

**MINUTES OF THE MEETING OF**  
**KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**  
**held at Knaresborough House**  
**on Monday 13 January 2025**

**PRESENT: Chair:** Councillor J Batt

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

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

**25/052 ITEM 1 - To receive Apologies and consider approval** of the reasons for inability to attend the meeting.

**RESOLVED:** To receive apologies and consider approval of the reason for inability to attend the meeting from Councillor K Davies.

**25/053 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**.

**25/054 ITEM 3 – KTC Public Speaking Session – None** for this meeting.

**25/055 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 December 2024

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

**25/056 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="#">ZC24/03975/DVCON</a> Section 73 application for Variation of condition 2 of planning permission ZC23/04481/FUL: First floor rear extension, construction of roof terrace and front and rear window alterations to allow for alterations to approved plans. 22 Abbey Road, HG5 8HY	No Objections
2	<a href="#">ZC24/03858/PBR</a> Conversion of single storey building on agricultural land to the rear of Coatham House. Coatham House, Forest Moor Road, HG5 8JY	Application already refused

3	<a href="#">ZC24/04020/FUL</a>	Installation of external wall insulation on front (west), side (north), rear (east) elevations, with rendered finish. The Moat House, Cross Keys Yard, Brewerton Street, HG5 8AY	Unable to respond – not on NYC website
4	<a href="#">ZC24/04008/FUL</a>	Demolition of existing front dormer. Raising of roof height and alterations to roof pitch, erection of 1no. two storey front extension, 1no. front dormer extension, 1 no. first floor rear extension, 1 no. first floor side extension, 1no. single storey side extension, installation of roof lights and alterations to fenestration. 41A Abbey Road, HG5 8HY	KTC objects to this application which is over intensive development in the conservation area.
5	<a href="#">ZC24/04136/FUL</a>	Replacement of existing clubhouse with new building and partial removal of existing shelter. Knaresborough Bowling Club, Bowling Green, High Street.	KTC neither supports nor objects to this application but if approved, KTC would request that further consideration be given to the colour so that it will blend in with the local surroundings.
6	<a href="#">ZC24/04191/DVCON</a>	Section 73 application for the variation of condition 2 (approved drawings) of Planning Permission ZC24/00900/FUL (Erection of rear and side extensions and render dwelling) to allow approval of changes of the approved design. 11 Woodpark Drive, HG5 9DN	KTC would request that this application is delayed until there is more information available on NYC website.
7	<a href="#">ZC24/04206/FUL</a>	Window and rooflight alterations (incl. window to the rear; rooflight over staircase). 6 The Parsonage, HG5 9AE	No objections
8	<a href="#">ZC24/04268/FUL</a>	Demolition of existing conservatory and partial demolition of existing garage to allow for single storey rear extension. 10 Princess Grove, HG5 0AR	No objections
9	<a href="#">ZC25/00008/TPO</a>	Works to trees subject to Tree Preservation Order 01/1959 A15. Selective pruning (as per the red lines shown in the photographs attached to the application) of 2 no. Poplar trees (T1 and T2) to clear the highway and driveway. Maximum pruning cuts of approx. 80-100mm. Springfield, York Road, HG5 0TT	No objections, but all works to be carried out in line with the photographs provided.  KTC notes that there is no NYC arboriculturalist report for this application which would have assisted in making an informed decision.
10	<a href="#">ZC25/00011/TPO</a>	Felling of 1no. Spruce (T1) within A14 of Tree Preservation Order 01/1959 and lateral reduction (by 2m) of 1no. Beech (T2) within Tree Preservation Order 16/2004. Orchard House, Ripley Road, HG5 9BY	KTC has no objection to the felling of the 1 no spruce (T1) within A14 of TPO 01/1959 but would like to see an NYC arboriculturalist report relating to the beech (T2) within TPO 16/2004.
11	<a href="#">ZC24/04087/FUL</a>	Conversion of existing garage to sitting room. Erection of new garage extension. Demolition of conservatory and alterations to fenestration. 2 Scotton Drive, HG5 9HG.	KTC objects to this application. The garage extends well beyond the building line of the house and neighbouring properties.

**25/057**      **ITEM 6 - To note** the date and time for the next meeting:

Monday 03 February 2025, 12 noon at Knaresborough House

**Meeting closed at 12.35 pm**

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