

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
Held at Knaresborough House
On Monday 07 August 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

23/026 ITEM 1 - To receive **Apologies** and consider approval of the reasons for inability to attend the meeting.

All present

23/027 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

23/028 ITEM 3 – KTC Public Speaking Session

None for this meeting

23/029 ITEM 4 - To consider and if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

4.1 Monday 03 July

RESOLVED: That the minutes of the planning committee meeting held on Monday 03 July 2023 be approved as a correct record and signed by the Chair.

23/030 ITEM 5 - To consider the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref No:		Details of Application:	
1	ZC23/01981/FUL	Proposed new access from the Public Highway into the storage building to the rear of Grimble Tor. Grimble Tor, Wetherby Road, HG5 8LL.	KTC object to this planning application on the grounds that an additional access junction onto this already very busy road will cause a hazard to highways users. KTC notes that there has been considerable objections from neighbours and concurs that the use of the current access is far more than

			once a week. Any interference with the bank of trees will cause extra noise and if trees have already been removed, they should be replaced. KTC would ask that this application be referred to the NYC Planning Committee.
2	ZC23/02239/FUL	Extensions and alterations. 42 Appleby Crescent, HG5 9LS.	KTC has no objections to this application but asks that the recommendations of the NYC Environmental Health Officer are complied with in full.
3	ZC23/02297/FUL	Alterations, part demolition and extension. 43 Abbey Road, HG5 8HY.	KTC has no objections to this application but would like to stress that work must commence to comply with the bat survey. If the application is granted it should be conditioned that work only takes place during sociable hours and the site must be kept clear of construction debris. KTC would also ask that a biodiversity assessment is carried out prior to any work commencing at this site.
4	ZC23/02264/FUL	Conversion of existing detached garage into home office and workshop. Bridge View, Calcutt, HG5 8JF.	No objections
5	ZC23/02277/FUL	Two storey rear extension. 7 Hambleton Terrace, Hambleton Grove, HG5 0DD.	KTC has no objections to this application but asks that a check for Swift nests is undertaken and if present Swift bricks are incorporated into the extension design.
6	ZC23/02672/ADV	Installation of new illuminated and non-illuminated Toyota brand signage. Vantage Toyota Ltd, York Road, HG5 0SS.	KTC object to this application on the grounds that the arch is inappropriate for the area due to its size. If approved, any illumination should be extinguished between the hours of 10pm and 6am.
7	ZC23/02692/ADV	Installation of new signage, 1 x pictorial sign illuminated, 1 x flat cut lettering, 2 x amenity sign, 2 x lanterns and 3 x flood lights. Old Royal Oak, Market Place, HG5 8AL.	KTC has no objections to this application but is concerned about the flood lighting being excessive and asks that any negative impact to adjacent buildings is considered as per the Environmental Health report. KTC asks that lighting is turned off between midnight and 6am. It is believed that Martins nest in the Apex and it is asked that building work is done outside nesting times.
8	ZC23/02290/FUL	Conversion of 19 and 20 Castle Mills (ground floor and first floor flats) into a single dwelling, erection of two storey rear extension and replacement external windows and doors. 19 Castle Mills, Waterside, HG5 8DE.	KTC has no objections to this application but asks the planning department to insist that a bat survey assessment is carried out at this site.

9	ZC23/02813/FUL	Proposed single storey rear extension and associated works. 1 Appleby Avenue, HG5 9LZ.	No objections
10	ZC23/02728/ADV	Installation of 1no. non-illuminated fascia sign and 1no. externally illuminated hanging sign. 15 Kirkgate, HG5 8AD	No objections
11	ZC23/02787/TPO	Tree works to tree within a group Tree Preservation Order 01/1959 A6. Proposed felling of 1no. Beech Tree (T2 on applicant's plan) due to dieback. Kirkman Bank, High Bond End, HG5 9BT.	KTC object to this application due to incomplete information on the website and removal of this tree will detract from the ambience and visual aspect of the area.
12	ZC23/02805/FUL	Erection of one dwelling (revised scheme). 32 Manor Road, HG5 0BN.	KTC object to this application as it is tandem development and planning policy does not support this type of development. The revised scheme still does not address the need for root protection around the 3 trees. If NYC are minded to approve this application, it must take note that this is a bus route and condition accordingly regarding skips not on the highway and appropriate parking restrictions. No work to take place between 6pm and 7am and on weekends.

23/031 ITEM 6 - To consider the Review and Renewal of North Yorkshire Council Subsidised Local Bus Services (deadline for comment 6 September 2023)

RESOLVED: KTC supports the retention of all subsidised bus routes across all areas. Good public transport networks benefit all road users by reducing congestion and better connections between commercial areas improves the economy overall. If any routes are withdrawn or services reduced the majority of the trips divert back to the use of private vehicles or taxis and alters decisions on where and when to shop causing damage to local economies.

Locally, the 1D service goes to a new estate on the periphery of Knaresborough town and is essential so as not to leave this new estate isolated from the town.

Ripon, Knaresborough and Boroughbridge are key towns and interconnections between them are vital to the whole area.

23/032 ITEM 7 - To consider the email from NYC Technical Officer re 23/05705/STNAME street name consultation, Site of The Hollies, Stockwell Lane

RESOLVED: That KTC prefer Bramble Court as a street name for this location.

23/033 ITEM 8 - To note the date and time for the next meeting:

Monday 04 September 2023, 12 noon at Knaresborough House

Meeting closed at: 12:40 p.m.

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