

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 07 September 2026

PRESENT: Chair: Councillor J Batt

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

Staff Present: The Deputy Clerk

26/174 ITEM 1 - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.

RESOLVED: Apologies were received, and reason for inability to attend the meeting approved for Councillor H Westmancoat.

26/175 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.

26/176 ITEM 3 – KTC Public Speaking Session – none for this meeting

26/177 ITEM 4 - Minutes of Meeting

4.1 To consider and, if thought fit, approve as a correct record, the Minutes of the Committee Meeting held on Monday 27 July 2026

RESOLVED: That the minutes of the Planning Committee meeting held on Monday 27 July 2026 be approved as a correct record and signed by the Chair.

26/178 ITEM 5 – Business Remaining – none for this meeting

26/179 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	26/03771/FUL Replace structurally failed valley roof at rear of property with GRP flat roof. Infill gable wall where valley to be removed. Fit window in new gable wall. Install two velux pitched roof windows n front tiled	No response - decision already made

		roof and install two velux pitched roof windows on rear tiled roof. 84 High Street HG5 0EA	
2	26/03963/FUL	Replacement of pebbledash and timber cladding with render, and replacement of bay window flat roof with pitched roof (retrospective). 17 Scriven Road HG5 9EQ	No objection
3	26/03659/FUL	Proposed extension to garage and conversion to form annexe. 14 Gordale Mount HG5 0BG	Object. This represents tandem back-land development with significant loss of garden space resulting in over development. KTC supports the comments/conditions made by Highways Department. The house was originally built facing Littondale Avenue with a long garden to the rear and this development would have a negative impact on the street scene. This is an undesirable development and if allowed could set a negative precedent for the future. However, if NYC is minded to approve this application it must be part of the main dwelling, and not a separate house.
4	26/03842/DVCON	Section 73 amendment to allow plot 1 to have garage to office conversion and flue for wood burning stove. New house type 4a added for plot 1 only to Planning Permission HGTZC24/01120/FUL – erection of 9 no dwellings and associated works. Site immediately to the north of Aldi HG5 0GA	No objection
5	26/03338/FUL	Demolition of conservatory. Single storey rear extension, conversion of garage to habitable accommodation and relocation of front door. 31 The Spinney HG5 0TD	No objection
6	26/04592/FUL	Two storey front and rear extensions, two single storey rear orangeries, demolition of the attached side garage, conversion of the integral garage to habitable accommodation, re-facing of external masonry, alterations to the roof including an increase in ridge height of 0.85cm, repositioning of windows, and associated ancillary works. Parklands, Ripley Road HG5 9BY	No objection
7	26/04814/TPO	Copper beech (T10); Remove the lowest branch on co-dominant stem 2 to remove the decayed snapped branch stub and end-loaded cluster of branches over the	No objection to the proposed works on the beech tree. However, KTC objects to the felling of the ash T43. This should be pruned rather than removing what is a significantly mature tree.

		footpath; parking bay and access road. Prune to a side branch 1m – 2m from branch base (1 x 200mm dia x 9m long). Laterally reduce by 2 – 3 m the branch over extending from the canopy line on the southwest over the parking bay (20mm x 2-3m long). Felling of 1 no ash (T43) and replace. Within TPO 84/00002/TPORDR 10 Byards Park HG5 9BB	KTC would ask that the NYC arboriculturist assess the safety of the tree.
8	26/04261/LB	Creation of internal bin store with external door, replacing bay window and ancillary works. Castle Courtyard Shopping Centre, HG5 8AE	No objection
9	26/04260/FUL	Creation of internal bin store with external door, replacing bay window and ancillary works. Castle Courtyard Shopping Centre, HG5 8AE	No objection
10	26/03941/FUL	Single storey extension to the front of the existing garage/store following the removal of an existing store (part retrospective). 28 Farfield Avenue HG5 8HB	No objection

6.2 To consider email from resident dated 29 July regarding play amenities on Castlegate estate and any appropriate response.

It was proposed that KTC write to North Yorkshire Council seeking an update on the current position regarding the proposed school development in that area. The Council would also request details of the projected pupil numbers on which these plans are based, together with any indicative timescales for the commencement of construction. In addition, the Section 106 Agreement clearly makes provision for community facilities within the development area. KTC would therefore welcome clarification from North Yorkshire Council on the steps being taken to ensure that these Section 106 obligations are delivered in accordance with the agreement.

RESOLVED: To write to North Yorkshire Council as outlined above.

6.3 To consider email and flier from Aura Power re proposed solar farm at Bar Lane and decide if any action is needed at this stage.

It was noted that some members had attended the online webinar and Councillor visit organised by Aura Power. Members discussed and it was proposed that KTC continue to object to the industrial installation of massive solar farms in the areas surrounding Knaresborough. It was further proposed that KTC consider holding a consultation to better gauge the opinion of local residents on this matter. Councillor Oakes to explore relevant criteria for any referendum.

RESOLVED: That this item be included on the agenda for 5 October for members to consider relevant criteria for the implementation of a referendum and to make a suitable recommendation to full council if appropriate.

6.4 To consider further email from Cavendish Consulting re Flaxby Park and decide if a further meeting is of interest at this time.

RESOLVED: To request a further meeting with Cavendish Consulting re Flaxby Park.

26/180 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 provided members with a copy of the Basic Conditions Statement Addendum and explained the rationale behind the document which forms part of the process following the changes to the National Planning Policy Framework. Councillor Goode also confirmed that the Planning Inspector who had originally assessed Knaresborough's Plan is willing to act again.

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

RESOLVED: That the planning committee place on record that it very much supports other communities which are going through what can be a very convoluted and time consuming process in getting their NDP.s in place. KTC recognises how important it is to bring Planning Policy to a local community level.

26/181 ITEM 8 - To note the date and time for the next meeting:

Monday 05 October 2026, 12 noon at Knaresborough House

Meeting closed at 12.55 p.m.

Signed by the Chair:

Councillor J Batt