

**MINUTES OF THE MEETING OF**  
**KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**  
**held at Knaresborough House**  
**on Monday 08 April 2024**

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

**Councillors:** D Goode and S Oakes

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

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

**Also Present:** Four members of the public

**24/085 ITEM 1 - To receive Apologies and consider approval** of the reasons for inability to attend the meeting.

Apologies received from Councillors Davies and Longhurst

**24/086 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

The Clerk informed Members that whilst she has no vote in any meeting, it would be prudent for her to leave the meeting for the discussion and decision surrounding ITEM 5 – application no **ZC24/01025/FUL**, as the property is very close to where she lives.

**24/087 ITEM 3 – KTC Public Speaking Session**

Three members of the public attended the meeting to voice their objections against planning application – ZC23/02886/FULMAJ. Councillors asked questions and the Chair moved to take Item ZC23/02886/FULMAJ – Renotification. Residential development of 126 dwellings with associated access, parking, open space, landscaping and children’s play area (revised scheme). Land at Water Lane HG5 0PA.

**RESOLVED:** KTC object to this application on the following grounds:

1. This development is close to six existing developments with circa 2,000 houses with planning permission.
2. There has been a suggestion that demand for housing has fallen significantly.
3. Any additional housing will have a major impact on doctors, dentists, and schools.
4. This town is getting to a point where it can no longer cope with the level of increase that has been allowed in terms of planning applications.

5. The development is too close to the SSI and represents significant danger in terms of pollution threats to that environment.
6. It still continues to be over intensive in terms of the number of houses proposed.
7. Highway access through the Hay a Park estate is poor. Emergency vehicles would have a major problem accessing the estate.
8. One of the key elements of the NPPF is to promote sustainable transport. Part of the assessment for any new development needs to meet the establishment of the transport network. It would be clearly impossible to get a bus on to this estate. There is a total failure to address a sustainable transport solution.
9. NHS and Yorkshire Water have objected to this plan.
10. The site has been used as an unofficial tip and has proven contaminated land.
11. Previous concerns in terms of archaeological risk have not been addressed.
12. There is a secure parking risk.

There is no change from the conclusion that the planning inspector came to that development of this site will have significant negative impact and will affect the surrounding area and future users such that this application should be turned down again. The development is not warranted, needed, nor safe.

KTC would request that this application should be considered by the local planning committee.

**24/088**      **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 March**

**4.2**            **Monday 11 March**

**RESOLVED:** That the minutes of the planning committee meetings held on Monday 04 March and Monday 11 March 2024 be approved as a correct record and signed by the Chair.

**24/089**      **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:
1	<a href="#">ZC24/00570/TPO</a> Works to TPO 53/2018 T7 Norway Maple – crown lift to clear building by 1.5m (T7 on plan). 53/2018 T8 Norway Maple – crown lift to clear building by 1.5m (T6 on plan). LIDL Chain Lane HG5 0DH	KTC has no objections but requests that the work is carried out in line with the submitted details and that no work is carried out during the bird nesting season.
2	<a href="#">ZC24/00460/DVCON</a> Variation of condition 2 (approved drawings) to allow changes to roof, external elevations, the addition of an air source heat pump and internal layout of the approved dwelling and approval of details relating to conditions 6 (materials) and 8 (EV charging details) of planning	KTC neither agrees nor disagrees. However, if NYC is minded to approve this application, KTC requests that the environmental health Officer's

		permission: 22/01217/FUL – erection of 1 no custom build dwelling with reinstated access. Land comprising tennis court and surrounding area Abbey Road	recommendations are adhered to.
3	<a href="#">ZC24/00413/FUL</a>	Erection of single storey rear extension. 4 Bransdale Grove HG5 0NQ	No objections
4	<a href="#">ZC24/00812/FUL</a>	Removal of existing garage. Construction of a replacement garage. 7 Ripley Road HG5 9HE	No objections
5	<a href="#">ZC24/00798/TPO</a>	Fell 1 no birch tree of TPO no 48/2006 T1 cprbeech. Tree is considered to be in decline. Nidd House, Abbey Road HG5 8HX	Application withdrawn
6	<a href="#">ZC24/00821/LB</a>	Internal reordering to improve equal access incorporating new level access; glazed oak framed doors; kitchenette; storage units; AV installation; lighting; and removal of some pews to facilitate wheelchair users and new creche area. St John The Baptist Church, Church Lane	KTC supports this application, given the nature of the changes to the look and feel and the efforts to improve the level of community engagement within the church.
7	<a href="#">ZC24/00820/FUL</a>	Internal reordering to improve equal access, incorporating new level access; glazed oak framed doors; kitchenette; storage units; AV installation; lighting; and removal of some pews to facilitate wheelchair users and new creche area. St John The Baptist Church, Church Lane	No objections
8	<a href="#">ZC24/00493/FUL</a>	Change of use of agricultural land and woodland to dog exercise area and parking (retrospective). Hopewell House Farm HG5 0SN	KTC objects to this application. Vehicular access is from Chain Lane, Knaresborough, along Park Lane, and along Hay-a-Park Lane, past Hall Farm. Part of this access is Public Highway which is extremely narrow and is difficult for two cars to pass and in places impossible, the remainder of the access is on a Public Bridleway which has the same difficulties for traffic as the highway. The route is frequented by walkers, runners, cyclists and horse riders and any additional traffic will make it dangerous for these access users and will result in a loss of amenity. No mention is made of the PROWs or Bridleways in the vicinity or the effect this development will have on them. On one map it appears that the proposal is to cut through an existing PROW without mention of applying for a divergence or deletion of the PROW.

			If NYC is minded to accept this proposal KTC requests that the existing PROW is protected.
9	<a href="#">ZC24/00900/FUL</a>	Erection of rear and side extensions and render dwelling. 11 Woodpark Drive HG5 9DN	No objections
10	<a href="#">ZC23/02886/FUL MAJ</a>	Renotification: Residential development of 126 dwellings with associated access, parking, open space, landscaping and children's play area (revised scheme). Land at Water Lane HG5 0PA	KTC Objects – see detail above.
11	<a href="#">ZC24/00954/TPO</a>	Works to TPO 02/1984 A1 all trees/mixed woodland. T486 and T488 (beech) – crown lift 3.5m maximum pruning cuts of 40mm to the red line shown in submitted photo. G478 (sycamore) – lateral reduction of the extended branches by 3m to the red line in submitted photo, maximum pruning cuts of 55m. All the work we wish to carry out is for safety reasons or general maintenance. Any felled trees covered by the TPO are to be replaced with 10-12cm girth@dbh Hornbeams or Sycamore. Byards Lodge, Boroughbridge Road HG5 0LT	No objections, subject to the applicant following the recommendations of the arboriculturalist and the work being carried out outside the bird nesting season.
12	<a href="#">ZC24/01007/TPO</a>	Felling of T1 (Ash) to ground level. Felling of T2 (Ash) to ground level. Felling of T3 (Ash) to ground level. Trees under order 79/2008. Nidd View, Abbey Craggs Way HG5 8EF	No objections, subject to the applicant following the recommendations of the arboriculturalist and the work being carried out outside the bird nesting season.
13	<a href="#">ZC24/01025/FUL</a>	Single storey side/rear extension. 31 Woodpark Drive HG5 9DN	No objections
14	<a href="#">ZC24/01028/TPO</a>	Felling of T1 (Beech). Removal of deadwood of T2 (Oak). Felling of T3 (Lime). Felling of T4 (unknown). Trees under order 25/2002. Thistle Hill Nursing Home HG5 8LS	KTC objects, there is no replacement tree planting scheme.

**24/090 ITEM 6 – To consider email** from resident re new information on asphalt plant at Allerton Park.

**RESOLVED:** That KTC writes again to North Yorkshire Council adding to earlier objections made, highlighting the new evidence provided regarding additional traffic and re-stating that KTC objects to this development.

**24/091 ITEM 7 - To receive and note** the email from the Policy and Place Team, NYC re: Notice of Submission of the New Settlement (Maltkiln) Development Plan to the Secretary of State for Levelling Up, Housing and Communities.

**RESOLVED:** To Receive and Note

**24/092**    **ITEM 8 - To note** the date and time for the next meeting:

Monday 13 May 2024, 12 noon at Knaresborough House

**Meeting closed at 12.45 p.m.**

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