

**MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
HELD AT KNARESBOROUGH HOUSE on Monday 15 May 2023**

PRESENT: **Chair:** Councillor J Batt

Councillors: K Davies and S Oakes

Staff Present: The Clerk and the Deputy Clerk

Also Present: 2 members of the public

Late Arrivals: None **Early Departures:** None

23/10 ITEM 1 - To elect a chair for the Committee.

RESOLVED: Councillor Batt to be elected as chair for this meeting.

23/11 ITEM 2 - To receive **Apologies and consider approval of the reasons for inability to attend the meeting.**

RESOLVED: Apologies were received, with reasons approved, from Councillors D Goode and J Pickard.

23/12 ITEM 3 - 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.

23/13 ITEM 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.*

A resident from the St Margaret's area spoke about item 6 - ZC23/01616/FULMAJ – stating her concerns and that of other residents. She raised issues about parking and access, the overbearing effect the 3 storey buildings will have on St Margarets Gardens and the fact that a 400+ years old building is to be demolished under this application.

The Chair moved to take item 6 - ZC23/01616/FULMAJ and it was:

RESOLVED: Knaresborough Town Council objects to this application on the grounds that KTC has previously objected (6.100.208.C.FUL) and this re-application is not sufficiently different from the previous one.

The development will be overbearing and will overlook neighbouring properties particularly gardens affecting other residents' privacy.

There is no provision for off-road parking for residents' vehicles, the road has double yellow line on one side and single on the other and is extremely busy with traffic queuing at the traffic signals to cross the single lane railway bridge. Any delays here would cause tailbacks occurring on Boroughbridge Road for vehicles entering and exiting Stockwell Road and also to the East of the railway bridge, which could affect the 'safe route to school' status for the children at St John's Primary School.

The neighbouring streets have a long history of parking issues with residents unable to park during the day due to people working in Knaresborough parking during the day. The Car Park at Stockwell Surgery will become a tempting place for residents of the proposed development to park exacerbating the parking issues already experienced here. The same applies to the residential accommodation next door to the Surgery. Although a Car Scheme is proposed this is not enforceable in planning regulation.

During demolition, land levelling and construction; contractors' vehicles will cause obstructions for the same reasons as above.

The reasons the application was refused in 2007 are still pertinent today and KTC ask that the application is strongly rejected and that it should go to the North Yorkshire Council's Planning Committee for consideration.

Knaresborough Town Council would also like to express its concern that trees were removed from the site during nesting season.

23/14 **ITEM 5 - To consider** and if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

5.1 Monday 17 April 2023

RESOLVED: That the minutes of the Planning Meeting, held on Monday 17 April 2023 be approved as a correct record and signed by the Chair.

23/15 **ITEM 6 - Planning Correspondence**

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

Ref:	Details of Application:	KTC Comments:
23/00602/LB	Listed building consent for external alterations including erection of rear dormer window and installation of roof lights. Internal alterations to include installation of staircase and loft conversion. 4 Kirkgate, HG5 8AD. WITHDRAWN	Information only.
<u>ZC23/01290/FUL</u>	Demolition of 2 no. outbuildings. Erection of two storey extension off the eastern elevation (rear), replacement of existing flat roof dormers to	KTC objects to this application. This was objected to by KTC Planning on a previous occasion

	western (front) roof slope, alterations to fenestration and internal alterations. Riversdale, 21 Waterside, HG5 8DE.	and this re-application is not sufficiently different to the previous. The development will cause unacceptable issues of privacy in respect of a bedroom in the neighbour's property. The development will create a wall that will reduce light to the neighbour's property. The development is out of character with the neighbouring properties.
<u>ZC23/01433/FUL</u>	Retrospective application for a single storey rear extension. 2 Stockwell Lane, HG5 0DA.	No objections
<u>ZC23/01508/TPO</u>	Fell 1 no. Yew tree within Tree Preservation Order 24/2010 and replace with 2 no. trees. 25 Waterside, HG5 8DE.	KTC object to this application as there is no reason to fell the tree, it believes selective pruning and tidying would solve any problems.
<u>ZC23/01614/ADV</u>	2 illuminated projecting signs, 1 illuminated 'totem' sign, 1 non-illuminated 'totem' sign, 1 non-illuminated wall mounted sign. Dower House Hotel, Bond End, HG5 9AL.	No objections but KTC would like to see condition added that illumination of the signage ceases between 23:00 and 05:00.
<u>22/03814/ADV</u>	Display of 1 no. externally illuminated fascia sign and lettering, 1 no. non-illuminated double sided hanging sign, brass plaque and window vinyl to shop front. 11A Castlegate, HG5 8AR.	No objections
<u>ZC23/01616/FULMAJ</u>	Demolition of the existing property and replace with a town house. Level the land to the rear and build 9 apartments with bike stores and bin stores. 13 Stockwell Road, HG5 0JY.	See above 23/13
<u>ZC23/01586/FUL</u>	Erection of replacement dwelling. Orchard Cliffs, HG5 8BQ.	No objections but KTC asks that the arboriculturalist's recommendations are strictly adhered to.

23/16 Item 7 To note the date and time for the next meeting:

Monday 05 June 2023, 12 noon at Knaresborough House
(if agreed at full council meeting in May)

Meeting closed at: 6:55p.m

**Signed by Chair
Councillor J Batt**