

**KNARESBOROUGH TOWN COUNCIL**

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21 April 2026

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 extra ordinary meeting of **KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE** to be held at Knaresborough House, Knaresborough, HG5 0HW on:

**MONDAY 27 April 2026**

**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 – 27 April 2026

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 30 March 2026 (ca)

5. Business Remaining – none for this meeting

### **6. Planning Correspondence**

6.1 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="#">26/01329/FUL</a> Erection of single storey rear and side extension. 4 Stonedale Close HG5 0JG
2	<a href="#">26/01466/FUL</a> Two storey side extension. New detached single-storey store. Alterations to existing rear extension. New entrance canopy. Front elevation rooflight to main dwelling. 5 Princess Close HG5 0AQ
3	<a href="#">26/01176/FUL</a> Increase eaves and ridge height of single dwelling house 32A Windsor Lane HG5 8DX
4	<a href="#">26/01470/FUL</a> Demolition of the existing single storey flat roof garage. Construction of a side and rear pitched roof single storey extension. Alterations to existing fenestration and new rooflights. Construction of a raised disabled access. High Orchard, 3C Stockdale Close HG5 8EA
5	<a href="#">26/01575/FUL</a> Erection of single storey rear extension and porch. Conversion of existing garage. Alterations to existing fenestration. 43 Littondale Avenue HG5 0BQ
6	<a href="#">26/01379/FUL</a> Single storey rear extension, internal alterations, removal of fire escape and alterations to fenestration. 18 York Place HG5 0AA
7	<a href="#">26/01595/FUL</a> Pitched roof infill extension between the existing main dwelling structure and the ancillary garage store located to the front of the property (revised scheme). Kingfisher Cottage, 24 Abbey Road HG5 8HY
8	<a href="#">26/01641/FUL</a> Single storey rear extension and porch to front 2 Farfield Avenue HG5 8HB
9	<a href="#">26/01601/FUL</a> Single and two storey rear extension, two storey front porch extension, loft conversion with dormer extension, detached garden building, application of off white render to

		external walls, replacement roof tiles, replacement external doors and windows, alterations to fenestration. 21 Aspin Way HG5 8HL
10	<a href="#">26/01625/FUL</a>	Single storey side and rear extension including 5 no: new rooflights and relocation of 4 no: solar panels onto new roof. 5 Scriven Road HG5 9EQ
11	<a href="#">26/01577/FUL</a>	Proposed detached double garage Sheilings, Ripley Road HG5 9BY
12	<a href="#">26/1568/FUL</a>	Demolition of existing detached structures and erection of single storey rear and side extension with external terrace. Alterations to fenestration and boundary treatments. Replacement windows and doors to house. Removal of cladding, installation of garage doors and rooflights to existing garage. 22 Waterside HG5 8DF

**6.2 To consider**, and if thought fit, formulate response to correspondence from Scarborough Group International re Flaxby Park (ca).

**6.3 To consider** writing letter of objection to NYC Planning regarding, 25/04454/EIAMAJ (ca)

## **7.0 Neighbourhood Development Plan**

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

**8.0 To note** the date and time for the next meeting:

**Monday 11 May 2026, 6.30 p.m.** 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 30 March 2026**

**PRESENT: Chair:** Councillor J Batt

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

**Staff Present:** The Deputy Clerk

**26/143 ITEM 1 - To receive Apologies and consider approval** of the reasons for inability to attend the meeting.

None for this meeting – all present.

**26/144 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.

**26/145 ITEM 3 – KTC Public Speaking Session** – none for this meeting

**26/146 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 02 March 2026

**RESOLVED:** That the minutes of the Planning Committee meeting held on Monday 02 March 2026 be approved as a correct record and signed by the Chair.

**26/147 ITEM 5 – Business Remaining** – none for this meeting

**26/148 ITEM 6 – Planning Correspondence**

**6.1 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="#">26/00975/DVCON</a> Section 73 application for the variation of condition 2 (approved drawings) of planning permission 25/04509/FUL (proposed two storey side extension) to allow for alterations to approved plans. 20 Lunedale Avenue HG5 OHJ	No objection

2	<a href="#">26/00995/TPO</a>	Lateral reduction of 1 no acer (T57) by up to 2m maximum pruning cuts of 40mm of TPO 05/2008 T57 44 Appleby Crescent HG5 9LS	No objection
3	<a href="#">26/01002/FUL</a>	Proposed side extension and partial garage conversion to create residential annex 12 Appleby Court HG5 9LU	No objection
4	<a href="#">26/01028/FUL</a>	House extension and alteration works to residential dwelling 2 Coverdale Drive HG5 9BW	No objection
5	<a href="#">26/00934/HEDGE</a>	Localised hedgerow removal with the ownership boundary to ensure the proposed and approved landscape plan under application reference HGT 19/00155/DISCON. Landscape drawing denoting area where removal is required. Drawing no: 2684/14 Rev F. Gateways York Road to Riverslea and Manse, Knaresborough	No objection but would request condition that if permission is granted then no work is to be carried out on or near the bird nesting season.
6	<a href="#">26/01039/DVCON</a>	Section 73 application for the variation of condition 2 (approved drawings) of planning permission HGTZC25/00639/FUL loft conversion with hip to gable extensions, raising of ridge height, installation of front and rear dormers, erection of single storey side extension to incorporate garage and porch, single storey rear extension, replacement bay window to front elevation, alterations to fenestration and application of render. To allow alterations to approved fenestration. 8 Tentergate Lane HG5 9BH	No objection
7	<a href="#">26/01302/DVCMAJ</a>	Variation of conditions 8, 9 and 10 of planning permission 17/0119/FULMAN, to allow an extension to the Sunday delivery hours to the store, and erection of a 2m high acoustic barrier. Lidl, Chain Lane HG5 0DH	KTC objects (see narrative below)

**26/01302/DVCMAJ:**

KTC objects to an extension of Sunday delivery times based on the following considerations:

1. Loss of residential amenity (noise and disturbance). Sunday is often the only day when residents can enjoy their gardens or quiet time without the background hum of commercial activity.

Low ambient noise: on Sunday's background traffic noise is usually lower. Therefore the 'peak' noises of deliveries (air brakes, tail lifts, reversing 'beepers', rolling cages, and refrigeration units) are much more intrusive than they would be on a week-day morning.

Sleep disturbance: if the extension is for early morning (e.g. before 9.00 a.m.) or late evening (e.g. after 5.00 p.m.) this will have a significant impact on sleep, especially for children, the elderly, or shift workers.

2. Failure to meet 'quiet delivery' standards:

Supermarkets often claim they will use 'quiet delivery' protocols. There is, however, a significant issue with enforceability; NYC cannot realistically monitor whether drivers turn off engines or avoid slamming doors once the permission is granted.

Specific noises: 'white noise' from reversing alarms (the 'shushing' sound) is still disruptive in a quiet residential street, and heavy metal cages on concrete are impossible to silence.

3. Highway safety and congestion:  
Sunday traffic patterns are different from weekdays.

4. Breach of original planning intent:  
When the supermarket was first built, the delivery hours were restricted specifically to make the development 'acceptable' to the community. "The original condition was imposed to protect the living conditions of neighbours. Nothing has changed in the local geography or residential make up to justify removing that protection now".

5. Light pollution:  
Deliveries proposed for early morning or late evening. The headlights from large HGV's and the high intensity floodlighting required for safe unloading can shine directly into bedroom windows.  
National Planning Policy Framework (NPPF) - specifically sections regarding 'Noise and Health', states that planning should 'avoid noise from giving rise to significant adverse impacts on health and quality of life'.  
Clearly the clattering of metal roll-cages on the concrete loading bay at 7.00 a.m. on a Sunday will be audible within properties adjacent to the delivery bay, preventing residents' reasonable enjoyment of their homes.

Lidl are trying to use a Section 73 application to fundamentally change the nature of the store's operation on a Sunday via the back door.  
The sound monitoring report still indicates evidence of some impact and an adverse effect of noise pollution.

#### **6.2 To note Notice of Appeal under Town and Country Planning Act 1990 – Section 174:**

**Appeal by:** Shane Heath Hooton  
**Site at:** Land Comprising Field at 434461 456048 Cass Lane,  
Calcutt HG5 8JZ  
**Proposal:** Appeal against Enforcement Notice  
**Council ref:** 26/00018/NENFNO  
**Appeal Ref:** APP/U2750/C/3377952  
**Start date:** 06 March 2026

**RESOLVED:** That KTC send a letter to NYC in support of the Enforcement Notice

### **7.0 Neighbourhood Development Plan**

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

Councillor Goode gave a detailed update on the current status of the Knaresborough Neighbourhood Development Plan. He explained that the Planning Inspector had produced his final report, together with his recommendations regarding policies – those to be updated and those to be removed. He was generally supportive of the Plan and recommended it be put forward to the public vote; NYC is also in general agreement with the Planning Inspector's findings/comments and has agreed to carry out an analysis of the amendments required to update the master document. KTC will then liaise with the original

printer/designer with a view to producing the final document version. The plan will then go to the NYC Executive for sign off prior to the final stage, a public vote.

### **8.0 To Receive and Note**

**26/149 - Item 7.0 To note** the date and time for the next meeting:

**Monday 11 May 2026, 12 noon** at Knaresborough House

*It was noted that should there be an influx of planning applications in the next two weeks, then an extra ordinary meeting may be called for 27<sup>th</sup> April.*

**Meeting closed 12.45 p.m.**

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

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