

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 07 October 2024

PRESENT: **Chair:** Councillor J Batt

Councillors: K Davies, M Flood and D Goode

Staff Present: The Clerk and Deputy Clerk

Also Present: 2 members of the public

Absent: S Oakes

24/030 **ITEM 1** - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting - None for this meeting

24/031 **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

24/032 **ITEM 3 – KTC Public Speaking Session** – None for this meeting.

24/033 **ITEM 4 - To consider** and, if thought fit, **approve** as a correct record, the Minutes of the Committee Meeting held on:

4.1 **Monday 02 September 2024**

RESOLVED: That the minutes of the planning committee meeting held on Monday 02 September 2024 be approved as a correct record and signed by the Chair.

24/034 **ITEM 5 - To consider** the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Numbers 5 and 15 were discussed first as members of the public in attendance indicated they were interested in these 2 applications but did not wish to speak.

Ref No:	Details of Application:	Comments:
1	ZC24/02787/FUL Single storey rear extension to an existing bungalow and other internal alterations. 2 St Margarets Close HG5 0JT	No objections
2	ZC24/02907/LB Replacement of 7 no windows and 2 no doors. 7 Church Lane HG5 9AR	No objections

3	<u>ZC24/02915/DVCON</u>	Variation of condition 2 (plans) of planning permission ZC23/03237/LB. Part demolition and enlargement of rear extension with fenestration and internal alterations. 7 Church Lane HG5 9AR	No objections
4	<u>ZC24/02978/FUL</u>	The erection of a substation to provide the necessary power supply to the adjacent business. Network Print part unit 2 and unit 3 Gymtec House, Whincup Avenue HG5 0JH	No objections
5	<u>ZC24/02612/FUL</u>	Erection of two storey side extension and single storey rear extension. 17 Crag Lane HG5 8EE	No objections, but KTC ask that guidance given by the highways authority regarding parking forms part of the conditions set by NYC
6	<u>ZC24/02917/TPO</u>	Felling of 1 no oak tree (T1) of TPO 80/2018 T1 oak; including replacement planting. 30 Greengate Lane HG5 9EL	No objections, however, KTC would like to see the arboriculturist's recommendations strictly adhered to.
7	<u>ZC24/02426/FUL</u>	Change of use of hairdressers to form jacket potato takeaway. 22 High Street HG5 0EQ	KTC object to this application as residential properties above will suffer from increased noise and odour. There is the potential for increased parking on the highway having a negative impact on the A59 in an already congested area
8	<u>ZC24/02876/COUMAJ</u>	Change of use of 2.2ha land adjacent to Mother Shipton Visitor Attraction to be additional to the existing Park. Land comprising woodland at 434802 456454 Blands Hill, Calcutt	Knarborough Town Council objects to this application. It encroaches into the Green Belt; the land designation indicates this is an area of sensitive nature with pressure on this area if development encroaches on the green buffer. It is outside the development limits of Knarborough and there would be a potential knock on impact on the rural/pastoral nature of the area with a negative impact on agricultural use and part of the wildlife corridor. KTC believes we should be promoting maintenance of hedges, trees etc and avoid the loss of key landscape features.
9	<u>ZC24/02784/FUL</u>	To build a double garage 8 x 5 meters on south west of the site and to the rear. Brick built with block internal walls. Pitched roof. Access driveway to be created onto Princess Drive. 4 Princess Drive HG5 0AG	No objections providing the highways recommendations are put in place.
10	<u>ZC24/02980/FUL</u>	Ground floor rear extension. 1 Coverdale Drive HG5 9BW	No objections

11	ZC24/02969/FUL	Change of use of existing ground floor hot food takeaway to commercial/ office use. Demolition of existing ground floor side and rear extensions. Erection of replacement single storey side and rear extensions with raised terrace. Demolition of 2 no garages to create parking. Demolition of existing dormer and erection of 2 no dormer extensions and alterations to fenestration. 14 Isles Lane HG5 8DY	No objections but no work should have been undertaken prior to planning permission being granted
12	ZC24/03108/TPO	Lateral reduction (by up to 2.5m) to 1 no ash (T4) of TPO 13/1995. 11 Netheredge Drive HG5 9DA	No objections
13	ZC24/03114/TPO	Crown lift to 1 no beech tree to 3m with max pruning cuts of 35mm and lateral reduction up to 2.5m with max pruning cuts of 50mm. Window pruning to 1 no lime tree by up to 2.5m with max pruning cuts of 40mm. Lateral reduction of 1 no lime tree up to 1.8m with max pruning cuts of 50mm and window pruning with max cuts of 50mm. Window pruning to 1 no sycamore tree by up to 2.5m with max pruning cuts of 50mm. Lateral reduction to 1 no pine tree by up to 2m with max pruning cuts of 60mm. Selective pruning to remove two branches from 1 no sycamore tree. Lateral reduction to 1 no prunus tree by up to 1.3m with max pruning cuts of 35mm. All works within TPO 09/2008. West Lodge, Ripley Road HG5 9HA	No objections
14	ZC24/03176/TPO	Works to trees subject to TPO no 05/2008 T2. Lateral reduction to 1 no maple (T2) by up to 2m to the red lines shown in the attached photo, maximum pruning cuts of 45mm to clear the property. Selective pruning to remove 3 lowest branches, marked with the red arrows shown in the attached photo, to enable better access under the tree. 62 Appleby Avenue HG5 9LZ	No objections
15	ZC24/02827/OUT	Outline application to demolish existing house and build 3 new properties with access and scale considered. 13 Stockwell Road HG5 0JY	KTC objects to this application as this property (incl No.15) is an historic building shown on maps as far back as 1854 and contributes to the historic scene of Knaresborough. The property and land have not been maintained over recent years.

			<p>The area is prone to flooding and there have been an increased number of flood events in the area, the land provides a much-needed soak away for the wider area and this would be lost.</p> <p>The existing access is very limited, and the new plans do not address this problem. Access and egress would be dangerous and the increase in traffic and the need for additional waste and recycling collections would cause further disruption in an already busy location. There is no provision for off street parking.</p> <p>KTC is not happy with the information provided on North Yorkshire Council's website. Indicative proposal, but the design lay out and final look of the building was actually missing from the paperwork which made it difficult in terms of some of the objections that could have been put forward.</p>
16	ZC24/03230/PPV	Install 45 no panels on the SE facing chapel roof, 32 no on the SE facing bridge roof and 30 no on the SW facing sanctuary roof, total capacity 37kWp. Gracious Street Methodist Church HG5 8AN	No objections
17	ZC24/03070/FUL	Single storey rear extension. 22 Orchard Close HG5 0NY	No objections
18	ZC24/03215/ FUL	Demolition of existing single storey side and rear extensions and erection of replacement side and rear extension with extended canopy over new front door. 16 Aspin Drive HG5 8HH	No objections

24/035 ITEM – 6 To note the date and time for the next meeting:

Monday 04 November 2024, 12 noon at Knaresborough House

Meeting closed at 12:49pm

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