

**MINUTES OF THE MEETING OF**  
**KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**  
**held at Knaresborough House**  
**on Monday 04 March 2024**

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

**Councillors:** H Gostlow, M Longhurst, and S Oakes

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

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

**Also Present:** A member of the public

**24/074 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 D Goode and K Davies.

Councillor Gostlow attended as substitute for Councillor Goode.

**24/075 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**.

<b>Councillor J Batt</b>	Item 5 – ZC24/00510/LB – has historic connections with Network Rail.
<b>Councillor H Gostlow</b>	Is a member of Civic Society who have already commented on several of the applications. Is a member of NYC Area Planning Committee and will take part in debate but not vote on applications which could be placed before that Area Committee.
<b>Councillor S Oakes</b>	Is a member of Civic Society who have already commented on several of the applications.

The Clerk informed Members that whilst she has no vote in any meeting relating to ITEM 5 – application no ZC24/00434/FUL, 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

**24/076 ITEM 3 – KTC Public Speaking Session**

The applicant attended the meeting to speak in favour of the development at Stockwell Road - Item 5 – ZC24/00288/FUL.

The Mayor moved to take Item 5 – ZC24/00288/FUL and members were able to ask questions and debate. It was agreed to request an extension for response to this Parish Council Notification to allow members to conduct a site visit.

**24/077**      **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 February 2024

**RESOLVED:** That the minutes of the planning committee meeting held on Monday 05 February 2024 be approved as a correct record and signed by the Chair.

**24/078**      **ITEM 5 - To consider** the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref No:	Details of Application:	Comments:
<b>1</b>	<a href="#">ZC24/00105/FUL</a> Change of use from Agricultural building to single dwelling for owners main/sole residence. Land and Buildings South of South Ings, Forest Moor Road.	No objections
<b>2</b>	<a href="#">ZC23/04606/FUL</a> Proposed single storey extensions to front and rear, formation of roof terrace and additional 3 x car parking spaces. Thistle Hill Nursing Home, Thistle Hill, HG5 8LS.	No objections, but KTC would encourage any methods to be put in place to target the energy efficient performance certificate A rating.
<b>3</b>	<a href="#">ZC24/00312/FUL</a> Demolition of existing bay window and erection of single storey rear extension. The Croft, Forest Moor Road, HG5 8JY	No objections
<b>4</b>	<a href="#">ZC24/00397/FUL</a> Modifications to detached garage to create residential annex. Tall Trees, 4 Abbey Court, Abbey Road, HG5 8HX.	No objections
<b>5</b>	<a href="#">ZC23/04599/FUL</a> Demolition of conservatory. Erection of single storey side extension to connect dwelling to garage and outbuildings. Alterations to fenestration and installation of solar panels. Healthwaite, Forest Moor Road, HG5 8JP.	No objections
<b>6</b>	<a href="#">ZC24/00288/FUL</a> Demolition of existing dwelling; Alterations to land levels; Erection of building 8 new apartments (6 x 2 bed and 2 x 1 bed) with parking and landscaping. 13 Stockwell Road, HG5 0JY	As above – deferred pending site visit
<b>7</b>	<a href="#">ZC24/00434/FUL</a> Raise part of existing dwelling ridge by 1.3m to create additional living space with cat-slide dormer to front and single storey and rear extensions. 16 Woodpark Drive, HG5 9DN.	KTC objects to this application and believes that the proposed alterations will be out of character with a detrimental effect on the

			Street scene. KTC does not feel that this resubmission ameliorates the objections put forward in October 2023 and January 2024 nor does it address the concerns of the local residents.
8	<a href="#">ZC24/00424/LB</a>	Intrusive investigations and strip out modern wall panelling, fixtures, and fittings. The Hermitage, 10 Waterside, HG5 9AZ.	No objections but KTC would like to know what remedial action will be taken in the event the applicant decides not to proceed when the planned works have been completed.
9	<a href="#">ZC24/00241/LB</a>	Replacement of 4 windows with double glazed units. Rigid insulation of existing roof structure at rafter level. Alterations to 2 chimney breasts, opening up to create new fireplace. 43 Bond End, HG5 9AU	No objections
10	<a href="#">ZC24/00510/LB</a>	Removal of existing railway signal and gantry and replacement with modern railway signal. Knaresborough Railway Station, Station Road, HG5 9AA.	No objections but KTC would ask that Network Rail consult with Friends of Knaresborough Station or the Civic Society regarding any future use of the signal box after removal. KTC is pleased to note that a planning application has been submitted on this occasion and would appreciate that any future alterations are also subject to a planning application.
11	<a href="#">ZC24/00553/FU</a>	Loft conversion, two storey rear extension, front porch extension, removal of existing garage. Replacement garage and study, extension of the front driveway to create a car parking area. Installation of 1.8m high electric gate. 45 Wetherby Road, HG5 8LH.	KTC objects to this application. The 1.8M electric gate is out of keeping with the area and would spoil the Street scene. If NYC is minded to approve this application KTC would request that the drive be styled from porous resin bound materials.
12	<a href="#">ZC24/00399/FUL</a>	Demolition of 2 outbuildings and erection of two storey rear extension, replacement of existing flat roof dormers to front roof slope, alterations and installation of raised terrace, external steps and balustrade (revised scheme). Riversdale, 21 Waterside, HG5 8DE.	KTC objects to this application. Development will cause unacceptable issues of privacy for the neighbours and will create a wall which will reduce light for the neighbours. The denser planning in the new application will not be helpful.

**24/079**      **ITEM 6 - To note** the date and time for the next meeting:

Monday 08 April 2024, 12 noon at Knaresborough House

**Meeting closed at 12.55 p.m.**

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