

**MINUTES OF THE MEETING OF**  
**KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**  
**held at Knaresborough House**  
**on Monday 06 October 2025**

**PRESENT:** **Chair:** Councillor D Goode

**Councillors:** M Flood and S Oakes

**Staff Present:** The Deputy Clerk

**Also Present:** A member of the public

In the absence of Councillor Batt, members agreed that Councillor Goode should take the Chair.

**25/096 ITEM 1** - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.

**RESOLVED:** To receive apologies and approve reasons for inability to attend from Councillors J Batt and K Davies.

**25/097 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**

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| <b>Councillor D Goode</b> | Item 6 – Planning Correspondence - 25/02881/FUL – is known to the wife of the applicant |
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**25/098 ITEM 3 – KTC Public Speaking Session**

A member of the public attended to listen to the outcome of ITEM 6 – Planning Correspondence no: 25/03121/FUL but did not want to speak.

The Chair moved to take ITEM 6 – Planning Correspondence 25/03121/FUL – two storey side extension and single storey rear extension. Members had no objection to this application.

**25/099 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 01 September 2025

**RESOLVED:** That the minutes of the Planning Committee meeting held on Monday, 01 September 2025 be approved as a correct record and signed by the Chair.

**25/100 ITEM 5 – Business Remaining – none for this meeting****25/101 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       | <a href="#">25/02958/CLEUD</a><br>Certificate of Lawfulness for an existing use of land<br>Garage Block, Park Parade,<br>Knaresborough                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | KTC objects to this application on the grounds that the site was garages until approximately 2020. These garages were used for storage over a significant period with limited temporary use for car parking. The garages were removed only five years ago and from that point the land was used unofficially by residents as a car park. This is a brown field site and should be used for new homes development. |
| 2       | <a href="#">25/02960/LB</a><br>Listed building consent for the widening of opening to form new entrance to existing apartment, remove existing window, cut back existing stonework, remove existing stone window head and replace with matching stone head for new door opening. New timber stairs together with new separation wall to ground floor. Remove existing path around side of building, widen and re lay stone flag path to new doorway; form retaining wall to existing garden feature area, extending up to form 1100mm high balustrade to adjacent upper door to side of existing chapel corridor entrance. Presbytery to St Marys Church, 25 Bond End HG5 9AW | No objection                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3       | <a href="#">25/02321/LB</a><br>Listed building consent for the insertion of a new wood burning stove into the existing central fireplace in the reception hall<br>8 Castle Yard HG5 8AS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No objection                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4       | <a href="#">25/02997/TPO</a><br>Crown lift 1 no Prunus (T63) to achieve 2.5m clearance. Crown reduction of lateral spread by up to 2 metres of TPO 05/2008.<br>3 Appleby Gate HG5 9LY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No objection. KTC supports the arboricultural officer's report. It is recommended that the proposed works be approved in line with the submission and works to be completed by a trained arborist.                                                                                                                                                                                                                |
| 5       | <a href="#">25/02998/TPO</a><br>Works to 1 no Prunus (T24) of TPO 05/2008. Crown lift to achieve 2.5 metres clearance above ground. Crown reduction of lateral spread by 2m<br>2 Appleby Avenue HG5 9LY                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No objection. KTC supports the arboricultural officer's report. It is recommended that the proposed works be approved in line with the submission and works to be completed by a trained arborist.                                                                                                                                                                                                                |

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|----|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 6  | <a href="#">25/02881/FUL</a> | Erection of single storey rear extension<br>21 Farfield Avenue HG5 8HB                                                                                                                       | No objection |
| 7  | <a href="#">25/03008/FUL</a> | Replacement of garage link roof over storage area; formed with a new pitched roof with matching roof tiles; retention of garage door and new side cladding.<br>38 Farfield Avenue HG5 8HB    | No objection |
| 8  | <a href="#">25/03099/FUL</a> | Single storey side and rear extension<br>16 Blair Park HG5 0TH                                                                                                                               | No objection |
| 09 | <a href="#">25/03043/FUL</a> | Erection of single storey rear extension, first floor dormer extension and covered area to front of garage. Installation of 2 no rooflights to side elevation.<br>15 St Roberts Road HG5 8EQ | No objection |
| 10 | <a href="#">25/03121/FUL</a> | Two storey side extension and single storey rear extension<br>17 Crag Lane HG5 8EE                                                                                                           | No objection |
| 11 | <a href="#">25/03246/FUL</a> | Two storey side extension in place of an existing garage. Alterations to fenestration and internal layout changes. Widened driveway entrance.<br>10 Tentergate Avenue HG5 9BQ                | No objection |
| 12 | <a href="#">25/03322/FUL</a> | Erection of a detached single garage.<br>4 Tentergate Lane HG5 9BH                                                                                                                           | No objection |

## 25/102      **ITEM 7 – Neighbourhood Development Plan**

**7.1 To receive a verbal update on the latest progress of the Knaresborough Neighbourhood Development Plan** and to hear recommendations and decide on next steps if necessary to do so.

**7.2 To receive the e mail** from Senior Planning Policy and Place Officer, North Yorkshire Council re End of Consultation and Decision to Appoint Examiner and to note the next steps

Items 7.1 and 7.2 were discussed together with the Chair explaining the rationale behind the choice of Planning Examiner who has extensive experience with Neighbourhood Development Plans.

The Chair explained that the next step for KTC is to examine the comments made as part of North Yorkshire's consultation and a meeting date was set for Tuesday, 21st October at 9.00 a.m. for the committee to discuss their findings.

## 25/103      **ITEM 10 – To note** the date and time for the next meeting

Monday, 03 November 2025, 12 noon at Knaresborough House

**Meeting closed at 12.30 pm**

**Signed by the Chair:  
Councillor D Goode**