

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 01 July 2024

PRESENT: **Chair:** Councillor J Batt
Councillors: K Davies, D Goode, and M Flood
Staff Present: The Clerk and Deputy Clerk
Late Arrivals: None **Early Departures:** None

24/009 ITEM 1 - To elect a chair for the Committee for 2024/5

RESOLVED: That Councillor John Batt be elected Chair for the Committee for 2024/2025.

24/010 ITEM 2 - To receive Apologies and consider approval of the reasons for inability to attend the meeting.

Apologies and approval of the reason for inability to attend were received from Councillor Oakes.

24/011 ITEM 3 - To receive declarations of disclosable pecuniary interest (not previously declared) on any matters of business and to consider any written requests for **dispensation**.

Councillor M Flood	Item 6 (ZC24/02019/FUL) is a previous neighbour to the property.
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24/012 ITEM 4 – KTC Public Speaking Session – none for this meeting.

24/013 ITEM 5 - To consider and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

5.1 Monday 03 June 2024

RESOLVED: That the minutes of the planning committee meeting held on Monday 03 June 2024 be approved as a correct record and signed by the Chair.

24/014 ITEM 6 - To consider the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref No:	Details of Application:	Comments:
1	ZC24/01563/LB Re-notification: Listed building consent for the replacement of a side opening casement window serving the kitchen, located to the rear of the property; re-rendering of rear and side of property with lime render; repair of timber and cast-iron guttering; and re-pointing front elevation with lime mortar. Richmond House, 19 Waterside, HG5 8DE	No objections
2	ZC24/01647/FUL Proposed erection of two storey side extension and partial demolition of detached garage. Netherwood, Ripley Road, HG5 9HA	No objections
3	ZC24/01635/FUL Replace existing plant room (gas fed boilers) with 6 No. Air source heat pumps outside existing plant room. Replacement 1 no. timber windows with UPVC windows and 1 no. timber door with 1 no. aluminium door on east elevation. Replacement of 2no. timber windows with UPVC windows and 2 no. timber doors with 2 o. aluminium doors on south elevation. Replacement of 2no. timber windows with UPVC windows and 1no. timber door with 1no. aluminium door on west elevation. St Marys Catholic Primary School, Tentergate Road, HG5 9BG	KTC objects to this application on the grounds of the environmental impact on neighbouring properties from the six air source heat pumps.
4	ZC24/01743/LB Listed building consent for the removal and replacement of boundary wall. Castle Yard, HG5 8AS	No objections KTC agrees that the existing wall should be replaced but would prefer that it is replaced with a wall that matches the style and material of the neighbouring wall of the 'attached commercial building'. KTC would also request that any removed materials surplus to requirements are

			retained and stored for future use within the castle area.
5	ZC24/01832/FUL	Erection of first floor side and rear extension to include alteration to roof line. Erection of front porch. 19 Garsdale Road, HG5 0LU	No objections
6	ZC24/01858/OUT	Outline application for the erection of 1 no custom/self-build dwelling with access considered.	<p>Knaresborough Town Council objects to this Application This proposal is outside of the Development Limit for Knaresborough. Having studied the Inspector's reason for refusal for a house adjacent to Rock Cottage on Abbey Road we also object to this development as it is within the Knaresborough Conservation Area and would not preserve or enhance the character or appearance of the Conservation Area. We feel it would be harmful to the Conservation Area. A public bridleway begins at the east corner of the site and links Abbey Road to Aspin Lane, passing along the north eastern boundary of the site. Abbey Road is a narrow road with no pavements and traffic restricted to Access Only. Development becomes more sporadic to the east and the character is semi-rural. The proposal is within this less-developed rural part of the Conservation Area. The Knaresborough Conservation Area Character Appraisal (2008) explains that it is the landscape rather than buildings which principally accounts for the inclusion of the Abbey Road area in the Knaresborough Conservation Area. The site's attractive verdant character and absence of buildings makes a positive contribution to the landscape character of this part of the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Knaresborough Conservation Area. Policy HP2 of the HDLP reflects this legislative duty by requiring that proposals affecting a conservation area protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to the character of the area. Due to the proximity of the public bridleway, we also refer to Policy HP5 of the HDLP, which seeks to protect the recreational and amenity value of Public Rights of Way. The house would sit close to Abbey Road, in an elevated position where it would be visible from Abbey Road. There would be loss of vegetation cover, trees and habitat. The amount and visibility of built development on the site would be harmful to the Conservation Area. This</p>

			would diminish the site's positive contribution to the distinctive character of the area contrary to HDLP Policy HP2. Although the new dwelling would add to the supply and choice of housing in the area, these modest public benefits would not outweigh the harm caused. The development would not preserve or enhance the character or appearance of the Knaresborough Conservation Area. The harm would not be outweighed by the public benefits. The proposal would therefore be contrary to HDLP Policy HP2 and the Framework and would not be sustainable development. Warning: This email is from an external source outside of the organisation. Do not click links, open attachments, reply or forward internally unless you know and trust the sender. We also feel there are issues regarding traffic, wildlife, flooding, and infrastructure.
7	ZC24/02053/FUL	Modifications to west door and replacement of north/back door to improve security, usability, thermal and acoustic performance. St John The Baptists Church, Church Lane, Knaresborough	No objections
8	ZC24/01925/TPO	Works to 50/2022 – lateral reduction of 1no. Sycamore T1 of 2m back to the boundary line. 46 Willow Place, HG5 0UG	No objections
9	ZC24/02019/FUL	Infill first floor extension with roof terrace above. 27 Bond End, HG5 9AW	No objections
10	ZC24/01878/FUL	Demolition of existing garage, construction of single storey flat roof extension. 31 Scotton Drive, HG5 9HG	No objections
11	ZC24/01998/TPO	T2 (Ash) – Fell, dead tree. T3 (Ash) – Fell, ash die back, leans and a main section has died. Dropping Well Farmhouse, Harrogate Road, HG5 8FG	KTC objects to this application as there is no report from a specialist tree surgeon.
12	ZC24/01120/FUL	Erection of 9 no. dwellings and associated works. Swallow Tail Way, Knaresborough	No objections <i>(Clerk to write again to CEG asking for meeting with KTC)</i>
13	ZC24/01892/DVCON	Variation of condition 2 (approved plans) of planning application	No objections

		ZC23/04526/FUL – Demolition of existing single storey lean to and erection of single 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.	
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24/015 ITEM 7 – To consider following further discussion with residents, the request to alter the wording of the committee resolution made on 3 June 2024:

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."

- That the words underlined above '*not supportive of*' are changed to '*against*'
- To add at the end the wording '*without any statutory publicity, thereby depriving residents of Knaresborough information to which they were entitled, and as a result given no opportunity to comment*'

RESOLVED: To agree the amendments to the Resolution as detailed above.

24/016 ITEM 8 – To note the Town and Country Planning Act Appeal Under S78 Against Refusal of a Householder Application:
 33 Abbey Road, HG5 8HY
 First floor extension to existing dwelling and alterations to fenestration.
 24/00038/HOUSER APP/U2750/D/24/3345570

24/017 **ITEM 9 - To note** the date and time for the next meeting:

Monday 29 July 2024, 12 noon at Knaresborough House

Meeting closed at 12.35

**Signed by the Chair:
Councillor**