

**MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 12 January 2026**

PRESENT: **Chair:** Councillor J Batt

Councillors: M Flood, D Goode and S Oakes

Staff Present: The Deputy Clerk

Also Present: Three residents from Scotton

26/122 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 K Davies.

26/123 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.

26/124 ITEM 3 – KTC Public Speaking Session

Three residents from Scotton attended the meeting and presented to members outlining their objection to proposed energy developments around the Scotton, Lingerfield and Farnham villages. Members were given the opportunity to ask questions and the Chair moved to take Item - 6.2a) Application 25/02694/EIAMA (Solar Farm & Bess, Scotton).

RESOLVED: That KTC writes to North Yorkshire Council (NYC) objecting to the planned development in this area and supporting the case made by the local parish council and residents.

Letter to NYC to highlight:

- *These plans are counter to the existing Local Plan produced by Harrogate Borough Council*
- *The development is over intensive in a rural area*
- *Highways are not appropriate for this scale of development*
- *There are Health and Safety issues which such developments raise, not just in the vicinity but as far afield as Knaresborough.*
- *There is a lack of any appropriate emergency plans*
- *There would be loss of prime agricultural land*

However, If NYC is seriously going to consider these applications then taking into account the massive impact they are likely to have on the local community there should, as a minimum, be a public enquiry for all the applications in the area.

26/125 ITEM 4 - Minutes of Meetings**4.1 - To receive the Report from the Planning Discussion Meeting held on:**

Monday 01 December 2025

RESOLVED: To receive the Report from the Planning Discussion Meeting held on Monday 01 December 2025.**26/126 ITEM 5 – Business Remaining – none for this meeting****26/127 ITEM 6 – Planning Correspondence****6.1 To consider** the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref No:	Details of Application:	Comments:
1	25/04059/FUL Replacement of existing dwelling and detached garage and stores with dwelling with attached garage. Red Roofs, 42A Boroughbridge Road HG5 0NJ	KTC has no objection but would request that conditions are applied to address the concerns raised by Yorkshire Water, Highways etc.
2	25/04300/FUL Pitched roof infill extension between the existing main dwelling structure and the ancillary garage store located to the front of the property. Kingfisher Cottage, 24 Abbey Road HG5 8HY	No objection
3	25/04358/FUL Erection of a single storey rear extension. 24 Park Gate HG5 9DR	No objection
4	25/03723/FUL Erection of single self build dwelling and construction of agricultural storage barn with associated works. Land comprising field at Abbey Road Knaresborough.	No objection
5	25/04551/TPO Fell 1 no Sorbus (T25) of TPO 05/2008 2 Appleby Avenue HG5 9LZ	KTC objects to this application in line with the NYC arboriculturalist comments/report.
6	25/04554/TPO Lateral reduction (by 1.5m) and crown lift (by 3m) to 1 no beech (T1) of TPO R55/2025 (HAR) Valley Cottage, Spitalcroft HG5 8JB	KTC is unable to comment on this application as there is insufficient information on NYC website. KTC would request that this application is deferred pending further information being made available.
7	25/04558/FUL Single storey rear extension. Loft conversion with rear dormer extension and slight raising of ridge. Infill porch/lobby front extension. Replacement bow windows to front elevation. 24 Scotton Drive HG5 9HG	No objection
8	25/04670/PPV Prior Approval Application for the installation of 270 no solar PVs onto	No objection

		existing roof (Maximum total power output 140KW) 2 Swallowtail Way HG5 0GA	
9	25/04509/FUL	Proposed 2 storey side extension 20 Lunedale Avenue HG5 0HJ	No objection

6.2 To Receive and Note correspondence from Stop Scotton Solar Farm

- a) Application 25/02694/EIAMA (Percy Beck Solar Farm & Bess)
- b) Request for urgent investigation into large scale infrastructure projects
See 26/125 above.

6.3 To Receive and Note the notice from Department of Transport re Withdrawal of the Stopping up Order at the highway at York Road, Knaresborough HG5 0YT

RESOLVED: To Receive and Note the notice from Department of Transport re Withdrawal of the Stopping up Order at the highway at York Road, Knaresborough HG5 0YT.

26/128 ITEM 7 – Neighbourhood Development Plan

7.1 To consider Report from the Planning Inspector and consider next steps (*copy emailed 06.01.2026*).

N.B. All residents had left the meeting at this time, and it was not necessary for members to move into confidential session.

Councillor Goode addressed the Planning Inspector's Report and outlined a chronological plan of proposed next steps, including using the services of the NDP Consultant which KTC has engaged previously. It was noted that a professional re-print of the document may ultimately be required prior to the final public vote.

RESOLVED: That Councillor Goode is delegated to respond to the Planning Inspector's Report, copy to North Yorkshire Council, by 19th January 2026 and engage the services of the NDP Consultant previously used by KTC as appropriate.

26/129 ITEM 8 - To note the date and time for the next meeting:

Monday 02 February 2026, 12 noon at Knaresborough House

Meeting closed at 1.00 p.m.

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