

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 02 June 2025

PRESENT: **Chair:** Councillor D Goode
Councillors: K Davies and S Oakes
Staff Present: The Deputy Clerk

In the absence of the Councillor Batt, members voted for Councillor Goode to act as Chair for this meeting.

25/076 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 Councillors Batt and Flood.

25/077 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 K Davies	Item 6 – ZC25/01332/FUL – Is an acquaintance of the applicant
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25/078 ITEM 3 – KTC Public Speaking Session - None for this meeting

25/079 ITEM 4 - Minutes of Meetings

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

Monday 07 April 2025

RESOLVED: That the minutes of the Planning Committee meeting held on Monday 07 April 2025 be approved as a correct record and signed by the Chair.

4.2 - To receive and note the report of the Planning meeting held on Monday 12 May 2025 (meeting was inquorate, comments made using Clerk's delegated powers – no formal Minutes)

RESOLVED: To receive and note the report of the Planning meeting held on Monday 12 May 2025.

25/80 ITEM 5 – Business Remaining – none for this meeting

25/81 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	ZC25/01217/FUL Loft conversion with 5no. rooflights and single storey rear extension (part retrospective). 7 Sterling Chase, HG5 0WF	No objections
2	ZC23/02886/FULMAJ Revised Plans received: Residential development of 110 dwellings with associated access, parking, open space, landscaping and children's play area (revised). Land at Water Lane, HG5 0PA	KTC objects to this application: (see below for full narrative)
3	ZC25/01112/FUL Raising ridge to allow usable head height, with hip to gable extensions, 4no. new dormers to front and rear and erection of part two storey and part single storey side extension. Rosemead, 13 Wetherby Road, HG5 8LG	No objections
4	25/01397/LB Listed building consent for the demolition of existing garage and landscaping alterations. 7 Church Lane, HG5 9AR	No objections
5	25/01343/TPO Crown lift (by 4m from ground level) and Crown reduction (by 4m) of 1no. Sorbus (T20) and Crown lift (by 8m from ground level) and Cron Reduction (by 4m) of 1no. Birch (T21) within Tree Preservation Order 05/2008. 11 Appleby Avenue, HG5 9LZ	KTC objects to this application; this would represent significant damage to mature protected trees and there is no arboriculturalist report.
6	25/01332/FUL Erection of garden room/home office and alterations to ground levels. Manor Cottage, 9 Water Bag Bank, HG5 9AD	KTC objects to this application as it is inappropriate development in the grounds of a grade 2 listed building and built against the wall of number 5, impacting the maintaining wall. If this was a temporary construction a 1 metre gap would be required.
7	25/01335/FUL Formation of community charging facility comprising of the installation of 3no. rapid chargers serving 6no. marked EV charging bays together with ancillary electrical equipment and boundary treatment. Garage block, Park Parade, Knaresborough	KTC objects to this application on the grounds of Highways issues - the sheer volume of traffic movement on an area of road which has limited visibility and the noise impact on surrounding properties.
8	25/01256/FUL Proposed loft conversion with new dormer on the rear of the house. Park Lodge, Bar Lane, HG5 0QG	No objections

[ZC23/02886/FULMAJ](#)

Knaresborough Town Council objects to this application on the following grounds:

1. This development is close to six existing developments with circa 2,000 houses with planning permission.
2. There has been a suggestion that demand for housing has fallen significantly.

3. Any additional housing will have a major impact on doctors, dentists, and schools.
4. This town is getting to a point where it can no longer cope with the level of increase that has been allowed in terms of planning applications.
5. The development is too close to the SSI and represents significant danger in terms of pollution threats to that environment. Natural England has also made similar comment. There is concern for the general disturbance of wildlife.
6. It continues to be over intensive in terms of the number of houses proposed.
7. Highway access through the Hay a Park estate is poor. Emergency vehicles would have a major problem accessing the estate.
8. One of the key elements of the NPPF is to promote sustainable transport. Part of the assessment for any new development needs to meet the establishment of the transport network. It would be clearly impossible to get a bus on to this estate. There is a total failure to address a sustainable transport solution.
9. The NHS objected, and Yorkshire Water has again objected to this revised plan, stating that they cannot maintain the public sewer if this development goes ahead.
10. The site has been used as an unofficial tip and has proven to be contaminated land.
11. Previous concerns in terms of archaeological risk have not been addressed.
12. There is a secure parking risk.

25/082 ITEM 7 - Verbal update from Councillor Goode on the progress of the Knaresborough Neighbourhood Development Plan.

Councillor Goode gave a comprehensive update on the progress of the NDP stating that the next phase will be the Reg 16 consultation. No date has been finalised yet, but NYC are keeping KTC informed. KTC will need to select a Planning Inspector which will be done at the appropriate time in conjunction with NYC.

25/083 ITEM 8 - To consider the NYC email re initial consultation on the North Yorkshire Local Plan and **decide** KTC's next steps to respond

Members to bring their comments to the next meeting on 30th June.

25/084 ITEM 9 – To consider the email from the Joint Managing Director of Johnson Mowat Planning and Development Consultants re: Residential Development at Bar Lane and **decide** next steps

RESOLVED: That, based on the current information available, and without pre-determining any application prior to its submission to NYC, KTC writes to Johnson Mowat explaining that KTC is most likely to object to this application, when it is consulted as a statutory consultee, on the following grounds:

Highways:

1. Mitigating the traffic delays at Bond End, High Bond End and Ripley Road which have worsened since the recent developments in the same area. Should the Northern By-Pass be reinvestigated by NYC?
2. Impact of traffic heading towards Wetherby, York and the A1M via Half Penny Lane (where there is a primary school) and Chain Lane.
3. Bar Lane would most likely require widening to facilitate the extra residential, home delivery, works and service traffic and possibly a bus route.
4. Rat-runs would be created by traffic using Bar Lane – Hazelheads Lane – Water Lane and/or Breary Flat Lane to avoid Boroughbridge Road and Half Penny Lane.

5. The increase in the traffic on the above roads would deprive the residents of Knaresborough the enjoyment and amenities of walking, cycling and riding in the open countryside.

Amenities:

6. Provision of schools (there has been a lack of enthusiasm for a school on the Manse Farm site)
7. Provision of doctors' surgery/ies and a pharmacy
8. What housing is being provided for the older residents in the form of single storey accommodation (i.e. bungalows so that they can stay in their own properties rather than having to seek residential accommodation as they become more immobile
9. Consideration should be given to providing a small A&E facility as Harrogate General Hospital and Ripon City Hospital are overstretched.

Environment:

10. Environment Agency have in the past raised concerns about the continual building of new developments without paying any attention to upgrading the existing sewerage infrastructure.
11. Protection of the SSSI site
12. Consideration to be given to the safety of children and adults due to the proximity of flooded gravel pits
13. Parts of the 'Money Estate' still have issues with flooding from subterranean water, will this be an issue on this development.

25/085 ITEM 10 – To note the date and time for the next meeting

Monday 30 June, 2025, 12 noon at Knaresborough House

Meeting closed at 12.35 pm

Signed by the Chair:
Councillor Goode