

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 13 May 2024

PRESENT: **Chair:** Councillor J Batt

Councillors: K Davies, D Goode, M Longhurst and S Oakes

Staff Present: The Clerk

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

Also Present: One member of the public

24/093 ITEM 1 - To receive Apologies and consider approval of the reasons for inability to attend the meeting – none for this meeting.

24/094 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.

24/095 ITEM 3 – KTC Public Speaking Session

A member of the public attended the meeting to voice their objections against planning application – ZC24/000539/FUL- raising several concerns on behalf of 17 residences.

Councillor J Batt stated that he would not take part in the vote due to him being acquainted with the applicant.

The Chair moved to take Item **ZC24/000539/FUL** – Demolition of fire damaged buildings and erection of light industrial unit with new site access. Disused Cattle Market, Commercial Yard, Knaresborough.

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

The design and access statement refers to this site being designated for commercial development in the local plan, but it should be noted that this was put in place before the doctor's surgery and current houses on Ash Tree Road were built so there have been significant changes to the area. In KTC's opinion this area would only be suitable for residential use.

There are known parking issues and highway safety concerns that would make this area totally unsuitable for heavy goods vehicles and there is a danger that the problems already being faced on nearby Hambleton Grove could be duplicated here. There is no formal travel plan or highway assessment and KTC find it unacceptable that North Yorkshire Council have not made this a requirement.

KTC is concerned that there is no detail regarding the hours of operation or any mitigation for noise pollution.

KTC is extremely concerned that the North Yorkshire Economy Officer, in an email dated March 26, 2024, states that 'we welcome this proposal' without any prior consultation with the Town Council.

24/096 **ITEM 4 - To consider** and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

4.1 **Monday 08 April**

RESOLVED: That the minutes of the planning committee meetings held on Monday 04 March and Monday 08 April 2024 be approved as a correct record and signed by the Chair.

24/097 **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	ZC24/00961/FUL Construction of 2 dwellings, with alterations to the existing access and erection of stone gatepost, including landscaping and associated works. 12 Iles Lane HG5 8DY	Application withdrawn
2	ZC24/00849/FUL First floor extension to existing dwelling and alterations to fenestration. 33 Abbey Road HG5 8HY	KTC object to this application and agree with the findings of the Principal Conservation Officer and reasons stated in their report.
3	ZC24/01122/FUL Replacement single storey rear extension. First floor side extension (revised scheme). 42 Aspin Drive HG5 8HQ	No objection
4	ZC24/01125/FUL Erection of entrance porch. Widening of existing drive. 9 Grimbald Road HG5 8HD	No objection
5	ZC24/01121/FUL Provision of six electric vehicle charging parking spaces and associated infrastructure comprising of six charger pillars, one feeder pillar, one power bank, one substation, bollards and two replacement lamp posts. St James Retail Park, Grimbald Crag Road	No objection
6	ZC24/01223/DVCON Variation of condition 5 (joinery details) of planning permission ZC23/03237/LB: Listed building consent for part demolition and enlargement of rear extension with fenestration and internal alterations. 7 Church Lane HG5 9AR	No objection
7	ZC24/01224/FUL Replacement windows 7 Church Lane HG5 9AR	No objection
8	ZC24/01225/LB Listed building consent for replacement windows 7 Church Lane HG5 9AR	No objection
9	ZC24/01222/DVCON Variation of condition 5 (joinery details) of planning permission ZC23/03236/FUL: part demolition and enlargement of rear extension	No objection

		with fenestration and internal alterations. 7 Church Lane HG5 9AR	
10	ZC24/00892/FUL	Erection of 3 no dwellings. Spitalcroft Green HG5 8JB	<p>KTC object to this application on the grounds that it is over intensive development, the design is inappropriate for the location (especially the extensive use of metal cladding), and there will be a loss of further green space destroying what people value in Knaresborough.</p> <p>KTC has concerns over the stability of the site partially under the crag. The site is within an area prone to flooding and there will be increased pollution and damage to trees.</p> <p>The area is known for Tawny Owls, bats, badgers and slow worms and this development will cause a loss of the biodiversity.</p> <p>The road cannot cope with refuse collections and there is nowhere to site the bins for collection.</p> <p>KTC urge that a full tree root survey is made a requirement.</p> <p>The proposal is not for affordable homes which are what Knaresborough needs.</p>
11	ZC24/01321/TPO	Fell 2 no ash trees and 1 no sycamore tree of TPO no 01/1959 A1 mixed woodland. The sycamore tree has partly fallen and is now considered to be in a dangerous condition while the no 2 no ash trees are considered to be suffering from ash die back. All three trees are proposed to be replaced. Bilton Hall House, Bilton Hall Farm	No objection on the understanding that the conditions set by the aboricultural officer are strictly adhered to.
12	ZC24/01268/FUL	Retrospective application for erection for outbuilding. Victoria Lodge, Forest Moor Road HG5 8JY	No objection
13	ZC24/01407/PBR	Conversion of existing agricultural building into 1 no dwelling. Spring Farm HG5 8DA	<p>KTC object on the grounds that paragraph 154 of the NPPF may allow for a replacement of a building but states the building should be of the same use and not materially larger than the one it replaces. The use has been changed and the building is larger.</p> <p>If NYC are minded to approve this application the</p>

			recommendations for conditions from the Environmental Health Officer must be imposed.
14	ZC24/01387/FUL	Single storey front extension and render to existing external walls (to match existing render) 20 Aspin Gardens HG5 8HW	No objection
15	ZC24/01445/FUL	Demolition of the existing garage. Construction of an identical garage in a new location. Corner Croft, 62 Scriven Road HG5 9EJ	No objection
16	ZC24/00539/FUL	Demolition of fire damaged buildings and erection of light industrial unit with new site access. Disused Cattle Market Commercial Yard Knaresborough	See above - 24/095

24/098 ITEM 6 – To consider e-mail from Senior Paralegal Officer, Legal and Democratic Services, NYC re Parking and Waiting Order amendment 53 2024 at Orchard Close.

RESOLVED: The KTC support the extension of the no waiting order.

24/099 ITEM 7 - To receive and note Appeal against Enforcement Notice – Unauthorised change of use of the land from Pastureland to residential use and traveller site. Land comprising field at 434461 456048 Cass Lane HG5 8JZ.

RESOLVED: To Receive and Note.

24/100 ITEM 8 - To note the date and time for the next meeting:

Monday 03 June 2024, 12 noon at Knaresborough House

Meeting closed at 12.48 p.m.

Signed by the Chair:
Councillor John Batt: