

**MINUTES OF THE MEETING OF**  
**KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**  
**held at Knaresborough House**  
**on Monday 03 June 2024**

**PRESENT: Chair:** Councillor K Davies

**Councillors:** K Davies, D Goode, M Flood and S Oakes

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

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

Members voted for Councillor Kathryn Davies to take the Chair for this meeting.

**24/001 ITEM 1 - To receive Apologies and consider approval** of the reasons for inability to attend the meeting.

Apologies and approve of the reason for inability to attend were received from Councillor J Batt.

**24/002 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.

**24/003 ITEM 3 – KTC Public Speaking Session** – none for this meeting.

**24/004 ITEM 4 - To consider** and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

**4.1 Monday 13 May**

**RESOLVED:** That the minutes of the planning committee meeting held on Monday 13 May 2024 be approved as a correct record and signed by the Chair.

**24/005 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="#">ZC24/01448/TPO</a><br>Works to trees subject to TPO 01/1959 A1. Fell 3 no Ash (T1, T2, T3). Fell 1 no Elm (T10). Removal of dead wood from 4 no Oak (T4, T5, T6, T8, T9) and 1 no Beech (T11). Bilton Hall Farm Harrogate | KTC has no objections to this application and supports the recommendations made by the arboriculturalist in terms of carrying out the work and replacing trees. |
| 2       | <a href="#">ZC24/01464/DVCON</a><br>Variation of Condition 2 (approved drawings) of Application no: ZC23/01841/FUL for erection of double storey rear extension. Formation of   | No objections   |

|   |                                |   |   |
|---|--------------------------------|---|---|
|   |                                | increased hardstanding area and retaining wall. Date of decision 06/07/23. Kingfisher, Spitalcroft HG5 8JB  |   |
| 3 | <a href="#">ZC24/01522/FUL</a> | Proposed side extension to fish and chip shop to form a serving and seating area extending over two floors, with ancillary works within curtilage. The Wharfe, 8 Chain Lane HG5 0DH   | KTC has no objections to this application but would ask that if North Yorkshire Council is minded to grant planning permission that, in view of the residential nature of the neighbourhood, restrictions are imposed giving specific timings of when the outside seating area can be used. |
| 4 | <a href="#">ZC24/01493/TPO</a> | Lateral reduction to 2 no lime trees of TPO 05/2008 G12 so as to clear property by 2.8m (pruning line will be followed all the way up). The works are proposed to keep the trees clear of the property and to take some of the stress from the included union at the base of each tree. Maximum pruning cuts of 60mm. East Lodge, Ripley Road HG5 9HA   | KTC has no objections to this application and supports the recommendations made by the arboriculturalist in terms of carrying out the work and replacing trees.   |
| 5 | <a href="#">ZC24/01570/TPO</a> | Felling of 9 no Ash trees and Ash group marked G1 on submitted plans, 1 no Elm tree, 2 no Cherry trees, removal of dead and diseased trees overhanging public footpaths and lift canopies to 4m of trees to site entrance. All works within TPO 01/1959. Mother Shiptons Cave, Prophecy Lodge   | KTC has no objections to this application and supports the recommendations made by the arboriculturalist.   |
| 6 | <a href="#">ZC24/01478/TPO</a> | Horse Chestnut - Fell. Structurally compromised tree with failed union at 5 meters. Replant with Oak. T2 (tag no. 0111) Horse Chestnut - Fell. Crown dieback with failed vertical leaders. Replant with Oak. T3 (tag no. 0112) Horse Chestnut - Fell. Poor vigour and poor general condition. Extensive lesions and bark necrosis overlying dysfunctional tissue. Replant with Oak. T4 (tag no. 0113) Horse Chestnut - Fell. Declining tree with canopy dieback. Replant with Oak. T5 (tag no. 0114 )Horse Chestnut - Fell. Declining tree exhibiting bark necrosis. Replant with Oak. T6 (tag no. 0115) Horse Chestnut - Fell. Poor form, previous branch failures with limited and restricted future viability as a landscape feature. Replant with Oak. T7 (tag no. 0116) Ash - Fell. Declining due to Ash Dieback (approx 50% decline). Replant with Oak. T8 (tag no. 0117) Elm - Fell. Dead tree presumably from Dutch Elm Disease. Replant with Oak. T9 (tag no. 0118) Ash - Fell. Declining due to Ash Dieback (approx 50% decline). Replant with Oak. T10 (tag no. 0119) Ash - Fell. In decline. Previous | KTC has no objections to this application but replacement planting should be carried out as per the arboriculturalist officer's report. KTC also notes the officer's comments with regard to lack of maintenance and proactive assessments and would urge the applicant to take note.       |

|   |                                |  |               |
|---|--------------------------------|--|---------------|
|   |                                | structural failures. Senescent blackened fruit bodies observed which may be parasitic on living host wood. Replant with Oak. T11 (tag no. 0120) Ash - Monolith to 8 meters. declining vigour . Extensive basal and root-plate decay with evidence of structural branch failures. Replant with Oak. T12 (tag no 0121) Ash - Monolith to 10 meters. Advanced stage of decline. Replant with Oak. T13 (tag no. 0122) Lime - Fell. Tree in advanced decline. Replant with Lime. T14 (tag no 0123) Ash - Fell. Ash Dieback (approx 70% decline) . Replant with Oak T15 (tag no 0124) Ash - Fell. Ash Dieback (approx 50% decline) . Replant with Oak T16 (tag 0128) Sycamore - Fell. Fire damaged specimen. Replant with Oak T17 (tag 0130) 2 x Oak - reduce lateral branch spread to south away from building elevation by 3 meters (retaining 5 meters). Deadwood. Crown lift to 5 meters above access and car park.   Bilton Hall Nursing Home Bilton Hall Harrogate |               |
| 7 | <a href="#">ZC24/01565/FUL</a> | Proposed garage conversion with driveway alterations to provide additional car parking space. 21 Blair Park HG5 0TH  | No objections |
| 8 | <a href="#">ZC24/01433/FUL</a> | To build an external staircase to allow access to the garden and study. 9 High Bond End HG5 9BT  | No objections |
| 9 | <a href="#">ZC24/01600/FUL</a> | Proposed single storey rear extension with adjoining garden room. 41 Park Grove, HG5 9ET   | No objections |

**24/006 ITEM 6 – To consider** that at the informal appeal hearing (date yet to be fixed), regarding the Planning Enforcement Appeal regarding land at Cass Lane, Knaresborough, representation is made by Knaresborough Town Council at the appeal hearing to state:

“that Knaresborough Town Council (KTC) was not supportive of any further development of this site, located as it is on Green Belt land. KTC was also not consulted over any development of the stable block which is the subject of this appeal. In the case of the appeal being allowed on this respect, we would be concerned that this would completely disregard the democratic process, and open up the opportunity for anyone to build a house without applying for planning permission, appeal against any enforcement notice, and if allowed, be able to have obtained planning permission by default, without going through the proper process and observing current planning laws”.

**RESOLVED:** "Knaresborough Town Council (KTC) was not supportive of any development of this site, located as it is on Green Belt land. KTC was also not consulted over any development of the stable block which is the subject of this appeal. On the original application to build a stable block, KTC made the following comment:

' this development would extend the cluster of buildings further into the open countryside. This is in statutory Green Belt and would be detrimental to the openness of the Green Belt.'

In the case of the appeal being allowed, we would be concerned that this would completely disregard the democratic process and open up the opportunity for anyone to build a house without applying for planning permission, appeal against any enforcement notice, and if allowed, be able to have obtained planning permission by default, without going through the proper process and observing current planning laws."

**24/007**      **ITEM 7 – To consider communication from** North Yorkshire Council re planning application NY/2022/0208/ENV – Allerton Waste Recovery Park

**RESOLVED:** That KTC writes again to North Yorkshire Council re-confirming earlier objections made, and re-stating that KTC objects to this development.

**24/008**      **ITEM 8 - To note** the date and time for the next meeting:

Monday 01 July 2024, 12 noon at Knaresborough House

**Meeting closed at 12.35 p.m.**

**Signed by the Chair:  
Councillor K Davies**