

**MINUTES OF THE MEETING OF**  
**KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**  
**Held at Knaresborough House**  
**On Monday 03 July 2023**

**PRESENT:** **Chair:** Councillor J Batt

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

**Staff Present:** The Clerk and Deputy Clerk

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

**23/016**        **ITEM 1** - To elect a Chair for the Committee

**RESOLVED:** That Councillor John Batt be elected as Chair

**23/017**        **ITEM 2** - To receive apologies and consider approval of the reasons for inability to attend the meeting.

None for this meeting

**23/018**        **ITEM 3 – Councillors’ Disclosure of an Interest**

None for this meeting

**23/019**        **ITEM 4 - KTC Public Speaking Session**

None for this meeting

**23/020**        **ITEM 5 - To consider** and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

**5.1**            **Monday 15 May**

**RESOLVED:** That the minutes of the planning committee meeting held on Monday 15 May 2023 be approved as a correct record and signed by the Chair.

**23/021**        **ITEM 6 – To receive and note** the planning comments sent to NYC under Clerk’s delegated authority for the applications listed for consideration at the 5 June 2023 meeting.

**RESOLVED:** To receive and note

**23/022**        **ITEM 7 - 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="#">ZC23/02040/TPO</a>	Works to Tree Preservation Order – 53/2018 T33 Alder c – Fell and replant with new Alder. LIDL, Chain Lane, HG5 0DH	KTC object to this application and support the arboriculturalist recommendations.
2	<a href="#">ZC23/02071/OUT</a>	Outline application for the erection of 1 no. custom/self-build dwelling with access considered. Land comprising Tennis Court and surrounding area, Abbey Road.	KTC objects to this application on the grounds that were previously stated in its response to application 22/01217/FUL. KTC draws attention to the fact the site is within the conservation area and the application is counter to the character assessment for the area and will significantly harm the character. There will be damage to the established woodland with a significant number of trees being removed and the replacement period being too long. KTC would also like to see the concerns of the Environmental health officer being addressed and should NYC be of a mind to approve the application implement the recommendations.
3	<a href="#">ZC23/02151/FUL</a>	Proposed single storey rear extension. 17 Manor Orchards, HG5 0BW	No objections
4	<a href="#">ZC23/01673/FUL</a>	Removal of left side fence to extend garden size. Proposed new fence with 8.2m run to be fitted over wall capping and 2m run with gate to finish at house wall, 1.8m tall from street level. 3 Hambleton Grove, HG5 0DB	No objections
5	<a href="#">ZC23/01845/TPO</a>	Works to tree within group Tree Preservation Order 19/00046/TPORDR. Felling of 1 no. Yew Tree. Woodcote, Slingsby Avenue, HG5 9EG	No objections and support the arboriculturalist recommendations
6	<a href="#">ZC23/02228/TPO</a>	Works to tree subject to Tree Preservation Order 24/2010 T1 Yew. Crown reduction of 50% to T1. 25 Waterside, HG5 8DE	No objections and support the arboriculturalist recommendations
7	<a href="#">ZC23/02212/TPO</a>	Works to trees within group Tree Preservation Order 01/1959 W4 mixed woodland. Felling of 2no. Beech trees (T1 and T2) due to canopy decline. Mother Shiptons Cave, Prophecy Lodge, Harrogate Road, HG5 8DD	No objections but applicant must follow arboriculturalist recommendations.  KTC would like to ask NYC if it could provide more information about what the Council is doing to ensure sites follow all the recommended practices set out by the arboriculturalist. *
8	<a href="#">ZC23/02230/FUL</a>	Demolition of existing single storey garage and erection of replacement single storey detached garage. 32 Scriven Road, HG5 9EJ	No objections but KTC would ask that there is a check done to ensure there are no barn swallows nesting and if there are, make the necessary provisions.

9	<a href="#"><u>ZC23/02128/FUL</u></a>	Retrospective application for the removal of extraction flue and installation of two new extraction flues to the west elevation. Fisharama, 31A York Place, HG5 0AD	No objections
10	<a href="#"><u>ZC23/02201/DVC</u></a> <a href="#"><u>MAJ</u></a>	Variation of Condition 2 (Approved Plans) of Planning Permission 21/02251/FULMAJ (Development of Retirement Apartments with care (Use Class C2) including the demolition of existing buildings, formation of new vehicular access, parking, retaining structures, hardstanding, sewer diversion, erection of substation, refuse and maintenance stores, with associated works to trees, landscaping, formation of communal facilities and amenity space), as amended by non-material amendment 23/00588/AMENDS. 65 Wetherby Road	KTC object to this application on the basis that the reasons for refusal first time around still exist. The proposed apartments would, by virtue of their design, height and massing, constitute an over-intensive development of the site. The proposal would therefore result in harm to local distinctiveness and is contrary to guidance in paragraph 127 of the National Planning Policy Framework and Local Plan Policy HP3. KTC still has significant concerns regarding highways in an already congested area around the one-way bridge with traffic lights. KTC requests that this application is considered at the next NYC planning committee meeting due to the contentious nature of the application.

\*\* Members of the planning committee agreed to periodically revisit decisions on TPO's where replanting was promised to audit whether this work was being done.

**23/023      ITEM 8 - To receive and note** the Appeal Under S78 against the refusal of advertisement consent and minor commercial applications REF: 23/00042/NREFAD. Installation of Single digital billboard. St James Retail Park

**RESOLVED:** To receive and note.

**23/024      ITEM 9 - To consider** the email from NYC Project Engineer, Area 6 re Proposed white lining and permanent traffic order Boroughbridge Road

**RESOLVED:** To respond stating, whilst the overall solution makes sense could the area be designated at 30mph for the full stretch rather than 40mph.

**23/025      ITEM 10 - To note** the date and time for the next meeting:

Monday 07 August 2023, 12 noon at Knaresborough House

**Meeting closed at: 12:57 p.m.**

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