

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 03 March 2025

PRESENT: Chair: Councillor J Batt

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

Staff Present: The Deputy Clerk

25/058 ITEM 1 - To receive Apologies and consider approval of the reasons for inability to attend the meeting - None for this meeting.

25/059 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.

25/060 ITEM 3 – KTC Public Speaking Session – None for this meeting.

25/061 ITEM 4 Minutes of Meetings

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

Monday 13 January 2025

RESOLVED: That the minutes of the planning committee meeting held on Monday 13 January 2025 be approved as a correct record and signed by the Chair.

4.b - To note the Report of the planning discussion meeting held on:

Monday 03 February 2025

RESOLVED: To note the Report of the planning discussion meeting held on Monday 03 February 2025.

25/062 ITEM 5 – Business Remaining

5.1 To further consider the Town and Parish Council survey for North Yorkshire Council Gypsy and Traveller Accommodation Assessment (GTAA) 2024/25. Deadline 30 March 2025.

RESOLVED: That, in liaison with the office, Councillor Goode will complete the draft a survey response.

25/063 ITEM 6 – Planning Correspondence

To consider the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref No:	Details of Application:	Comments:
1	ZC25/00365/FUL Single storey rear kitchen extension. New side door to existing house. 29 Kingfisher Road, HG5 0GD	No objections
2	ZC25/00309/FUL Change of use of existing auction house to form 3 additional flats including external alterations. 2-4 Jockey Lane, HG5 0HF	No objections but subject to the conditions requested by the Highways authority and observation of the no stopping at any time restriction on Jockey Lane. KTC request that works be restricted to between 8.00 a.m. and 5.00 p.m. Monday to Friday. A sign to be placed stating that local businesses are still open.
3	ZC25/00376/KIOSK BT consultation on the proposed removal of public payphone services and lock the kiosks (01423862221) listed. Telephone Boxes, Market Place, Knaresborough <i>NOTE: KTC adopted the other 2 phone boxes and refurbished all 3 in 2020/21</i>	KTC objects to the removal of this kiosk. In an emergency a box in the centre of town is vital to get access to emergency services. However if BT is likely to remove this box, then KTC would consider taking over ownership of it.
4	ZC25/00377/KIOSK BT consultation on the proposed removal of public payphone services and lock the kiosks (01423862496). Telephone box adjacent 55 Wetherby Road, Knaresborough	No objections to the removal of this box but would ask that local residents be consulted as to whether they would wish to take it on.
5	ZC25/00411/FUL Demolish existing house and build 3 new properties – 1 x replacement house and 2 x bungalows. 13 Stockwell Road, HG5 0JY	KTC objects to this application. This site has a long history of the house owner submitting planning applications, all of which have been refused. The building is not listed but it is a historic building, with an application to remove half of it. This is tandem development which KTC is not supportive of. There would be loss of additional green space. The increase from one property to three will add significantly to an increase in traffic flow in a very congested area next to the traffic lights and the allotments. There is always a potential of flooding in the area and any development on the land behind this house will significantly damage the flood soak-away which this land clearly provides at this time.
6	ZC25/00129/FUL Front porch addition. Rear and partial side first-floor extension. Loft conversion	No objections

		with addition of roof line window (revised scheme). 19 Garsdale Road, HG5 0LU	
7	ZC25/00513/TPO	Selective pruning to 2 no sycamore (T1 and T2) of TPO no 15/2012 G2 70 Pasture Crescent HG5 0PN	No objections
8	ZC25/00505/FUL	Proposed part garage conversion, a new front (south) door opening, a new side (west) door opening and step access, fenestration alterations to the rear. Castle Ings House HG5 8DJ	No objections
9	ZC25/00448/FUL	Erection of single storey side extension. 14 St Roberts Road HG5 8EQ	No objections but KTC requests that no development to take place until after the bird nesting season.
10	ZC25/00487/TCON	Works to mixed woodland in conservation area. Prune back mixed woodland to boundary line to prevent overhand, maximum pruning cuts of 55mm. 13 Abbey Mill View HG5 8ES	This application has already been granted. There should be a reasonable time scale for town council to make comment before a decision is made. It should also have been granted subject to a restriction in place in respect of no development during the bird nesting season.
11	ZC25/00495/FUL	Rear roof dormer and front elevation rooflights (retrospective). 7 Sterling Chase HG5 0WF	KTC objects to this application. A condition is already on the site that does not permit dormer windows. It is over intensive and permission should not be granted.
12	ZC25/00534/LB	Listed building consent to install secondary glazing. The Abbey, Abbey Road HG5 8HX	No objections
13	ZC25/00499/FUL	Retrospective application for the removal of a shopfront and replacement with a new painted timber shop frontage. The Hungry Caterpillar, 59 High Street HG5 0HB	KTC objects to this application. The revised design is inappropriate and still not in keeping with the grade two listed nature of the building.
14	ZC25/00444/CLOPUD	Certificate of Lawfulness for single storey rear extensions and changes to the fenestration. 60 Appleby Avenue HG5 9LZ	No objections
15	ZC25/00541/CLEUD	Change of use from garage to dwellinghouse. 32b Windsor Lane HG5 8DX (see attached copy letter)	No objections

25/064 **ITEM 7 - To receive and note** the North Yorkshire Council – New Settlement (Malkiln) Development Plan Document – Main Modifications Consultation

RESOLVED: To receive and note

25/065 **ITEM 8 - To note** the date and time for the next meeting:

Monday 07 April 2025, 12 noon at Knaresborough House

Meeting closed at 12.45 pm

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