

MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 30 June 2025

PRESENT: **Chair:** Councillor J Batt

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

Staff Present: The Deputy Clerk

Also Present: Several members of the public

Late arrival: S Oakes (12.10 p.m.)

25/086 ITEM 1 - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting – none for this meeting.

25/087 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**

Councillor M Flood	Item 6 – 8) 25/01965/FUL – is a friend of the applicant. Will abstain from voting
Councillor K Davies	Item 6 – 9) 25/01751/FUL – lives on Abbey Road

25/088 ITEM 3 – KTC Public Speaking Session

a) A resident attended the meeting and outlined her concerns regarding the removal of gates on a public amenity site at The Lanes, Bar Lane. The gated access way had been removed by the developer to install a temporary emergency access road, but the fences and gates have not been reinstated. This is resulting in motorised vehicles using the route as a cut through/'rat run'. She also referred to part of the amenity site at Hazelheads Lane being used as a car park.

Councillor Oakes arrived 12.10 p.m.

Councillor Goode informed the resident that local North Yorkshire Councillors are aware of these issues and they have been raised with North Yorkshire Council Planning Department. Councillors are currently awaiting a response.

b) Several residents attended the meeting to speak to members about Item 6 – 9) 25/0175/FUL.

A representative for the group spoke against this application, outlining their concerns, particularly in regard to off street parking for local residents.

The Chair moved to take **ITEM 6 (9) 25/01751/FUL – Planning Correspondence**

Members discussed and

RESOLVED: To object to this application on the grounds of loss of designated Highways, loss of car parking space, impact on local businesses and local community in a conservation area. Inappropriate installation in terms of impact on the local environment in a conservation area which will increase on-road parking in passing places and elsewhere. Problems with emergency vehicle access, waste collection, and moving static caravans on and off site. Potential congestion increase.

25/089 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 June 2025

RESOLVED: That the minutes of the Planning Committee meeting held on Monday 02 June 2025 be approved as a correct record and signed by the Chair.

25/090 ITEM 5 – Business Remaining

5.1 To further consider the NYC email re initial consultation on the North Yorkshire Local Plan

Members discussed this item and the detailed draft comments put forward by individual councillors. It was agreed that Councillor Goode would liaise with the Clerk to input the commentary into the actual survey prior to the consultation deadline.

25/091 ITEM 6 – Planning Correspondence

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

Ref No:		Details of Application:	Comments:
1	25/01466/TPO	Crown reduce (by 4m, 6m post pruning) 1 No Cypress (T5) subject to TPO No. 01/1959 G1. Black House, Spitalcroft, HG5 8JB	No objections
2	25/01490/FUL	Alterations and conversion of 2 No. dwellings houses into 1 No. dwelling house. 32 Windsor Lane, HG5 8DX	KTC to write to NYC highlighting that planning decisions being made prior to comments being received would seem to be an issue, noting that historically there had been some flexibility on the timeline for the submission of comments.
3	25/01257/FUL	Single storey side extension and single storey rear extension. 11 Stockwell Grove, HG5 0LN	No objections

4	25/01638/FUL	Erection of two storey rear extension and detached double garage to front. Greenholme, Forest Moor Road, HG5 8JY	KTC has no objections but would request that bat and swift surveys are completed as this is not an urban area as stated in the application.
5	25/01681/TPO	T1, T2 (Horse Chestnut) – Lateral reduction by 1.5m and crown lift by 3m. T3, T4 (Copper Beech) – crown lift off the road side by 5.05m and off the footpath by 2.4m, remove the dead wood, reduce extended branches back into canopy. T5, T6, T7, T8 (Beech) – crown lift off the road side by 5.05m and off the footpath by 2.4m and deadwood. T9 (Copper Beech) – crown lift off the roadside by 5.05m and off the footpath by 2.4m and lateral reduction by 2m. T10 (Spruce) – Fell, within Tree preservation Order 32/2008. Netheredge, Lands Lane, HG5 9DE	KTC objects to this application which should be examined by an arboricultural officer. It involves extensive damage to ten trees which are subject to preservation orders.
6	25/01673/FUL	Erection of part single, part two storey rear extension, first floor extension over existing garage and front entrance canopy. Refenestration and render finish to walls. Banksfield, Lands Lane, HG5 9DE	KTC objects to this application on the grounds that it is over intensive and overbearing. It is too close to the boundary wall, and there will be a loss of privacy to the next door neighbours.
7	25/01629/FUL	Hip to gable, loft conversion with 2 no pitched roof dormers to the rear including roof lights and internal works. 2 Scriven Road, HG5 9EQ	No objections
8	25/01865/FUL	Demolition of the existing conservatory. Erection of a single flat roof rear extension with internal alterations and the addition of a first floor roof light. Replacement of all existing windows and external doors. Addition of Solar panels on western side elevations roof. 12 Wetherby Road to rear of Grimbald Road, HG5 8LQ	No objections
9	25/01751/FUL	Installation of 1 no rapid electric vehicle charger together with ancillary electrical equipment to serve 2 no EV charging bays and the installation of a pay and display unit. Car Park, Abbey Road	See 25/088 above

25/092 ITEM 7 – To consider a response to the Notice of Proposal – Various Roads Knaresborough – CB-A6-SCRIVEN-TRO-01-Layout sent by North Yorkshire Council Highways

RESOLVED: KTC supports the proposed changes as detailed in the Notice of Proposal.

25/093 ITEM 8 - NYC Call for Sites – item referred from Full Council 16 June.

Members discussed and

RESOLVED: To incorporate a response as part of the Consultation detailed in Item 5 on the North Yorkshire Local Plan.

25/094 **ITEM 09 – To note** the date and time for the next meeting

Monday 28 July, 2025, 12 noon at Knaresborough House

Meeting closed at 1.20 pm

Signed by the Chair:
Councillor J Batt