**KNARESBOROUGH TOWN COUNCIL**

A Pulman Knaresborough House

Clerk of the Council Knaresborough

North Yorkshire

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26 August 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 01 September 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 – 01 September 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)*

**4.2** Monday 28 July 2025 NB this meeting was inquorate. To **receive and note** the report *(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 | [**25/02493/LB**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZLD9WLTHEE00) | 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 |
| 2 | [**25/02445/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZG4FOLTHCC00) | Lateral reduction (by 1.5 metres) of 1 no beech (T1) within TPO 05/2008 G7  9 Appleby Grove HG5 9NQ |
| 3 | [**25/02557/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZWSE2LTHII00) | Part demolition of garage and erection of single storey side and rear extension and alterations to fenestration. 3 St Roberts Gardens HG5 8EH |
| 4 | [**25/02547/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZW676LTHI000) | Crown reduction (by 3m) of 1 no cypress within G1 of TPO 24/2016  1C Tentergate Road HG5 9BG |
| 5 | [**25/02624/TPO**](25/02624/TPO) | 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 |
| 6 | [**25/02601/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T05KHFLT0EK00) | Single storey side and rear extension. 10 Netheredge Close HG5 9BZ |
| 7 | [**25/02557/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZWSE2LTHII00) | Part demolition of garage and erection of single storey side and rear extension and alterations to fenestration. 3 St Roberts Gardens HG5 8EH |
| 8 | [**25/02277/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYTZ5WLTH3T00) | 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. |
| 9 | [**25/02644/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T094VNLTHMZ00) | Side extension with dormers to front and rear and porch to side  5 Fortune Hill HG5 9DG |
| 10 | [**25/02545/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZW65ILTHHV00) | 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 |
| 11 | **[25/02275/](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYTWLXLTH3O00)**  **[OUTMAJ](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYTWLXLTH3O00)** | Outline planning application for up to 190 dwellings including associated infrastructure works. All matters reserved except means of access into (but not within) the site from Bar Lane, Knaresborough. Land comprising field at 435697 458436 Bar Lane. |
| 12 | **[25/02294/](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZ0OPFLT0EK00)**  **[DVCON](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZ0OPFLT0EK00)** | 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. |
| 13 | [**25/02686/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T0GP2YLTHPH00) | 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 |
| 14 | [**25/02491/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZLB2DLT0EK00) | 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 |
| 15 | [**25/02713/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T0J0HZLTHR400) | 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 |
| 16 | [**25/02792/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T0W1VKLTHWH00) | Creation of 4 no wildlife ponds and associated spoil spreading.  Land comprising field 433805 457017, Harrogate Road Knaresborough |
| 17 | [**25/02463/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZI1UFLTHD400) | 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 |
| 18 | [**25/02815/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T0ZDAPLTHXJ00) | Proposed first floor extension and single storey rear extension. 2 Blair Park HG5 0TH |
| 19 | [**25/02876/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T175UHLTI1L00) | Felling of group of alder trees (GP1) and group of elm trees (GP2) as they are dead. Mother Shiptons Cave HG5 8DD |
| 20 | [**25/02835/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T10XBGLT0EK00) | Single storey side extension, side elevation rooflight and proposed raised decking area. 17 Manor Orchards HG5 0BW |
| 21 | [**25/02879/FUL**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T18BJWLTI1T00) | Erection of a single storey rear extension. Re-cladding of existing dormer window.  17 Hambleton Court HG5 0DG |
| 22 | [**25/02859/TPO**](https://publicaccess.northyorks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T16H1FLTI0E00) | Selective pruning to remove a damaged limb of 1 no silver birch (T1) within TPO 05/2008. 21 Appleby Avenue HG5 9LZ |

**7. 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 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.

**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.**

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

Monday 06 October 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.