

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 30 March 2026

PRESENT: **Chair:** Councillor J Batt

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

Staff Present: The Deputy Clerk

26/143 **ITEM 1** - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.

None for this meeting – all present.

26/144 **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.

26/145 **ITEM 3 – KTC Public Speaking Session** – none for this meeting

26/146 **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 02 March 2026

RESOLVED: That the minutes of the Planning Committee meeting held on Monday 02 March 2026 be approved as a correct record and signed by the Chair.

26/147 **ITEM 5 – Business Remaining** – none for this meeting

26/148 **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	26/00975/DVCON Section 73 application for the variation of condition 2 (approved drawings) of planning permission 25/04509/FUL (proposed two storey side extension) to allow for alterations to approved plans. 20 Lunedale Avenue HG5 OHJ	No objection

2	26/00995/TPO	Lateral reduction of 1 no acer (T57) by up to 2m maximum pruning cuts of 40mm of TPO 05/2008 T57 44 Appleby Crescent HG5 9LS	No objection
3	26/01002/FUL	Proposed side extension and partial garage conversion to create residential annex 12 Appleby Court HG5 9LU	No objection
4	26/01028/FUL	House extension and alteration works to residential dwelling 2 Coverdale Drive HG5 9BW	No objection
5	26/00934/HEDGE	Localised hedgerow removal with the ownership boundary to ensure the proposed and approved landscape plan under application reference HGT 19/00155/DISCON. Landscape drawing denoting area where removal is required. Drawing no: 2684/14 Rev F. Gateways York Road to Riverslea and Manse, Knaresborough	No objection but would request condition that if permission is granted then no work is to be carried out on or near the bird nesting season.
6	26/01039/DVCON	Section 73 application for the variation of condition 2 (approved drawings) of planning permission HGTZC25/00639/FUL loft conversion with hip to gable extensions, raising of ridge height, installation of front and 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. To allow alterations to approved fenestration. 8 Tentergate Lane HG5 9BH	No objection
7	26/01302/DVCMAJ	Variation of conditions 8, 9 and 10 of planning permission 17/0119/FULMAN, to allow an extension to the Sunday delivery hours to the store, and erection of a 2m high acoustic barrier. Lidl, Chain Lane HG5 0DH	KTC objects (see narrative below)

26/01302/DVCMAJ:

KTC objects to an extension of Sunday delivery times based on the following considerations:

1. Loss of residential amenity (noise and disturbance). Sunday is often the only day when residents can enjoy their gardens or quiet time without the background hum of commercial activity.

Low ambient noise: on Sunday's background traffic noise is usually lower. Therefore the 'peak' noises of deliveries (air brakes, tail lifts, reversing 'beepers', rolling cages, and refrigeration units) are much more intrusive than they would be on a week-day morning.

Sleep disturbance: if the extension is for early morning (e.g. before 9.00 a.m.) or late evening (e.g. after 5.00 p.m.) this will have a significant impact on sleep, especially for children, the elderly, or shift workers.

2. Failure to meet 'quiet delivery' standards:

Supermarkets often claim they will use 'quiet delivery' protocols. There is, however, a significant issue with enforceability; NYC cannot realistically monitor whether drivers turn off engines or avoid slamming doors once the permission is granted.

Specific noises: 'white noise' from reversing alarms (the 'shushing' sound) is still disruptive in a quiet residential street, and heavy metal cages on concrete are impossible to silence.

3. Highway safety and congestion:
Sunday traffic patterns are different from weekdays.

4. Breach of original planning intent:
When the supermarket was first built, the delivery hours were restricted specifically to make the development 'acceptable' to the community. "The original condition was imposed to protect the living conditions of neighbours. Nothing has changed in the local geography or residential make up to justify removing that protection now".

5. Light pollution:
Deliveries proposed for early morning or late evening. The headlights from large HGV's and the high intensity floodlighting required for safe unloading can shine directly into bedroom windows.
National Planning Policy Framework (NPPF) - specifically sections regarding 'Noise and Health', states that planning should 'avoid noise from giving rise to significant adverse impacts on health and quality of life'.
Clearly the clattering of metal roll-cages on the concrete loading bay at 7.00 a.m. on a Sunday will be audible within properties adjacent to the delivery bay, preventing residents' reasonable enjoyment of their homes.

Lidl are trying to use a Section 73 application to fundamentally change the nature of the store's operation on a Sunday via the back door.
The sound monitoring report still indicates evidence of some impact and an adverse effect of noise pollution.

6.2 To note Notice of Appeal under Town and Country Planning Act 1990 – Section 174:

Appeal by: Shane Heath Hooton
Site at: Land Comprising Field at 434461 456048 Cass Lane,
Calcutt HG5 8JZ
Proposal: Appeal against Enforcement Notice
Council ref: 26/00018/NENFNO
Appeal Ref: APP/U2750/C/3377952
Start date: 06 March 2026

RESOLVED: That KTC send a letter to NYC in support of the Enforcement Notice

7.0 Neighbourhood Development Plan

7.1 To receive a verbal update on the latest progress of the Knaresborough Neighbourhood Development Plan and to decide on any next steps if necessary to do so.

Councillor Goode gave a detailed update on the current status of the Knaresborough Neighbourhood Development Plan. He explained that the Planning Inspector had produced his final report, together with his recommendations regarding policies – those to be updated and those to be removed. He was generally supportive of the Plan and recommended it be put forward to the public vote; NYC is also in general agreement with the Planning Inspector's findings/comments and has agreed to carry out an analysis of the amendments required to update the master document. KTC will then liaise with the original

printer/designer with a view to producing the final document version. The plan will then go to the NYC Executive for sign off prior to the final stage, a public vote.

8.0 To Receive and Note

26/149 - Item 7.0 To note the date and time for the next meeting:

Monday 11 May 2026, 12 noon at Knaresborough House

It was noted that should there be an influx of planning applications in the next two weeks, then an extra ordinary meeting may be called for 27th April.

Meeting closed 12.45 p.m.

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