

**MINUTES OF THE EXTRA ORDINARY MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE**
held at Knaresborough House
on Monday 27 April 2026

PRESENT: **Chair:** Councillor David Goode

Councillors: M Flood, K Davies, and S Oakes

Staff Present: The Deputy Clerk

26/150 ITEM 1 - To receive **Apologies and consider approval** of the reasons for inability to attend the meeting.

Apologies, and reason for inability to attend, received and approved from Councillor J Batt.

26/151 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 6.1 – 26/01601/FUL – is well known to the applicant
Councillor S Oakes	Item 6.1 – 26/01601/FUL – is well known to the applicant

26/152 ITEM 3 – KTC Public Speaking Session – none for this meeting

26/153 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 30 March 2026

RESOLVED: That the minutes of the Planning Committee meeting held on Monday 30 March 2026 be approved as a correct record and signed by the Chair.

26/154 ITEM 5 – Business Remaining – none for this meeting

26/156 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	26/01329/FUL Erection of single storey rear and side extension. 4 Stonedale Close HG5 0JG	No objection
2	26/01466/FUL Two storey side extension. New detached single-storey store. Alterations to existing rear extension. New entrance canopy. Front elevation rooflight to main dwelling. 5 Princess Close HG5 0AQ	No objection
3	26/01176/FUL Increase eaves and ridge height of single dwelling house 32A Windsor Lane HG5 8DX	
4	26/01470/FUL Demolition of the existing single storey flat roof garage. Construction of a side and rear pitched roof single storey extension. Alterations to existing fenestration and new rooflights. Construction of a raised disabled access. High Orchard, 3C Stockdale Close HG5 8EA	No objection
5	26/01575/FUL Erection of single storey rear extension and porch. Conversion of existing garage. Alterations to existing fenestration. 43 Littondale Avenue HG5 0BQ	No objection
6	26/01379/FUL Single storey rear extension, internal alterations, removal of fire escape and alterations to fenestration. 18 York Place HG5 0AA	Object. KTC has concerns regarding the reduction in fire safety standards at this property; removal of the fire escape etc The lack of detail provided in terms of how this accommodation is going to be used in the future resulted in the committee not being able to support this application.
7	26/01595/FUL Pitched roof infill extension between the existing main dwelling structure and the ancillary garage store located to the front of the property (revised scheme). Kingfisher Cottage, 24 Abbey Road HG5 8HY	No objection
8	26/01641/FUL Single storey rear extension and porch to front 2 Fairfield Avenue HG5 8HB	No objection
9	26/01601/FUL Single and two storey rear extension, two storey front porch extension, loft conversion with dormer extension, detached garden building, application of off white render to external walls, replacement roof tiles, replacement external doors and windows, alterations to fenestration. 21 Aspin Way HG5 8HL	No objection
10	26/01625/FUL Single storey side and rear extension including 5 no: new rooflights and relocation of 4 no: solar panels onto new roof. 5 Scriven Road HG5 9EQ	No objection
11	26/01577/FUL Proposed detached double garage Sheilings, Ripley Road HG5 9BY	No objection

12	26/1568/FUL	Demolition of existing detached structures and erection of single storey rear and side extension with external terrace. Alterations to fenestration and boundary treatments. Replacement windows and doors to house. Removal of cladding, installation of garage doors and rooflights to existing garage. 22 Waterside HG5 8DF	No objection
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Following discussion surrounding the applications above, Members discussed the general quality of plans which are being accepted on the North Yorkshire Council planning portal. It was agreed that KTC writes to NYC Planning outlining the committee's shared concerns that the quality of information provided on the planning portal is starting to deteriorate, particularly with regard to lack of level of detail and the actual scale of drawings provided and asking if this can be addressed.

6.2 To consider and if thought fit, formulate response to correspondence from Scarborough Group International re Flaxby Park

RESOLVED: To invite a representative from Scarborough Group International to speak at the committee's next scheduled meeting on 01 June 2026.

6.3 To consider writing letter of objection to NYC Planning regarding 25/04454/EIAMAJ.

RESOLVED: To write a letter of objection to NYC Planning regarding 25/04454/EIAMAJ.

FURTHER RESOLVED: To write to NYC Planning highlighting the fact that KTC would want to be consulted on developments such as 25/04454/EIAMAJ as there is a significant impact on the area as a whole and not just individual parishes.

7.0 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 outlined the up to date status of the Knaresborough Plan. The document is now with the printer to complete edits and print in time to be presented to NYC Executive's Committee in June.

8.0 To Receive and Note

26/157 - Item 7.0 To note the date and time for the next meeting:

Monday 11 May 2026, 6.30 p.m. at Knaresborough House

Meeting closed 12.45 p.m.
Signed by the Chair:

Councillor D Goode