

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 01 June 2026

PRESENT: Chair: Councillor J Batt

Councillors: M Flood and D Goode

Staff Present: The Deputy Clerk

Members voted to elect Councillor Batt as Chair of the Committee for this meeting.

26/157 ITEM 1 - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.

Apologies, and reason for inability to attend, received and approved from Councillors K Davies, S Oakes and H Westmancoat.

26/158 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.

26/159 ITEM 3 – KTC Public Speaking Session – none for this meeting

26/160 ITEM 4 - Minutes of Meetings

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

Monday 11 May 2026

RESOLVED: That the minutes of the Extra Ordinary Planning Committee meeting held on Monday 11 May 2026 be approved as a correct record and signed by the Chair.

26/161 ITEM 5 – Business Remaining – none for this meeting

26/162 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	26/02195/FUL	Replacement of detached garage 40 Aspin Lane HG5 8EP	No objections

2	26/02266/LB	Listed building consent for change of use from commercial (Class E) to 1 no residential dwelling (Class C3) 8 York Place HG5 0AA	No objections but KTC would like to see further details in terms of what is going to be done with the fire escape and grilles for the rear windows.
3	26/02387/FUL	Demolition of the existing garden store. Construction of new terracing and a covered outdoor space. Installation of PV solar power generating panels to the garden bank, rear of the dwelling. 51 Abbey Road HG5 8HX	KTC objects. This is a conservation area which reflects the sensitive landscape features of the area. The installation of solar panels on a prominent cliff face will have significant detrimental impact on the area. The installation will generate landscape blight. Installing highly reflective panels and industrial looking dark glass and metal structures onto a natural rock face will radically change the visual impact. Solar panels, although designed to absorb light, will still produce reflection, glint and glare which can be dramatic at certain times of the day, creating visual distraction from miles away negatively impacting the scenic viewpoints. This industrial installation would have a significantly negative impact on local bird species. Large reflective surfaces can sometimes confuse birds and insects, mimicking the appearance of water or creating an obstruction to natural flight, driving them away. Panels will significantly impact the microclimate, impacting how much sunlight and rain hits the cliff. This will result in the destruction of micro-habitats for plants and insects living on the rock face. The Crag is used all along Abbey Road by pipistrelle bats who roost there. We are aware that a resident has recently set up night time cameras along the crag and has obtained videos of both badgers and foxes coming and going along here. We also have many slow worms living in the crag. This proposal would completely destroy a section of this habitat and is not in keeping with the local environment. The rock face is made up of highly unstable magnesian limestone and carboniferous sandstone. The danger of rock instability will be greatly enhanced through the panels requiring deep drilling to anchor the support needed for the structural frame and panels. This can worsen existing fractures, accelerate freeze thaw weathering and trigger potential rock falls and cliff erosion.

			This radical installation, if allowed, could trigger a precedent for further installations along the cliff face of the Nidd running through Knaresborough, an area that is recognised for its significant value both as a geologically significant area, a dramatic ravine with tree covered valley sides, diverse ecological habitats and historic habitation going back over 4000 years. Planning law dictates that development within a conservation area must do no harm to its designated character of the area. Here the harm done to the conservation area significantly outweighs the benefits to the country from an industrial solar energy generating scheme particularly where there are masses of alternative sites for solar energy generation that would not have such a massive impact on the locality.
4	26/02269/FUL	A side hipped to gable roof extension and rear roof dormer extension (revised scheme) 25 Whincup Avenue HG5 0JH	No objections
5	26/02227/DVCMAJ	Section 73 application for the Variation of Condition 2 (Approved Drawings) of Planning Permission HGT19/00129/FULMAJ (Erection of 14 no. apartments with undercroft parking and associated landscaping and hardstanding) to allow for alterations to approved scheme to include revisions to built footprint, treatment of external building envelope and materials. Vacant Land East of Hambleton Grove, Hambleton Grove, HG5 0DB	KTC objects. The alterations to the approved scheme will increase the size of the building by 21% or slightly over 1/5th of the approved scheme. The design will be overbearing and overlooking to its neighbours and should not be regarded as acceptable to the current residents. KTC fully support the points raised in the objection letter (26_02227_DVCMAJ-L_PROCTOR-13620197.pdf) and urges a rejection of this Section 73 Application.

6.2 To consider email from NYC Highways regarding TRO on various streets in Knaresborough.

Members discussed the proposed TRO's and had no objection to the proposal for Princess Mount but objected to the proposal for York Lane.

RESOLVED: To respond to NYC Highways as follows:

Princess Mount - Town Council has no objections to this TRO.

York Lane – Town Council objects to this TRO on the basis that it is likely to have a significant negative impact on local residents and their ability to park in front of their own properties. Given that there is already an extensive yellow lines network, KTC cannot see the necessity to extend it further.

26/163 ITEM 7 - 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 members a detailed update on the latest progress of the Plan. Of particular note is the fact that the Government has changed the way in which the Condition Statement is reviewed by the Planning Inspector. There are some additional elements which the Planning Inspector should take into consideration. It is believed by all involved (NYC officers and KTC consultant) that the Knaresborough Plan does not contravene the new, additional actions. However, NYC's Legal Team are now giving consideration to the new ruling; no further progression can be implemented until they have reached a conclusion.

26/164 ITEM 8 - To Note the date and time for the next meeting

8.1 To note the date and time for the next meeting:

Monday 29 June 2026, 12 noon at Knaresborough House

Meeting closed 1.20 p.m. *(following late commencement at 12.30 p.m. following a presentation to members by the Scarborough Group)*

Signed by the Chair:

Councillor J Batt