

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
Held at Knaresborough House
on Monday 08 January 2024

PRESENT: Chair: Councillor J Batt

Councillors: D Goode, H Westmancoat (substitute)

Staff Present: The Clerk and Deputy Clerk

Absent: S Oakes

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

23/062 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 M Longhurst. Councillor H Westmancoat attended as a substitute for Councillor Longhurst.

23/063 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**.

Councillor J Batt	Items 3, 7 and 8 - non pecuniary interest; is a member, secretary and chair of the Conservative club. Will express an opinion and will stay in the Chamber but will abstain from the vote.
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The Clerk informed Members that whilst she has no vote in any meeting, for Item 6 of the planning applications, as the property is very close to where she lives, it would be prudent for her to leave the meeting for the discussion and decision surrounding that planning application.

23/064 ITEM 3 – KTC Public Speaking Session

None for this meeting

23/065 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 December 2023

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

23/066 ITEM 5 - To consider the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

The Chair moved to take application numbers as detailed below in 3, 7 and 8 first and Councillor D Goode took the Chair for these items.

Ref No:	Details of Application:	Comments:
1	ZC23/04481/FUL First floor rear extension, construction of roof terrace and front and rear window alterations. 22 Abbey Road HG5 8HY	No objections
2	ZC23/04499/TPO Works to 2 no trees within mixed woodland of TPO 25/2002 W1. T1 (sycamore) – lateral reduction by up to 2.5m maximum pruning cuts of 50mm to the red line shown in the submitted photo, selective pruning to remove crossing and rubbing branches marked with red arrow on the submitted photo, to reduce the overhand into this small rear garden, there's very little distance between the trees and the property. T2(beech) – lateral reduction by up to 4m maximum pruning cuts of 50mm to the red line shown in the submitted photo, to reduce the overhang into these small rear gardens, there's very little distance between trees and the property. Tree is in next doors garden no: 18 21 Chadwick Park HG5 8QD	No objections KTC requests that all works are carried out outside the nesting season for birds
3	ZC23/04412/ADV Replacement of existing non illuminated gable and hanging signs to no 3. Replacement of non illuminated hanging sign and illuminated lettering to nos 5 – 7. Provision of 1 no new non illuminated hanging sign to no 9. Newton House Hotel, 5 – 7 York Place HG5 0AD	KTC has no objections in principle to the illuminated signs but does have some concerns around walls that have been painted and whether planning permission was ever sought for this. If not, some conditions should be added in to address this. We are aware there may be hazardous materials, particularly in number 3 York Place; if planning permission is given then a hazardous material report is requested before any work takes place in number 3.
4	ZC23/04487/FUL Two storey side extension. Single storey rear extension. Detached single garage – revised scheme. 2 Holly Court HG5 0DE	No Objections KTC asks that a check is made for Swifts and Bats and conditions set accordingly

5	<u>ZC23/04368/FUL</u>	Proposed extension and partial conversion of existing garage to create residential annexe. Bilton Hall Farm HG1 4DW	No objection KTC notes the recommendations of the North Yorkshire Council - Local Highway Authority and requests these are Conditioned in the event that this application is approved.
6	<u>ZC23/03419/FUL</u>	Raise part of existing dwellings ridge by 1m so as to create additional living space and erection of a single storey front and rear extensions and 2 no dormer to front. 16 Woodpark Drive HG5 9DN	KTC objects to this application. This bungalow is part of a group of bungalows. KTC believes that the proposed alterations will be out of character and have a detrimental effect on the street scene. KTC does not feel that this re-design ameliorates the Objections raised in November 2023 or addresses our concerns or those of local residents.
7	<u>ZC23/04304/FUL</u>	Proposed subdivision of building to provide a reduced area of accommodation for existing Conservative Club and a further unit for a community use (F2) including replacement of windows to rear and side elevations. Knaresborough Conservative Club HG5 0AD	KTC has no objections in principle to the illuminated signs but does have some concerns around walls that have been painted and whether planning permission was ever sought for this. If not, some conditions should be added in to address this and an inspection should take place before any further work is undertaken. We are aware there may be hazardous materials, particularly in number 3 York Place; if planning permission is given then a hazardous material report is requested before any work takes place in number 3.
8	<u>ZC23/04305/LB</u>	Listed building application for the subdivision of Knaresborough Conservative Club into two units including closure of openings to ground floor and replacement of rear and side windows. Knaresborough Conservative Club HG5 0AD	KTC has no objections in principle to the illuminated signs but does have some concerns around walls that have been painted and whether planning permission was ever sought for this. If not, some conditions should be added in to address this and an inspection should take place before any further work is undertaken. We are aware there may be hazardous materials, particularly in number 3 York Place; if planning

			permission is given then a hazardous material report is requested before any work takes place in number 3.
9	ZC23/04446/FUL	Garage Extension, 2 Whitsundale Close HG5 0HX	KTC has no objections but would ask for a bat survey to be carried out
10	ZC23/04445/FUL	Proposed single storey rear extension, removal of existing garage and replaced with new attached garage. Proposed first floor front extension and new driveway with access. Gateways, Knaresborough	KTC has no objections
11	ZC23/03900/FUL	Demolition of existing house; construction of a two-bedroom single storey replacement dwelling with garden studio and terrace. 41B Abbey Road HG5 8HY	<p>KTC objects to this application</p> <p>The proposed building is overbearing and may destabilise the bankside which is an infill of previous quarrying. The PROW is narrow and appears not suitable for the storage of building materials and development taking place so close to it may give the impression that there is no Right of Way and discourage its legitimate use.</p> <p>Neighbours have raised concerns that there has been no consultation and one neighbour, who owns the private road has indicated that they would not permit its use by contractors or the storage of building materials or other appurtenances related to building.</p> <p>The development would cause disturbance to wild life and conservation in the area.</p> <p>Whereas KTC supports the use of heat pumps, their use should not be to the detriment of the peace and wellbeing of other residents.</p> <p>If NYC is minded to give permission KTC would ask that it is only granted on the basis that all of the concerns highlighted by NYC Highways are stipulated in the planning application consent.</p>
12	ZC23/04526/FUL	Demolition of existing single storey lean to and erection of single	KTC has no objections

		storey side extension in its place with dual pitched roof. Demolition of existing garage and erection of new double garage. Victoria Lodge, Forest Moor Road HG5 8JY	
13	ZC23/04385/ CLOPUD	Dormer to rear of property 46 Littondale Avenue HG5 0BU	KTC has no objections. However the plans as presented are incorrect, the location is number showing 48 not number 46.

23/066 ITEM 6 – To note the date and time for the next meeting

Monday 05 February 2024, 12 noon at Knaresborough House

Meeting closed at 12.35 p.m.

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