

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 07 April 2025

PRESENT: **Chair:** Councillor J Batt

Councillors: M Flood, D Goode and S Oakes

Also Present: Two residents from Scotton
One Scotton Parish Councillor

Staff Present: The Clerk and Deputy Clerk

25/066 ITEM 1 - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.

RESOLVED: To receive apologies and approve reasons for inability to attend from Councillor Davies.

25/067 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**

Councillor M Flood	Item 6 – ZC25/00916/DVCON – Used to be a close neighbour to the property but has not been approached as a Parish Councillor
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25/068 ITEM 3 – KTC Public Speaking Session

Two residents and a parish councillor from Scotton attended the meeting to voice their concerns regarding planning applications ZC24/04256/SCOPE, ZC25/00105/SCREEN and ZC25/03070SCREEN. They presented a Briefing Note to members in attendance (copy attached to these minutes) which detailed their main concerns including: proximity to a school and proximity to nursery of paramount concern with potential danger to children; traffic access; noise levels; a 7.5 tonne limit on the B6165.

The Chair moved to take **Item 7 – To consider** correspondence from a neighbouring parish Councillor re Battery Energy Storage System facilities.

Members asked questions and

RESOLVED: To write to North Yorkshire Council at Corporate Director level, expressing KTC's concerns as discussed and as outlined in the Briefing Note and also asking NYC, as a separate issue, to establish some planning guidelines for these types of applications.

It was noted that the applications as detailed above will have an impact for the whole area, not just for Scotton and Lingerfield parish.

25/069 ITEM 4 - Minutes of Meetings

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

Monday 03 March 2025

RESOLVED: That the minutes of the planning committee meeting held on Monday 03 March 2025 be approved as a correct record and signed by the Chair.

25/70 ITEM 5 – Business Remaining – none for this meeting**25/71 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	ZC25/00616/TPO	Felling of 1 no sycamore tree (T177) near the petrifying well within TPO 01/1959 (W4 mixed woodland). Mother Shipton's Cave, Prophecy Lodge HG5 8DD	No objections but KTC would ask that the conditions cited by the tree consultants are adhered to.
2	ZC25/00643/FUL	Removal of store to create single storey gable extension. 6 Hyde Park Road HG5 0NT	No objections
3	ZC25/00639/FUL	Loft conversion with hip to gable extensions, raising of ridge height, installation of front dormer, 2 no rear dormers, erection of single storey side extension to incorporate garage and porch, single storey rear extension, replacement bay window to front elevation, alterations to fenestration and application of render. 8 Tentergate Lane HG5 9BH	No objections but KTC would ask that the usual checks for Swifts and Bats are carried out.
4	ZC25/00586/FUL	Partial demolition of existing dwelling and erection of two storey and single storey extensions with alterations to roof, fenestration and external materials, widening of existing driveway and installation of additional vehicular access. Brackenholme, Lands Lane HG5 9DE	No objections but KTC would ask that disturbance of the hedges and trees on site is kept to a minimum to avoid interference with the ecology of the area.
5	ZC25/00531/TPO	Crown reduction of 1 no holly bush to red line in the photograph attached to the application within TPO 46/2019 G1. Woodcote, Slingsby Avenue HG5 9EG	KTC objects to this application on the basis of the Arboriculturalist's report which states that the work should not be done.
6	ZC25/00664/FUL	Subdivision of the existing Linkside House building to form 2 no commercial units comprising a swimming pool showroom (Sui Generis as consented under ZC24/002254/FUL) and retail unit for the sale of care equipment (Sui Generis), together with the installation of 2 no external inground swimming pools and other	No objections but KTC is concerned that every safety precaution is taken to avoid any accident in regard to the two outside swimming pools.

		associated works. Linkside House, Forest Lane Head HG2 7TE	
7	<u>ZC25/00660/FUL</u>	Alterations to the existing bungalow to include: single storey rear extension; single store side extension; demolition of side conservatory; and reconfiguration of internal accommodation. 4 Aspin Grove HG5 8HU	No objections
8	<u>ZC25/00692/LB</u>	Listed Building Consent for replacement of 4 no windows, 7 Church Lane HG5 9AR	No objections
9	<u>ZC25/00723/FUL</u>	Single storey side extension. 19 Aspin Park Road HG5 8HF	No objections
10	<u>ZC25/00790/FUL</u>	Proposed two storey side extension, alterations to fenestration, cladding to rear. 8 Norwood Close HG5 0NN	No objections but KTC would ask that the usual checks for Swifts and Bats are carried out.
11	<u>ZC25/00765/FUL</u>	Single storey side extension to form porch and utility. Extension to garage at the rear to form office and workshop to replace existing workshop. 3 Tentergate Road HG5 9BG	No objections and KTC agrees with the arboriculturalist report.
12	<u>ZC25/00544/FUL</u>	Additional window added to existing elevation. Beech Hall Lodge, Commercial Yard HG5 0EA	No objections
13	<u>ZC25/00764/FUL</u>	Conversion of existing garage into living accommodation. 15 Blackthorn Avenue HG5 0UN	No objections
14	<u>ZC25/00400/CLOPUD</u>	Certificate of Lawfulness for a single storey rear extension. 39 Fairfield Avenue HG5 8HB	No objections
15	<u>ZC25/00894/TPO</u>	Selective pruning to remove 4 branches of 1 no Ash (T4) within TPO 13/1995 11 Netheredge Drive HG5 9DA	No objections provided that the Arboriculturalist's recommendations are adhered to and that no work is carried out during the bird nesting season February to November.
16	<u>ZC25/00916/DVCON</u>	Section 73 application for the variation of Condition 2 (approved drawings) 22/04811/FUL – demolition of prefabricated garage and erection of ancillary accommodation. 35 Bond End HG5 9AW	No objections
17	<u>ZC25/00888/TPO</u>	Crown reduction (from 10m to 6m) of 2 no holly trees within G7 of TPO 05/2008 (G1 on submitted plan). 5 Appleby Avenue HG5 9LZ	No objections provided that the Arboriculturalist's recommendations are adhered to and that no work is carried out during the bird nesting season February to November.
18	<u>ZC25/01006/LB</u>	Listed Building Consent for the removal of non original rear single storey flat roof extension and construction of 2 storey brick built pitched roof extension to match the existing adjacent property, additionally, the conversion of the existing detached 2 storey building at the far end of the site from garage and storage c/w office/workshop at 1 st floor into 2 no Air BnB's with new windows to suit. George & Dragon, 9 Briggate HG5 8BQ	No objections

19	<u>ZC25/01030/FUL</u>	Single storey rear kitchen extension and internal reformatting to include reconfiguration of staircase; ensuite to Master bedroom and store room created on first floor. New family bathroom. Garage converted to provide new playroom. Covered front door reformatting to create new internal hallway. First floor window reformatting to allow for en suite. 93 Boroughbridge Road HG5 0LZ	No objections
20	<u>ZC25/01021/CLOPUD</u>	Application for a Certificate of Lawfulness for a proposed conversion of the existing attached garage to create habitable rooms with roof windows to the rear roof elevation. 2 The Chase HG5 0SY	No objections

25/072 ITEM 7 - To consider correspondence from a neighbouring Parish Councillor re Battery Energy Storage System facilities.

See 25/068 above

25/073 ITEM 8 - To consider email from Scarborough Group International re Flaxby Park

RESOLVED: To write to Scarborough Group International and invite them to the Planning Committee Meeting to be held on 12 May – all Councillors to be invited.

25/074 ITEM 9 – To consider next steps in engagement with Commercial Estates Group

RESOLVED: That KTC writes to the CEO of the group, pointing out the lack of contact from CEG's local office and noting that the group is singularly lacking in keeping communications going.

25/075 ITEM 10 – To note the date and time for the next meeting

Monday 12 May 2025, 12 noon at Knaresborough House

Councillor Goode mentioned that he had not managed to complete the draft survey regarding traveller sites and that he would write a Paper for submission from Knaresborough Town Council Planning Committee.

Meeting closed at 1.05 pm

Signed by the Chair:
Councillor J Batt