

Planning Discussion Monday 28 July 2025

Due to the meeting being inquorate the Clerk has delegated power to respond to the Planning authority in consultation with Councillors as per Planning Committee terms of reference.

Cllrs and Staff present: K Davies

D Goode

A Pulman (Clerk)

Cllrs Batt and Flood sent apologies. Cllr Oakes absent.

2 members of the public were also present and were given the opportunity to talk to the Councillors regarding their concerns.

Planning Applications to consider:

Ref No:	Details of Application:	Comments:
1	25/02019/FUL Two storey side and two storey rear extension. 3 Grimbald Road HG5 8HD	No objections
2	25/02067/FUL Single storey front extension. 49 Park Way HG5 9W	No objections
3	25/02048/FUL Single storey wrap around extension. 11 Birkdale Avenue HG5 0LS	No objections
4	25/02060/FUL Erection of single storey porch, installation of 4 conservation rooflights, replacement of 2 existing fire escape rooflights to new Velux, alteration to 3 existing windows. The Old Coach House, Bilton Hall Farm HG1 4DW	No objections
5	25/01322/FUL Enlargement of existing garage at rear of house. 7 Belmont View HG5 8JJ	No objections
6	25/01706/FUL Installation of 3 no kiosks. Knaresborough Sewage Treatment Works HG5 8LJ	Neither support nor object. KTC shares the Environmental agencies concerns with potential impact of flooding events on this site and potential for the new facilities to add to contamination risks of the river Nidd and surrounding areas and for these reasons we support the points made by the Environment Agency. Plus, KTC shares the concerns raised by NYC officers with regards to the lack of Biodiversity Net Gains on the site itself. If provision is to be off site, KTC requests more details on this provision be given
7	25/01809/FUL Two storey side extension, single storey rear extension, garage conversion and rear pergola. 38 Aspin Drive HG5 8HQ	KTC object to this application due to it being over intensive development of the site and it will have a negative impact on the street view
8	25/02097/TPO Tree (T1) of TPO 05/2008 G39. 1 Appleby Gate HG5 9LY	No objections
9	25/01915/DVC ON Section 73 application for the variation of condition 2 (approved plans) of Planning Permission HGTZC24/00460/DVCON to	No objections

		allow for alterations to approved plans. Land comprising tennis court and surrounding area Abbey Road	
10	25/02002/LB	Listed building consent for the replacement of 4 no windows. 7 Church Lane HG5 9AR	No objections
11	25/02148/FUL	Installation of containers for storage purposes under Class B8 Use. Mylockup HG5 0SP	KTC object to this application due to it being an inappropriate development in an area adjacent to residential properties introducing significant noise disturbance for residents. The development is contrary to the existing Local Plan. Lighting will introduce significant light pollution next to the busy A59 into Knaresborough. Highway safety - Increased traffic volume on the A59 with a speed limit of 40mph where traffic consistently exceeds the speed limit and where the proposed access is close to a blind bend. There is also limited vehicle manoeuvrability. No indication of biodiversity net gains. There is no indication of hours that the site will be open, therefore there is an assumption that access will be available 24/7 and such operating hours would lead to significant nighttime disturbance to local residents.
12	25/01934/DVC ON	Variation of Condition 2 (Approved Plans) and Condition 3 (Finished Floor Levels) of Planning Permission 21/00865/FUL – Change of use from workshop and premises (Use Class – A1) to 3 dwellings (Use Class – C3), formation of terrace balconies and alterations to fenestration. Site of Riverside Works, Waterside.	No objections
13	25/01992/FUL	External alterations include reconfiguration of existing conservatory, restoration of chimney, new skylights and new dormer. Internal alterations include replacement and relocation of the existing modern spiral staircase and relocation of existing modern bathroom. 5 Gracious Street HG5 8DT	No objections
14	25/01993/LB	Listed Building Consent for external alterations including the reconfiguration of existing conservatory, restoration of chimney, new skylights and new dormer. Internal alterations include replacement and relocation of the existing modern spiral staircase and relocation of existing modern bathroom. 5 Gracious Street HG5 8DT	No objections
15	25/01783/TPO	Fell 2 no elm trees (T1 and T2) within TPO 01/1959. Bilton Hall Farm	No objections

16	<u>25/02040/COU</u>	Retrospective permission for the change of use from builders merchants to storage and distribution (B8). Units 6B and 7 Hambleton Grove Industrial Estate	KTC object to this application due to Highways Access issues. This site has had issues with HGV's accessing this site for many years. This proposal perpetuates totally inappropriate use of this site for HGV movements. Access is of limited width due to parked cars; the site is adjacent to a school and the schools playing fields. HGV movements represent significant danger to pedestrians, particularly children, and other road users. There are no details of expected hours of operation. Night movements will present significant noise pollution to adjacent residential properties. The site has limited space restricting the ability of HGVs to manoeuvre safely without significant impact on other businesses on this site. There are limited parking spaces for cars given the expected HGV movements. KTC note that the previous application in May 2024 was refused on the grounds of inadequate lorry parking and safe access and nothing in this application alleviates these issues. There is a proposed traffic regulation order in the process and a NYC health and safety report being undertaken, the results of which must be reviewed before any consideration of this application.
17	<u>25/02107/FUL</u>	Demolition of former single storey domestic garages and replacement with 1 no new self build dwelling, with vehicle parking, landscape works and boundary treatment and gates. Land and buildings on the east side of Park Avenue	No objections
18	<u>25/02153/LB</u>	Listed building consent for the proposed partial conversion of basement to form 2 habitable rooms and staircase access from upper storey and replacement of window within basement. Byards Lodge HG5 0LT	No objections
19	<u>25/02260/FUL</u>	Relocation of exposed gas pipework below ground, installation of a timber enclosure to relocated gas regulator and valves. Retrospective installation of 2 no underground LPG tanks with exposed green lids, 2 no LPG boilers and flues. Conyngham Hall HG5 9AY	No objections
20	<u>25/02261/LB</u>	Relocation of exposed gas pipework below ground, installation of a timber enclosure to relocated gas regulator and valves. Retrospective installation of 2 no	No objections

		underground LPG tanks with exposed green lids, 2 no LPG boilers and flues. Conyngham Hall HG5 9AY	
21	25/02221/FUL	Change of use of existing auction house and basement to 2 flats including minor external alterations. 2 – 4 Jockey Lane HG5 0HF	No objections but ask that consideration be given to the café on Jockey Lane to ensure people are aware it is open during any ongoing works.
22	25/02088/FUL	Conversion, extension and alteration of a former public house to form a public house, 3 no dwelling houses and 5 no flats. The Board Inn HG5 0ET	No objections

Email from Transport Planning Officer (Projects) – Cycling Network Development for Harrogate and Knaresborough – KTC welcome having visibility of the plans and hopes that the projects can be delivered. KTC would appreciate more specific timescales and firm commitments.

Next meeting: Monday 01 September 2025, 12 noon at Knaresborough House