

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
Held at Knaresborough House
On Monday 02 October 2023

PRESENT: Chair: Councillor J Batt

Councillors: M Flood (as substitute for Cllr S Oakes)
and H Westmancoat (as a substitute for
Cllr M Longhurst)

Staff Present: The Clerk

Others present: None

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

23/040 ITEM 1 - To receive **Apologies and consider approval of the reasons for inability to attend the meeting.**

RESOLVED: To receive apologies and approve reasons for inability to attend from Councillors K Davies, D Goode, M Longhurst and S Oakes.

23/041 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

23/042 ITEM 3 – KTC Public Speaking Session

None for this meeting

23/043 ITEM 4 - To consider and if thought fit, **approve as a correct record, the Minutes of the Committee Meeting held on:**

4.1 Monday 04 September 2023

RESOLVED: That the minutes of the planning committee meeting held on Monday 04 September 2023 be approved as a correct record and signed by the Chair.

23/044 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	ZC23/02558/LB	Listed Building consent for internal and external alterations to form banking hub on ground floor. 15 Kirkgate, Knaresborough	No objections

2	<u>ZC23/02557/FUL</u>	Internal and external alterations to form banking hub on ground floor. 15 Kirkgate, Knaresborough	No objections
3	<u>ZC23/03245/TPO</u>	Works to 1 no. Cherry of Tree Preservation Order No. 05/2008 Crown lift to 2.5m – branches obstruct pavement. Lateral reduction by 1 metre. Crown reduction by 0.5m. Tree is overhanging the highway by approx. 1m and reducing light into houses. 56 Appleby Avenue, HG5 9LZ.	KTC object to this application as crown reduction to Cherry trees can cause die-back. The tree is not obstructing the highway but does overhang the footpath, but without interfering with pedestrians. These trees were extant when the houses were built and were TPO listed to maintain the rural aspect of the Appleby estate and surrounds of Knaresborough in particular.
4	<u>ZC23/02653/FUL</u>	Proposal to build a second storey on existing side extension. 5 The Paddock, HG5 0SH.	KTC noted that this application had already been decided by North Yorkshire and that KTC has received a second notification in error. KTC notes it has no objections.
5	<u>ZC23/03237/LB</u>	Part demolition and enlargement of rear extension with fenestration and internal alterations. 7 Church Lane, HG5 9AR.	No objections. KTC Planning Committee has considered the Heritage Impact Assessment and agrees that the minor detrimental effects of the proposal are outweighed by the beneficial and complementary improvements that will enable the structure to continue to reflect Knaresborough's heritage.
6	<u>ZC23/03323/FUL</u>	Demolition of conservatory. Erection of a single storey side extension. Manor End, 26 Chain Lane, HG5 0AS.	No objections
7	<u>ZC23/03047/LB</u>	Replacement windows. Ground floor flat The Old Tannery, 24 York Place, HG5 0AA	No objections
8	<u>ZC23/03180/FUL</u>	Change of use of part of an existing first floor residential flat for use as ancillary spaces for a ground floor café under; Change of use of the remaining first floor flat from private residential accommodation to Holiday let accommodation. The Black Mulberry, 29 Waterside, HG5 8DE.	KTC object to this application on the grounds that converting the accommodation to a holiday let is reducing still further the housing stock available to Knaresborough residents who wish to rent or buy near the town centre and who wish to use sustainable transport facilities when going further from the town viz.: being close to both trains and buses.
9	<u>ZC23/02373/FUL</u>	Change of use to bar/restaurant and associated external alterations to the building; Alterations to access including removal of ramp and installation of decking; installation of chiller. Claro Chambers, 42 High Street, HG5 0EQ.	KTC objects to this application. Whereas KTC welcomes the establishment of this facility in Knaresborough, it objects to the removal of the ramp which would be discriminatory in preventing mobility impaired customers from entering the building through the front door – they would have to use the narrow driveway that runs down the side of Claro Chambers and gain access through a side entrance. This driveway provides

			<p>vehicular access to parking for residential buildings to the rear as well as delivery and collection vehicles delivering to both residences and the businesses in Claro Chambers thus exposing these clients to injury or worse.</p> <p>KTC has concerns about the environmental impact of the chiller, in relation to possible noise.</p> <p>Finally, KTC would like it noted that it was concerned to learn about the removal of the benches to the front of the property as they were extremely well used by residents.</p>
10	ZC23/02374/LB	Listed building consent for Change of use to bar/restaurant and associated external alterations to the building; Alterations to access including removal of ramp and installation of decking; installation of chiller. Claro Chambers, 42 High Street, HG5 0EQ.	<p>KTC objects to this application. Whereas KTC welcomes the establishment of this facility in Knaresborough, it objects to the removal of the ramp which would be discriminatory in preventing mobility impaired customers from entering the building through the front door – they would have to use the narrow driveway that runs down the side of Claro Chambers and gain access through a side entrance. This driveway provides vehicular access to parking for residential buildings to the rear as well as delivery and collection vehicles delivering to both residences and the businesses in Claro Chambers thus exposing these clients to injury or worse.</p> <p>KTC has concerns about the environmental impact of the chiller, in relation to possible noise.</p> <p>Finally, KTC would like it noted that it was concerned to learn about the removal of the benches to the front of the property as they were extremely well used by residents.</p>
11	ZC23/03379/FUL	Demolition of existing outbuilding and erection of single storey front, side, rear extension. 58 Stockwell Drive, HG5 0LH.	No objections
12	ZC23/03441/FUL	Dormer window to rear. 26 Gracious Street, HG5 8DS.	No objections

Members of the Committee discussed concerns raised by residents regarding the nursing home development near Gimbald bridge and asked the office to write to North Yorkshire Council to request that KTC are notified of any developer requests for alterations or amendments to this site in future.

Councillor Batt drew members attention to a plot of land for sale opposite the nursing home development and wondered if the Committee could put the suggestion of placing a bid to KTC Full Council. The Clerk advised that the item was not on the agenda, but that she would circulate details to all Council Members.

23/045 ITEM 6 - To note the date and time for the next meeting:

Monday 06 November 2023, 12 noon at Knaresborough House

Meeting closed at: 12:52p.m.

Signed by the Chair:
Councillor John Batt: