

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
Held at Knaresborough House
On Monday 04 September 2023

PRESENT: Chair: Councillor J Batt

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

Staff Present: The Clerk and Deputy Clerk

Others present: Ward Councillor A Bell and several
members of the public

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

23/034 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 and D Goode.

23/035 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

23/036 ITEM 3 – KTC Public Speaking Session

Several residents had attended the meeting to raise their objections about planning application **ZC23/02886/FULMAJ**, Land at Water Lane. Concerns were raised about poor access, the proximity to the SSSI, the lack of supporting infrastructure in the town (schools, doctors, transport), the negative impact on existing areas such as Carmires, Mint Garth (and the surrounding estate, Half Penny Lane etc and the need to protect the remaining green spaces in the area for the wildlife and the mental health of local residents.

Councillor Bell also spoke to raise his concerns and those of residents he had spoken to.

The Chair moved to take Item 5 - ZC23/02886/FULMAJ and it was

RESOLVED: That KTC strongly object to the application on the following grounds:

1. The site is designated a SSSI (Site of Special Scientific Interest) which '*are the basic building block of site-based nature conservation legislation and most other legal nature/geological conservation designations*'.

2. It is near to an area used by Canada Geese and Goosander during the winter months for protection and breeding, The Canada Goose is protected under the Wildlife and Countryside Act of 1981.
3. This is one of the last open green spaces used by walkers, cyclists, horse riders and joggers where the countryside and clean air can still be enjoyed in Knaresborough and its loss will impact on the health and wellbeing of the residents of Knaresborough.
4. The Biodiversity Statement shows that the habitats of a considerable number of species may be affected by this development i.e.: Bats, Barn Owls, Breeding Birds, Hedgehogs, Great Crested Newts, Otters, Water Voles, Badgers, Reptiles, Amphibians, Plants and Crayfish.
5. Access to the site through Mint Garth/Stirling Chase/Old Penny Gate/Florin Drive is not a viable option as these houses were built with onsite parking for one car. Most families have two cars and must use on-street parking of which many are parked well on to the pavement making access for wheelchairs/prams/pushchairs and toddlers' bikes and car extremely difficult. The narrowness of this thoroughfare for through traffic would be dangerous to pedestrians and children and could hinder Emergency Vehicle access. The road itself would become a 'rat run' during peak times and endanger school children using it as a 'safe route to school'.
In addition; with the increase in home deliveries these vehicles will add to the problem throughout the day.
6. Water Lane itself is a narrow road which requires caution when passing oncoming traffic. During peak times it will be used by school children going to Meadowside, King James, St John's and St Mary's schools.
7. The current developments along Boroughbridge Road amounting to more than 350 houses has resulted in a considerable increase in traffic using Halfpenny Lane/Chain Lane/Wetherby Road as routes to Leeds/Bradford, York and Wetherby to avoid Knaresborough and Harrogate this will make it difficult for vehicles egressing from this new development during peaks and cause tailbacks down Water Lane. Traffic heading towards Boroughbridge/Harrogate/Starbeck will need to execute a right turn through an uncontrolled junction creating further delays.
8. Halfpenny Lane is crossed by a rail over road bridge immediately after the roundabout at the Old Penny Gate Junction, single lane access under the bridge is controlled by traffic signals. There is only waiting room for 2 cars before additional vehicles foul the roundabout this will create a traffic hazard or difficulties for vehicles leaving Old Penny Gate, whether heading towards Chain Lane or Boroughbridge road. Also, a development in progress on the old Unitex site immediately opposite Old Penny Gate will contribute further traffic onto the roundabout.
The distance from the Traffic signals on the Chain Lane side of Halfpenny Lane has approximately 150m before the twin roundabouts at the Chain Lane/Halfpenny Lane junction and will become fouled with standing traffic.
9. Bond End in Knaresborough has a high level of air pollution mainly caused by the excessive levels of emissions from motor vehicles. Increased car journeys from this development will worsen the pollution level affecting residents in that area.
10. This development does not contribute to the encouragement by the Government for residents to leave their vehicles at home in favour of using Public Transport as buses would be unlikely to access the development.
11. Provision of Schools: So far only land has been reserved on the Manse Farm development for the provision of a Primary School and schools within Knaresborough are oversubscribed.
12. Provision of Doctors' Surgeries: No new sites have been planned for Doctors' Surgeries and currently the Surgeries within Knaresborough are oversubscribed.
13. KTC is given to understand that the land is contaminated and there is serious concern over the impact of disturbing this area, for the SSSI and local residents.
14. There has been an ongoing drainage issue and sewerage problem by the mini roundabout that may well be exacerbated.

15. KTC is concerned that there are reportedly 900 empty homes in the Harrogate District and ask why this development is needed.

23/037 **ITEM 4 - To consider** and if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

4.1 Monday 07 August 2023

RESOLVED: That the minutes of the planning committee meeting held on Monday 07 August 2023 be approved as a correct record and signed by the Chair.

23/038 **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	ZC23/02719/ADV	Display of 1 no internally illuminated double sided totem sign, 4 no internally illuminated fascia signs, 2 no non illuminated blank fascias and 1 no non illuminated free standing welcome sign. Piccadilly Motors, Boroughbridge Road	No objections
2	ZC23/02793/AMENDS	Non-material amendment to allow change of materials from timber cladding to Neotimber deluxe composite cladding in charcoal of planning permission 22/03984/FUL. Relocation of entrance to side elevation, alterations to fenestration, new timber cladding to side and rear elevations and alterations to internal layout. https://neotimber.com/cladding/compositecladding/deluxe/ Pebble Cottage, 1 Belmont Avenue HG5 8JR	KTC understands this application has already been refused.
3	ZC23/02877/FUL	Two storey side and rear extension. Single storey rear extension. 2 Crag Lane HG5 8EE	KTC neither object nor support this application and ask that checks for Swifts are carried out and if North Yorkshire are minded to approve the application consideration is given to the road layout and skip location and construction vehicle parking are conditioned accordingly.
4	ZC23/02951/TPO	Fell 1 no pine tree (T1) within G9 of TPO 05/2008 2 Appleby Grove HG5 9NQ	No objections but work must be carried out as specified in the arboriculturalist report.
5	ZC23/02939/TPO	Lateral reduction by up to 1m of 1 no sorbus tree (T1) and lateral reduction by up to 1.8m of 1 no	KTC object to this application and support the report conducted by the arboriculturalist dated 22/5/2023. KTC are at a loss to understand why a

		prunus tree (T2) within G25 of TPO 05/2008 1 Appleby Court HG5 9LU	recommendation for approval has been made in the face of overwhelming evidence to object.
6	ZC23/02995/TPO	Crown reduction by 1.5m from the overall canopy of 1 no hawthorn tree T45 of TPO 05/2008 8 Appleby Court HG5 9LU	No objections, Hawthorns need to be managed but recommendations must be strictly adhered to.
7	ZC23/03033/FUL	Two storey extension and single storey rear extension. Detached single garage Spindlewood, 2 Holly Court HG5 0DE	No objections. KTC asks that a check is made for Swifts and Bats and conditions set accordingly.
8	ZC23/02653/FUL	Proposal to build a second storey on existing side extension 5 The Paddock HG5 0SH	KTC object to this application as there is insufficient information available. KTC requests that this application is resent with information required to make a decision.
9	ZC23/03078/FUL	Erection of conservatory to rear elevation with flat sedum roof and roof light. Alterations to external hardstanding. Kingfisher, Spitalcroft HG5 8JB	No objections subject to there being no public right of way – or claim to one.
10	ZC23/02886/FUL MAJ	Residential development of 138 dwellings with associated access, parking, open space, landscaping and children's play area (revised scheme). Land at Water Lane, HG5 0PA.	See above.
11	ZC23/03101/AME NDS	Amending exterior from brickwork to a rendered finish. 5 Woodpark Drive, HG5 9DN.	NYC decision already made.

Members of the Committee asked the office to investigate the possibility of inviting the NYC arboricultural officer to a future meeting.

23/039 **ITEM 6 - To note** the date and time for the next meeting:

Monday 02 October 2023, 12 noon at Knaresborough House

Meeting closed at: 13:05p.m.

Signed by the Chair:
Councillor John Batt: