

KNARESBOROUGH TOWN COUNCIL

A Pulman
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21 July 2026

To: **Members of the Planning Committee** – Councillors J Batt, K Davies,
D Goode, M Flood, S Oakes and H Westmancoat

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 27 July 2026

12.00 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 – 27 July 2026

1. To elect a chair of the planning committee for the year 2026/2027
2. To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.
3. To receive declarations of **disclosable pecuniary interest** (not previously declared) on any matters of business and to consider any written requests for **dispensation**.

4. 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*.

5. Meeting Minutes/Report

5.1 To consider and, if thought fit, approve as a correct record, the minutes of the Committee Meeting held on:

5.1 Monday 01 June 2026 (*ca*)

5.2 To Receive and Note the Report from the inquorate planning committee meeting held Monday 29 June 2026 (*ca*)

6. Business Remaining – none for this meeting

7. Planning Correspondence

7.1 To consider the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref No:		Details of Application:
1	<u>26/02909/OUT</u>	Outline application for residential development of 3 no dwellings with all matters reserved. Land adjacent to council car park Waterside HG5 8DF
2	<u>26/02395/FUL</u>	Single storey rear and side extension 12 Aspin Drive HG5 8HH
3	<u>26/02663/FUL</u>	Demolition and construction of outbuilding for use as annex to main dwelling with associated landscaping works (retrospective). 10 Waterside HG5 9AZ
4	<u>26/02471/FUL</u>	Single storey side extension with hipped roof, utility and office space internally 17 Aspin Gardens HG5 8HW
5	<u>26/02777/FUL</u>	Proposed single storey ground floor extension to front of property, rear two storey extension 4 Fountains Way HG5 8HU

6	<u>26/00812/OUT</u>	Outline planning application for the erection of 1 no detached dwelling on land adjacent to 'Crabtrees'. The application seeks approval for access, layout and scale, with appearance and landscaping reserved for future consideration. Crabtrees, Fortune Hill, HG5 9DG
7	<u>26/03263/FUL</u>	Alteration and extension of existing valet bay to create new service and valet bays. Piccadilly Motors HG5 0LZ
8	<u>26/03651/LB</u>	Listed building consent for works to undertake internal structural repairs including replacing deteriorating supporting beam and repair cracking o wall. 53 Kirkgate HG5 9AB
9	<u>26/03472/TPO</u>	Fell 2 no sycamore (T003 and T006) and remove southern leader (by 2 – 3m) of 1 no sycamore (T007) of TPO 01/1959 W5 49 Abbey Road HG5 8HX
10	<u>26/03054/FUL</u>	Proposed alterations to the side elevation bathroom window of no 32 Windsor Lane and an increase to eaves and ridge height and additional fenestration to 32A Windsor Lane. 32 and 32A Windsor Lane HG5 8DX
11	<u>26/03877/FUL</u>	Installation of 1 no rapid electric vehicle charger together with ancillary electrical equipment to serve 2 no EV charging bays. Informal parking area Abbey Road HG5 8HY
12	<u>26/03930/FUL</u>	Part single, part two storey side extension, two storey side rear extension and garage conversion with roof extension and alterations. 43 Greengate Lane HG5 9EL
13	<u>26/02536/FUL</u>	Erection of replacement storage and distribution shed (Class B8) Grimble Tor, Wetherby Road HG5 8LL
14	<u>26/03298/FUL</u>	Demolition of existing rear extension and garage, construction of new single storey front, side and rear extension. 18 Grimbald Road HG5 8HD
15	<u>26/03964/LB</u>	Removal of existing shopfront lettering and retractable sunblind, with associated repairs to the timber fascia and redecoration in a matching black finish. 6 Market Place HG5 8AG
16	<u>26/03961/TPO</u>	Crown reduction (by 2 to 3 meters) of 1 no sycamore (T1) within TPO 50/2022. 34 Greengate Lane HG5 9EL

7.2 To ratify decision made to change Town Council's original response relating to proposed TRO at York Lane from Objection to No Objection following further information provided by Highways at NYC.

8.0 Neighbourhood Development Plan

8.1 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.

8.2 To consider the email from local planning consultations NYC, concerning proposals for independent neighbourhood plans in neighbouring localities and determine any appropriate response (*copy emailed*).

9.0 To note the date and time for the next meeting:

Monday 07 September 2026, 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 June 2026

PRESENT: Chair: Councillor J Batt

Councillors: M Flood and D Goode

Staff Present: The Deputy Clerk

Members voted to elect Councillor Batt as Chair of the Committee for this meeting.

26/157 ITEM 1 - To receive Apologies and consider approval of the reasons for inability to attend the meeting.

Apologies, and reason for inability to attend, received and approved from Councillors K Davies, S Oakes and H Westmancoat.

26/158 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.

26/159 ITEM 3 – KTC Public Speaking Session – none for this meeting

26/160 ITEM 4 - Minutes of Meetings

4.1 To consider and, if thought fit, approve as a correct record, the Minutes of the Extra Ordinary Committee Meeting held on

Monday 11 May 2026

RESOLVED: That the minutes of the Extra Ordinary Planning Committee meeting held on Monday 11 May 2026 be approved as a correct record and signed by the Chair.

26/161 ITEM 5 – Business Remaining – none for this meeting

26/162 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	26/02195/FUL Replacement of detached garage 40 Aspin Lane HG5 8EP	No objections

2	26/02266/LB	Listed building consent for change of use from commercial (Class E) to 1 no residential dwelling (Class C3) 8 York Place HG5 0AA	No objections but KTC would like to see further details in terms of what is going to be done with the fire escape and grilles for the rear windows.
3	26/02387/FUL	Demolition of the existing garden store. Construction of new terracing and a covered outdoor space. Installation of PV solar power generating panels to the garden bank, rear of the dwelling. 51 Abbey Road HG5 8HX	KTC objects. This is a conservation area which reflects the sensitive landscape features of the area. The installation of solar panels on a prominent cliff face will have significant detrimental impact on the area. The installation will generate landscape blight. Installing highly reflective panels and industrial looking dark glass and metal structures onto a natural rock face will radically change the visual impact. Solar panels, although designed to absorb light, will still produce reflection, glint and glare which can be dramatic at certain times of the day, creating visual distraction from miles away negatively impacting the scenic viewpoints. This industrial installation would have a significantly negative impact on local bird species. Large reflective surfaces can sometimes confuse birds and insects, mimicking the appearance of water or creating an obstruction to natural flight, driving them away. Panels will significantly impact the microclimate, impacting how much sunlight and rain hits the cliff. This will result in the destruction of micro-habitats for plants and insects living on the rock face. The Crag is used all along Abbey Road by pipistrelle bats who roost there. We are aware that a resident has recently set up night time cameras along the crag and has obtained videos of both badgers and foxes coming and going along here. We also have many slow worms living in the crag. This proposal would completely destroy a section of this habitat and is not in keeping with the local environment. The rock face is made up of highly unstable magnesian limestone and carboniferous sandstone. The danger of rock instability will be greatly enhanced through the panels requiring deep drilling to anchor the support needed for the structural frame and panels. This can worsen existing fractures, accelerate freeze thaw weathering and trigger potential rock falls and cliff erosion.

			This radical installation, if allowed, could trigger a precedent for further installations along the cliff face of the Nidd running through Knaresborough, an area that is recognised for its significant value both as a geologically significant area, a dramatic ravine with tree covered valley sides, diverse ecological habitats and historic habitation going back over 4000 years. Planning law dictates that development within a conservation area must do no harm to its designated character of the area. Here the harm done to the conservation area significantly outweighs the benefits to the country from an industrial solar energy generating scheme particularly where there are masses of alternative sites for solar energy generation that would not have such a massive impact on the locality.
4	26/02269/FUL	A side hipped to gable roof extension and rear roof dormer extension (revised scheme) 25 Whincup Avenue HG5 0JH	No objections
5	26/02227/DVCMAJ	Section 73 application for the Variation of Condition 2 (Approved Drawings) of Planning Permission HGT19/00129/FULMAJ (Erection of 14 no. apartments with undercroft parking and associated landscaping and hardstanding) to allow for alterations to approved scheme to include revisions to built footprint, treatment of external building envelope and materials. Vacant Land East of Hambleton Grove, Hambleton Grove, HG5 0DB	KTC objects. The alterations to the approved scheme will increase the size of the building by 21% or slightly over 1/5th of the approved scheme. The design will be overbearing and overlooking to its neighbours and should not be regarded as acceptable to the current residents. KTC fully support the points raised in the objection letter (26_02227_DVCMAJ-L_PROCTOR-13620197.pdf) and urges a rejection of this Section 73 Application.

6.2 To consider email from NYC Highways regarding TRO on various streets in Knaresborough.

Members discussed the proposed TRO's and had no objection to the proposal for Princess Mount but objected to the proposal for York Lane.

RESOLVED: To respond to NYC Highways as follows:

Princess Mount - Town Council has no objections to this TRO.

York Lane – Town Council objects to this TRO on the basis that it is likely to have a significant negative impact on local residents and their ability to park in front of their own properties. Given that there is already an extensive yellow lines network, KTC cannot see the necessity to extend it further.

26/163 ITEM 7 - 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 members a detailed update on the latest progress of the Plan. Of particular note is the fact that the Government has changed the way in which the Condition Statement is reviewed by the Planning Inspector. There are some additional elements which the Planning Inspector should take into consideration. It is believed by all involved (NYC officers and KTC consultant) that the Knaresborough Plan does not contravene the new, additional actions. However, NYC's Legal Team are now giving consideration to the new ruling; no further progression can be implemented until they have reached a conclusion.

26/164 ITEM 8 - To Note the date and time for the next meeting

8.1 To note the date and time for the next meeting:

Monday 29 June 2026, 12 noon at Knaresborough House

Meeting closed 1.20 p.m. *(following late commencement at 12.30 p.m. following a presentation to members by the Scarborough Group)*

Signed by the Chair:

Councillor J Batt

Planning Discussion Monday 29 June 2026

Due to the meeting being inquorate the Clerk has delegated power to respond to the Planning authority in consultation with Councillors as per Planning Committee terms of reference.

Cllrs and Staff present: H Westmancoat
M Richards (Deputy Clerk)
Cllrs Batt, Davies, Flood and Oakes sent apologies

Ref No:	Details of Application:	Comments:
1	<u>26/02554/DVCON</u> Section 73 application for Variation of Condition 2 (approved drawings) of Planning Permission 25/03008/FUL (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) to allow for new brickwork and smaller access door. 38 Farfield Avenue HG5 8HB	No objection
2	<u>26/02495/TPO</u> Lateral reductions of 0.4 metres to 2 metres to provide clearance from property and 5.2 metres to provide clearance from the highway of 1 no prunus tree (T18) 05/2008 G7. 17 Appleby Avenue HG5 9LZ	No objection. KTC supports the comments made by the arboriculturalist
3	<u>26/02667/FUL</u> Replacement of timber windows with uPVC and the addition of ventilation. Flat 1, 12 High Street HG5 0EQ	KTC objects to the replacement of traditional wooden windows with UPVC windows that are inappropriate for a property of this period within the conservation area. The windows should be replaced with wooden windows that will protect the character of the conservation area and protect the visual aspect of the building frontage. UPVC is out of keeping and would negatively impact the street scene. The planning authority has refused a number of similar applications in the past and KTC would urge NYC to refuse this application.
4	<u>26/02831/FUL</u> Front dormer extension 28 Hambleton Grove HG5 0DB	No objection
5	<u>26/02598/FUL</u> Proposed single storey garage and conservatory side extension Tree Tops, Spitalcroft HG5 8JB	No objection. KTC concurs with the conditions recommended by the arboriculturalist.
6	<u>26/02897/FUL</u> Removal of existing front and rear concrete tile hanging and replacement with proprietary	No objection

		secret-fix horizontal plank cladding system, and necessary trims and flashings. 28 Farfield Avenue HG5 8HB	
7	<u>26/02961/FUL</u>	Extension of existing garden room to create residential annexe. 3 Manor Road HG5 0BN	No objection
8	<u>26/03055/TPO</u>	Crown thinning (by 5%) of 1 no copper beech tree (T11) of TPO 04/1995 7 Boroughbridge Road HG5 0LX	Object – agree with the arboriculturalist response which recommends that the proposed crown thinning works be refused. Under the councils Tree & Woodland Policy crown thinning is no longer a supported form of pruning
9	<u>26/01606/FUL</u>	Removal of skylight in main auditorium roof and fill-in to match existing roof material. Replacement of 3 single glazed windows on main elevation with double glazing. Installation of 2 air source heat pumps and installation of solar PV to the west and east roof slopes. Frazer Theatre, High Street HG5 0EQ	No objection
10	<u>26/02877/FUL</u>	Erection of garden studio and installation of hot tub. Manor Cottage, 9 Water Bag Bank HG5 9AD	Object – see below for narrative

26/02877/FUL - Object

This is a totally inappropriate development for a grade 2 listed building that is over 350 years old located in Knaresborough's conservation area. Number 2 represents one of the most significant historic surviving houses in the town. It is the last surviving thatched cottage in Knaresborough. Manor Cottage occupies a prominent position overlooking the river and viaduct and appears in photographs dating from the early 20th century.

In addition, such a development would be out of character with the historic setting of Water Bag Bank and thus would result in significant negative impact and material harm to the building and view.

The impact has been made more prominent due to the removal of the previous garden planting. As there is no privacy and natural screening in this location, as is illustrated in the photos provided, it is unsuitable for the proposed use as both the hot tub and studio would be clearly visible and would have a significant detrimental impact on the visual amenity of the house and the local area.

Water Bag Bank is a steep lane linking Waterside and Kirkgate beside the River Nidd. The name is believed to derive from the ponies that once carried bags of water from the river up into the town before a modern water supply existed. Manor Cottage occupies a prominent position overlooking the river and viaduct and appears in photographs dating from the early 20th century.

What is known about its history?

- Manor Cottage is a **Grade II listed building**, first listed in **5 February 1952** for its special architectural and historic interest.

- Historic England dates the house to the **16th–17th century (Tudor to early Stuart period)**, making it around **350–450 years old**.
- The building was originally constructed as a **timber-framed house**, with stone elements later incorporated. Significant parts of the original timber frame still survive internally.
- It is particularly notable for its **thatched roof** and is often described as **the last surviving thatched cottage in Knaresborough**.

Fire and restoration

A major event in the cottage's history occurred in **1965**, when a fire destroyed much of the structure above the tie-beam level. Following the fire, the house underwent restoration while retaining surviving historic fabric. The present appearance therefore combines original 16th/17th-century elements with post-1965 reconstruction.

Architectural features

Historic England records:

- Timber and stone construction with rendered walls.
- Thatched, gabled roof.
- One-and-a-half storeys.
- A traditional **lobby-entry plan**.
- Surviving evidence of a continuous aisle along the road-facing side, suggesting an early vernacular house form.

Documentary references

The cottage was discussed by local historian **William Atkinson** in *Knaresborough and its Manor Houses* (1924), indicating that it was already regarded as an important historic building over a century ago.

In summary, Manor Cottage is a rare surviving vernacular house dating from the 1500s–1600s, notable for its timber-frame construction, thatched roof, survival through a major fire in 1965, and its status as one of Knaresborough's most distinctive historic buildings.

Knaresborough Admin

Subject: FW: North Yorkshire Council | New Consultations: Submitted Neighbourhood Plans, comment by 12-8-2026

From: localplannyc.consultations@northyorks.gov.uk <localplannyc.consultations@northyorks.gov.uk>

Sent: 29 June 2026 10:14

To: clerk@knaresboroughtowncouncil.gov.uk

Subject: North Yorkshire Council | New Consultations: Submitted Neighbourhood Plans, comment by 12-8-2026



Dear Angela Pulman,

North Yorkshire Council has received independent neighbourhood plan proposals from:

- Bulmer; and
- Kirkby Malzeard, Laverton and Dallowgill

Each of these neighbourhood plans aims to shape future development in their respective areas.

We'd like to hear your views on the plans before they go to independent planning examiners.

Please comment by:

End Date: 12/08/2026 11:59 pm BST

Have your say at:

- Bulmer – <https://northyorks-consult.objective.co.uk/kpse/event/424172AA-1733-41D7-8659-295800567EBE>
- Kirkby Malzeard, Laverton and Dallowgill – <https://northyorks.objective.co.uk/kpse/event/135A0057-9DC4-4845-8995-5EAF114AE44>

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

This notification email has been sent to all those who have registered to receive emails when a new planning policy consultation starts, have commented on previous planning policy consultations or those we are legally required to consult.

If you are not interested in either consultation, please disregard this email.

North Yorkshire Council

Planning Policy and Place

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