apple with maximum pruning cuts of 25mm to provide clearance of drive and road (T3 on submitted plan). 16 Appleby Crescent HG5 9LS
3	<u>25/03534/FUL</u>	Erection of 2 no workshop buildings, including additional sanitary provision 50 Bond End HG5 9AL
4	<u>25/03441/FUL</u>	Partial demolition of workshop, conversion of workshops to form one residential dwelling, erection of car port and formation of a car parking area. Castle View, Thistle Hill HG5 8JW
5	<u>25/03432/LB</u>	Alterations to the shop frontage with new external door and internal infill stud wall. 61 High Street HG5 0HB
6	<u>25/03431/FUL</u>	Alterations to the shop frontage with new external door. 61 High Street HG5 0HG
7	<u>25/01005/FUL</u>	Removal of existing rear single storey extension including outside store area. Construction of new 2 storey brick built extension c/w pitched roof. Install 1 no set of opening doors at ground floor, 1 st floor. 1 no arched head window to the end gable elevation. Removal of a garage and roller shutter door and installing 2 no windows in each former opening to outbuilding. Separating the floors into 2 air BnB's – 1 – ground and 1 – 1 st floor (revised scheme). George and Dragon, 9 Briggate HG5 8BQ
8	<u>25/03650/FUL</u>	Replacement of existing grey painted timber/pvc-u windows and doors with white pvc-u windows and white grp composite doors in white pvc-u frames to flats. 10 Appleshaw Close

9	<u>25/02960/LB</u>	Listed building consent to widen 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, erection of internal wall and door on landing of first 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 1100 mm high balustrade to adjacent upper door to side of existing chapel corridor entrance; change of occupancy from Presbytery (occupied by priest attached to the church) to a private rented apartment (Amended Description). Presbytery to St Marys Church, 25 Bond end HG5 9AW
10	<u>25/03619/FUL</u>	Widen 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, erection of internal wall and door on landing of first 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 1100 mm high balustrade to adjacent upper door to side of existing chapel corridor entrance; change of occupancy from Presbytery (occupied by priest attached to the church) to a private rented apartment (Amended Description). Presbytery to St Marys Church, 25 Bond end HG5 9AW
11	<u>25/03561/LB</u>	Listed building consent for exterior works (including windows, render, roofing and chimney repairs and repointing). 3, 5-7 and 9 York Place HG5 0AD
12	<u>25/03662/FUL</u>	Proposed external and internal alterations to the existing retail units at ground floor level to form two distinct units and the conversion of the existing beauty therapists on the upper floors to form 2 no 1 bedroom duplex apartments. 19 – 21 High Street HG5 0ET
13	<u>25/03674/DVCON</u>	Section 73 application for Variation of Condition 2 (Approved Drawings) of Planning Permission HGTZC25/01030/FUL (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) to allow for the amendment of the length of rear extension to 4m and include window to hallway 93 Boroughbridge Road HG5 0LZ

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.

8. To consider the email from The Chair of Foxholes and Butterwick Parish Council (ca).

9. To consider the email from Scriven parish councillor concerning Highways issues (ca)

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

Monday 01 December 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 EXTRA ORDINARY MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 21 October 2025**

PRESENT: **Chair:** Councillor D Goode

Councillors: K Davies, M Flood and S Oakes

Staff Present: The Deputy Clerk

Absent: Councillor J Batt

In the absence of Councillor Batt, members agreed that Councillor Goode should take the Chair.

25/104 ITEM 1 - To receive Apologies and consider approval of the reasons for inability to attend the meeting – none for this meeting

25/105 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.

25/106 ITEM 3 – KTC Public Speaking Session – none for this meeting

25/107 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 06 October 2025

RESOLVED: That the minutes of the Planning Committee meeting held on Monday, 06 October 2025 be approved as a correct record and signed by the Chair.

25/108 ITEM 5 – Business Remaining – none for this meeting

25/109 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	25/03353/TPO Crown Lift of approx. 2.5m and lateral reduction by up to 2m of 1 no sorbus under TPO 05/2008 The Ashes, 2 Appleby Avenue HG5 9LZ	No objections. KTC supports the arboricultural report

2	25/03354/TPO	Removal of one lower limb overhanging the highway/footpath of 1 no cypress within TPO 05/2008 (G39) 3 Appleby Gate HG5 9LY	No objections. KTC supports the arboricultural report
3	25/03083/FUL	Demolition of store and stable buildings and erection of 1 no detached self/custom build bungalow Thistle Hill HG5 8LS	Object – development in Green Belt
4	25/03381/FUL	Single storey rear extension and two storey side extension (revised scheme) 3 Grimbald Road HG5 8HD	No objections
5	25/03386/FUL	Part two storey, part single storey side extension 6 Garsdale Road HG5 0IU	No objections

25/110 ITEM 7 – Neighbourhood Development Plan

7.1 To examine the comments following North Yorkshire Council's Consultation and respond as appropriate.

The Chair briefly outlined the Consultation process and explained that KTC can respond to comments should they vote to do so.

a) Public comments

Members worked through the residents' comments line by line and it was agreed, at this stage, not to submit any responses to the Planning Inspector.

b) North Yorkshire Council comments

Members discussed the comments made by the various services across North Yorkshire Council and it was proposed not to submit responses to the Planning Inspector, with the following exceptions:

Economic Development:

Policy BE5 – Bullet Point 1 is counter to progress. There have been empty shops on the High Street for many years. There should be more of a mix of residential and shared workshops etc.

Estates:

Policy CGE1, Policy CGE2, Policy CF2 – North Yorkshire Council is the custodian of the land referred to, not the owner as stated. The land is under public ownership and should remain green.

Urban Design:

Policy BE3 – The wording in bullet point 1 “.....town parking, but *must* balance this” should be amended to replace ‘*must*’ with ‘*consideration should be given*’.

Climate:

It was proposed that a response should be made acknowledging and endorsing the comments made under this heading. Members voted on this point with two for the proposal as described and two against. The Chair used his casting vote against the proposal. Not carried.

RESOLVED: That KTC does not respond, at this stage, to the comments made following North Yorkshire's Consultation by residents and the service areas of NYC, with the exception of NYC service areas - Economic Development, Estates and Urban Design as detailed above.

25/111 ITEM 08 – To note the date and time for the next meeting

Monday, 03 November 2025, 12 noon at Knaresborough House

Meeting closed at 10.00 a.m.

Signed by the Chair:
Councillor D Goode

Email rec'd 7.10.2025.

Morning everyone

Apologies for the blanket e mail, but we really do need your help and support.

You may/may not be aware that Egdon Resources have submitted a planning application to drill for gas in Foxholes (Planning Ref: NY/2025/0113/FUL). This involves drilling through our primary chalk aquifer, which is a source of drinking water for almost a million people in the East Riding of Yorkshire.

F&BPC has supported its community wishes and voted unanimously to oppose the application. This decision was taken on the basis of a Briefing Document, prepared for the PC and a Community Engagement Survey conducted during this period.

We are currently beavering away, examining the application documentation and finalising our response. If you would like a feel for the issues we are focussing on, you are welcome to view my individual objection and utilise any of this if you wish:

<http://bit.ly/4n7B5sF>

The second work stream we are underway with, is our campaign of opposition.

The strapline is 'Drawing a Line in the Chalk.'

The hashtag is #line in the chalk

We would be grateful if you could share our facebook group and encourage everyone to join, to receive latest updates and information german to the application:

<https://www.facebook.com/share/g/1BDfWKA8Ea/?mibextid=wwXlfr>

Clearly, this development may not affect you directly, but such a development can pop up anywhere. Crucially however, we are a very small parish with a tiny voice, trying to stave off this proposed development from Big Energy. We desperately need help to amplify our voice and if you could lodge an objection too, that would be fabulous!

Please encourage your residents to object also. Information about how and why to object can be found on our Fb pages.

Best wishes

David

Cllr David Eddy (Chair - Foxholes & Butterwick Parish Council).

Subject:

FW: Scriven / Knaresborough update please

From:

Sent: 04 October 2025 13:43

To: clerk@knaresboroughtowncouncil.gov.uk;

Subject: Fwd: Scriven / Knaresborough update please

Dear Knaresborough Council,

I have been in contact with Highways and Hannah Gostlow now for a number of years regarding the Bar Lane Roundabout and sadly my efforts have been to no avail, some may say I have been going around in circles! Please can you raise this in your next meeting as I remain very concerned about the apathy and lack of action on the Bar Lane roundabout, on Boroughbridge Road in Knaresborough. This infrastructure has been created to allow new homeowners in Scriven and Knaresborough to enter and exit their homes in a safe way. However, it is with great sadness I note, that after many years, it remains dysfunctional and not fit for purpose.

Unfortunately it is the case that the roundabout has never been fit for purpose. It clearly evidences the failure of developers, planners, councils and Highways to work together cohesively for the greater good. Developers have been permitted to build and profit from our area yet have failed to dig cables deep enough, thus choking off the opportunity to create a green, carbon friendly space! No one was held to account to ensure our area was left in a better place after this significant development. Alas, as this roundabout proves day after day, our area has been heavily developed and left in a significantly worse state of repair.

This view is supported by the North Yorkshire Local Plan, our first conservation 2025, which outlines a clear commitment to developing to improve social and environmental factors.

Relevant points include:

Delivering sustainable growth and tackling climate change, flood risk and coastal change.

This roundabout has five drains surrounding it and none of them are fit for purpose. Undoubtedly drains can fill, however, there is much evidence collated to show that these drains do not work and are negatively impacting both pedestrians and drivers, whilst increasing risk to all users. For example, at the start of October 2025, (after rain), on the Boroughbridge Road between Harrogate and Boroughbridge **this was the only location where water was pooled across the road and onto the footpath, thus impairing all road users.** Notably, the footpath on one side of the road was impassable.

Creating healthy and sustainable communities.

This roundabout clearly does not promote health and reduce health inequalities, nor does it reduce pollution or create open space. This roundabout is tarmacked, and due to being on a slope and having no greenery, it exacerbates the impact of flooding on both the footpaths and road.

To *offset* this, and appease community members, there are now three equally unappealing black plastic containers placed on the tarmac. These are empty or dead for much of the year, and when they are in peak summer, they do not look good AND require watering during hose pipe bans! This is a waste of precious resources and again, points to government and Highways failure.

In short, questions need answering, and action needs taking. Ignoring this failure because the cost to remedy the problem is not acceptable and I do hope that you can work with partners to resolve this failure for future generations. Undoubtedly this is one of, if not the most dysfunctional

roundabout in the Country. It is a direct product of the failure of planning and developing in North Yorkshire. Multiple agencies and organisations have made mistakes and allowed this to happen. I look forward to hearing from you.

Kind regards
Siobhan

On Mon, Aug 18, 2025 at 12:56 PM wrote:

Dear team,

I hope you're all keeping well. Further to my last e-mail, I would like to raise some questions, some of which follow on from a recent Scriven Parish Council meeting.

1. Signs to be collected from Bar Lane roundabout

I emailed a month ago about the signs on Bar Lane roundabout and was told that these would be removed as soon as possible. I had previously reported this on the Highways website link and signs into the 40 area were collected, but not those around the roundabout?!

I have since (wrongly) reported to two Parish Council meetings that these signs (some of which have been in situ for over 6 months) would be removed and no further action was needed. To confirm, here are currently eight road signs in four different locations in and around the Bar Lane roundabout, HG5, one of which is obstructing a pathway.

2. Potholes on Boroughbridge Road

Myself and other local residents have reported potholes on Boroughbridge Rd beside the Greengate Lane junction, via the North Yorkshire Pothole website. I was pleased to note that following these reports, white lines were drawn around them, signalling that they were identified as an issue and work was to be done. These potholes are worsening and in the last month are creating even more noise pollution for local residents- stretching over 200 metres!

I have attached 3 images of some of the potholes/ road in their worsening state. Notably, it has been so long since the lines have been drawn around these road conditions, that the lines on the long stretch of road to be resurfaced have faded, which I think may mean that all the road does not get resurfaced as it should.

3. Yellow lines surrounding Jacobs Smith Park

On some Knaresborough Facebook pages there are rude comments/ bullying behaviour about the yellow lines and local residents. I have also noted some tension when walking past the area. People would like to know what the timeline for these yellow lines is. Please can you advise?

4. Freedom of Information request on Bar Lane roundabout.

Please can I request information on the Bar Lane roundabout including the following queries:

- Was a commuted sum paid for the roundabout?
- How much was received?
- When did the developers' pay sums for ongoing maintenance of the roundabout
- How have these funds been allocated?

On Thursday, 11 April 2024 at 18:38:20 BST, Area6 Boroughbridge <area6.boroughbridge@northyorks.gov.uk> wrote:

Dear all,

Thank you for the below email and detailed notes. It was a pleasure meeting Siobhan and Mark here at our Area 6 offices, I welcomed the open discussions.

Whilst we spoke about the wider issues relating to communication and recognised areas where Area 6 are seeking to improve this there were a number of key actions detailed in your notes that were raised specifically in the discussions. I just wanted to take the time to confirm some immediate actions that we have been able to put in place following Monday's meeting:

1. Boroughbridge Rd speed limit 40mph

The Traffic Regulation Order has been approved and sealed and whilst the responsibility to deliver this was a condition linked with the planning application we (North Yorkshire Council as the Local Highway Authority) will now take this action and ensure the signs are erected and illuminated as per the requirements. In the interim contractors will ensure the current temporary set up is correct with the appropriate and clear 40mph signage. This will be addressed as a priority this week.

During our discussions you questioned why this is a 30mph and not a 40mph and I understand at planning stage that a 30mph at this location was not supported, given the place setting in line with national speed policy guidance. A 40mph buffer was at the time felt to be more appropriate.

2. Rattling/ noisy manhole covers on Boroughbridge Road.

The Street works team are looking into this for us and are arranging a site visit with YW and our Highways team to establish actions. These calls were being made this afternoon, as soon as I have further updates we will let the Parish Council know. The urgency for actions here has been recognised by officers.

3. Blocked gullies Scriven, Green Gate Lane and Boroughbridge Road.

We have instructed contractors to attend with the high pressure jetter to clear the gullies at the above locations. This will take place next week (Week beginning 15th April), just so you are aware it may be over a few days.

4. The tarmac centred roundabout Boroughbridge Road B Rd – consideration to replace with grass.

The tarmac material would have been approved at planning stage and its intention would have been to allow easy access to utilities across the carriageway/ within the roundabout and reduce any ongoing maintenance concerns.

I understand the roundabout has now been adopted formally as highway. I'd be interested to understand further ideas from the Parish Council regarding considered options to improve the appearance- if grass wasn't an option would you be looking at a change in planters for example? I would welcome a separate email from the Parish council regarding this and I would be happy to facilitate a further review of options.

5. The heritage sign.

This has been raised with North Yorkshire Highways contractors and I understand they are still waiting for further details from the signing company regarding dates to receive this. I will continue to chase this as I recognise the length of time this has taken, by way of reassurance I can tell you that we have identified funding for this. As soon as I have further information I will let you know.

6. Jacobs Park – parking concerns.

I have actioned this with the engineering team and requested that they review this and provide a recommendation of actions and timescales. As you will be aware the introduction of yellow lines would be subject to a statutory Traffic Regulation Order and associated consultation- this can take anywhere between 6-8 months to conclude. I hope to have details of the engineers review in the next 4 weeks and will provide an update at this point.

I do recognise there are a number of updates still to provide, but I hope you agree we have made some positive progress on a number of important matters this week.

During our meeting we also spoke a little bit about the role of our inspectors (Highway Officers) and the guidance documents used when identifying defects on the highway. I have enclosed a link (below)to our Highways Safety Inspection Manual, as discussed.

I have also included the below link which will be helpful information for your community regarding the reporting of potholes and also the Parish Portal. We are organising some workshops for the Parish Portal, as a refresher for some and training to those Parish Chairs and Clerks who may not have previously received it. Invites for these will come through in due course via our Highways Communication Officer, Christopher Blackburn.

The below link takes you to the online reporting tool

[Potholes and road condition issues | North Yorkshire Council](#)

Highways Safety Inspection Manual can be found on the below link, simply scroll down and under the 'Planned Maintenance' title is the download link:

[Road maintenance | North Yorkshire Council](#)

Parish Portal link – You can register for this service from this link and when set up access the site:

[Highway services - Parish portal \(northyorks.gov.uk\)](#)

I hope you will find the above information helpful, we will provide further updates as soon as we are able to following the conclusion of necessary reviews and actioned meetings.

Kind regards

Area Manager

 NYC, Highways & Transportation, Area 6 Boroughbridge Office, Stump Cross, Boroughbridge YO51 9HU

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