

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 27 July 2026

PRESENT: **Chair:** Councillor J Batt

Councillors: K Davies and S Oakes

Staff Present: The Clerk

26/165 ITEM 1 - To elect a chair of the planning committee for the year 2026/2027

RESOLVED: That Councillor Batt continues as Chair of the KTC Planning Committee for the Civic Year 2026/27.

26/166 ITEM 2 - To receive Apologies and consider approval of the reasons for inability to attend the meeting.

RESOLVED: Apologies were received, and reasons for inability to attend the meeting approved for Councillors Goode, Flood and Westmancoat.

26/167 ITEM 3 - 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.

Councillor Davies mentioned she was acquainted with the applicant for 26/03472/TPO but was advised to remain in the meeting as it would be inquorate if she left the room.

26/168 ITEM 4 – KTC Public Speaking Session – none for this meeting

26/169 ITEM 5 - Minutes of Meetings

5.1 To consider and, if thought fit, approve as a correct record, the Minutes of the Committee Meeting held on Monday 01 June 2026

RESOLVED: That the minutes of the Planning Committee meeting held on Monday 01 June 2026 be approved as a correct record and signed by the Chair.

5.2 To Receive and Note the Report from the inquorate planning committee meeting held Monday 29 June 2026

RESOLVED: To receive and note the report.

26/170 ITEM 6 – Business Remaining – none for this meeting

26/171 ITEM 7 – Planning Correspondence

7.1 To consider the following **Planning Applications** relating to Knaresborough and make such observations as may be appropriate:

Ref No:		Details of Application:	Comments:
1	26/02909/OUT	Outline application for residential development of 3 no dwellings with all matters reserved. Land adjacent to council car park Waterside HG5 8DF	See full response below this table.
2	26/02395/FUL	Single storey rear and side extension 12 Aspin Drive HG5 8HH	No objections
3	26/02663/FUL	Demolition and construction of outbuilding for use as annex to main dwelling with associated landscaping works (retrospective). 10 Waterside HG5 9AZ	No objections
4	26/02471/FUL	Single storey side extension with hipped roof, utility and office space internally 17 Aspin Gardens HG5 8HW	No objections
5	26/02777/FUL	Proposed single storey ground floor extension to front of property, rear two storey extension 4 Fountains Way HG5 8HU	No objections
6	26/00812/OUT	Outline planning application for the erection of 1 no detached dwelling on land adjacent to 'Crabtrees'. The application seeks approval for access, layout and scale, with appearance and landscaping reserved for future consideration. Crabtrees, Fortune Hill, HG5 9DG	No objections
7	26/03263/FUL	Alteration and extension of existing valet bay to create new service and valet bays. Piccadilly Motors HG5 0LZ	No objections
8	26/03651/LB	Listed building consent for works to undertake internal structural repairs including replacing deteriorating supporting beam and repair cracking to wall. 53 Kirkgate HG5 9AB	No objections
9	26/03472/TPO	Fell 2 no sycamore (T003 and T006) and remove southern leader (by 2 – 3m) of 1 no sycamore (T007) of TPO 01/1959 W5 49 Abbey Road HG5 8HX	No objections, but KTC asks that any approval is conditioned with the recommendations made in the Barnes Associates tree report in respect of trees T003,006 and 007.
10	26/03054/FUL	Proposed alterations to the side elevation bathroom window of no 32 Windsor Lane and an increase to eaves and ridge height and additional fenestration to 32A Windsor Lane. 32 and 32A Windsor Lane HG5 8DX	No objections

11	26/03877/FUL	Installation of 1 no rapid electric vehicle charger together with ancillary electrical equipment to serve 2 no EV charging bays. Informal parking area Abbey Road HG5 8HY	KTC object to this application as it believes this land is still part of the highway unless it has been legally 'stopped up'. This application restricts residents in the area from using the land for overnight and daytime parking. Abbey Road is recognised as an extremely narrow road in many places which prevents residents and their visitors from parking on the road without causing obstruction or accident. Removal of these bays from public use will exacerbate the issue. There is an inn which is close to the bays, and they find these bays useful during the opening hours for customer hospitality, unfortunately the inn does not have a Car Park. Additionally, there is a bric-a-brac shop and an antiques shop who would lose custom or their customers could cause issues parking carelessly. The charging towers are 7ft 4in tall and are quite wide at the top and may be subject to vandalism. There is no shortage of EV Charging Points in Knaresborough viz.: <table><tr><td>Conyngham Hall</td><td>13</td></tr><tr><td>Chapel Street</td><td>10</td></tr><tr><td>Aldi</td><td>2</td></tr><tr><td>Lidl</td><td>2</td></tr><tr><td>TOTAL</td><td>27</td></tr></table>	Conyngham Hall	13	Chapel Street	10	Aldi	2	Lidl	2	TOTAL	27
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12	26/03930/FUL	Part single, part two storey side extension, two storey side rear extension and garage conversion with roof extension and alterations. 43 Greengate Lane HG5 9EL	No objections										
13	26/02536/FUL	Erection of replacement storage and distribution shed (Class B8) Grimble Tor, Wetherby Road HG5 8LL	No objections										
14	26/03298/FUL	Demolition of existing rear extension and garage, construction of new single storey front, side and rear extension. 18 Grimbald Road HG5 8HD	No objections										
15	26/03964/LB	Removal of existing shopfront lettering and retractable sunblind, with associated repairs to the timber fascia and redecoration in a matching black finish. 6 Market Place HG5 8AG	No objections										
16	26/03961/TPO	Crown reduction (by 2 to 3 meters) of 1 no sycamore (T1) within TPO 50/2022.	KTC requests a deferral on this Application as there is insufficient information to ensure that a fair and equitable consideration can										

		34 Greengate Lane HG5 9EL	be given. Given that we are still within the limits of the 'Bird nesting season' a short delay will not impact on the resident.
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Planning Application 26/02909/OUT
Land Adjacent to Council Car Park, Waterside, Knaresborough, HG5 8DE

Knaresborough Town Council wishes to object to the above outline planning application. The Council considers that the proposed development would result in significant and irreversible harm to the local environment, landscape character, biodiversity, flood resilience and residential amenity. The application fails to demonstrate compliance with key Local Plan policies and does not provide sufficient technical evidence to justify development on this highly sensitive site.

1. Policy Conflict and Conservation Area Impact

- The proposals appear contrary to Local Plan Policies NE3 (C and F), particularly in relation to biodiversity protection, landscape character, and designated habitats.
- The site lies within a Designated Conservation Area, where development must preserve or enhance the special architectural, historic and natural character of Waterside. The application does not demonstrate how this statutory requirement will be met.
- The land represents one of the last remaining natural and untouched areas along Waterside, contributing significantly to the historic appearance and ecological value of the locality.

2. Access and Highways Constraints

- Access to the site is narrow, constrained and unsuitable for construction traffic and future residential use.
- Increased vehicle movements during construction and subsequent occupation will exacerbate congestion along Waterside, a route already limited in width and capacity.
- Additional traffic will impede emergency service access, posing a risk to public safety.

3. Flood Risk and Drainage Concerns

- The site lies within Flood Zones 2 and 3, indicating a medium to high risk of flooding. Adjacent properties have already experienced groundwater flooding, demonstrating the vulnerability of the area.
- Removal of mature trees will significantly reduce natural water uptake, increasing flood risk both on-site and downstream.
- The application provides no clear drainage strategy, and as mentioned by other objections requires clarity on:
 - Option I: Whether foul and surface water drainage is proposed to run *uphill* to Waterside, likely requiring pumped systems.
 - Option II: Whether drainage will run *downstream*, potentially disturbing existing riverside properties and infrastructure.
 - Option III: Whether attenuation tanks are proposed, and if so, the destination, rate and timing of discharge.
- The absence of a robust drainage plan is a significant omission given the site's flood-sensitive location.

4. Contamination Risk and Ground Conditions

- The site is understood to be a former reservoir, creating a high risk of contamination.
- A detailed gas and contamination assessment is essential and has not been provided.
- Ground conditions must be fully assessed before any works commence.
- The lack of this information renders the application incomplete and prevents proper assessment of risk.

5. Biodiversity Loss and Ecological Harm

The site supports a rich and diverse ecosystem. The proposed development would result in the destruction of wildflower habitat and the loss of numerous species known to be present, including:

- At least five butterfly species, including large numbers of Large White and Gatekeeper.
- At least four bumblebee species.

- Bird species recorded in the immediate area, including:
 - Mandarin Duck (breeding)
 - Common Sandpiper
 - Grey Wagtail
 - Heron
 - Kingfisher
 - Goosander (overwintering)
- Presence of deer, aquatic species, nocturnal wildlife, and known populations of bats and owls.

Disturbance during construction may cause breeding birds to abandon the area, resulting in permanent displacement.

The application offers no meaningful biodiversity net gain and indeed would cause a net loss to the existing microclimate and ecological network. This is contrary to national and local policy requirements.

6. Arboricultural Impact

- The application proposes removal of a copse and mature trees, resulting in loss of habitat, reduced flood resilience, and diminished landscape character.
- No Arboricultural Impact Assessment has been submitted, despite the site's sensitivity and the presence of mature trees.
- The Town Council requests that the Arboricultural Officer's recommendations are implemented in full prior to determination, as his observations raise significant material considerations.

7. Limited Public Benefit

- The proposal delivers only three dwellings, offering minimal public benefit.
- This limited gain does not outweigh the substantial environmental, ecological and heritage harm that would result from development of this site.

8. Requested Conditions (If approved)

Should the Local Planning Authority be minded to approve the application, Knaresborough Town Council requests a binding condition that:

- The three proposed properties must be used solely as residential dwellings, and
- Must not be commercialised as holiday lets or short-term accommodation.

This is essential to protect residential amenity, traffic levels, and the character of Waterside.

7.2 To ratify decision made to change Town Council's original response relating to proposed TRO at York Lane from Objection to No Objection following further information provided by Highways at NYC.

RESOLVED: To ratify the above decision.

26/172 **ITEM 8 – Neighbourhood Development Plan**

8.1 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.

No verbal report available, but the Clerk stated work was still ongoing.

8.2 To consider the email from local planning consultations NYC, concerning proposals for independent neighbourhood plans in neighbouring localities and determine any appropriate response.

Members had no comments to make.

26/173 ITEM 9 - To note the date and time for the next meeting:

Monday 07 September 2026, 12 noon at Knaresborough House

Signed by the Chair:

Councillor J Batt