MINUTES OF THE MEETING OF
KNARESBOROUGH TOWN COUNCIL PLANNING COMMITTEE
held at Knaresborough House
on Monday 05 October 2026

PRESENT: Chair: Councillor J Batt

Councillors: M Flood, K Davies, D Goode

Staff Present: The Deputy Clerk

26/182 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 Councillors S Oakes and H Westmancoat.

26/183 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.

26/184 ITEM 3 – KTC Public Speaking Session – none for this meeting

26/185 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 07 September 2026

RESOLVED: That the minutes of the Planning Committee meeting held on Monday 07 September 2026 be approved as a correct record and signed by the Chair.

26/186 ITEM 5 – Business Remaining

5.1 To consider whether a consultation should be undertaken to determine the views of Knaresborough residents on proposed solar farms and associated developments in the areas surrounding the town and determine the relevant criteria.

RESOLVED: To defer this item until the 02 November meeting.

26/187 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	26/03807/FUL	Conversion and extension of detached garage, including raising of the roof, to form	No objection

		a home gym and first-floor home office and erection of a detached storage building. 1 Jervaulx Drive HG5 8LA	
2	**26/04983/FULMAJ**	Erection of 23 no light industrial units (Class E (g)(iii)) with associated works and landscaping. Land south of York Road Knaresborough	Object. This is over intensive development next to a residential estate. The development will have significant noise impact on the residents of the Nidderdale Lodge estate, resulting in unacceptable noise levels to residents living in mobile homes with very thin walls within feet of some of the industrial units. This represents an unacceptable impact to their quality of life. There are also a number of Issues raised by the Arboriculturist and Highways in respect of this Application. KTC requests that this Application be rejected until the Issues have been addressed by the Applicant and sent back to KTC for proper re-evaluation as a Consultee. With regard to the Credit Tracker documentation, KTC are not sure of the relevance of this as a Consultee!
3	**26/05157/TPO**	Lateral reduction by 2m to clear roof of 1 no sycamore (T2) under TPO 01/2020 T2 sycamore. 6 Abbey Road HG5 8HY	No objection but KTC would request that any work is undertaken outside the bird nesting season and that the arboriculturist's comments are conditioned in any permission.
4	**26/05063/LB**	Application of render to existing rear external walls, proposed additional rendering/re-rendering of existing boundary walls and replacement of existing rear door (Retrospective) 10 York Place HG5 0AA	KTC has no objection to the rendering but has an issue with the replacement of the back door with UPVC on a listed building. The back door should be replaced with wood to fit in with the listed building designation.
5	**26/04524/FUL**	Erection of 1 no dwelling house and alterations and extensions to existing dwelling house to form ancillary accommodation. Orchard Cliffs, Briggate to Bunkers Hill HG5 8BQ	No objection
6	**26/05031/FUL**	Conversion of existing outbuilding to ancillary accommodation with associated landscaping works. Byards Lodge HG5 0LT	No objection
7	**26/05032/LB**	Listed Building consent for the conversion of existing outbuilding to ancillary accommodation with associated landscaping works. Byards Lodge HG5 0LT	No objection

8	**26/04798/OUT**	Proposed new dwelling with associated landscaping 23A Crag Lane HG5 8EE	Object. Crag Lane is becoming congested with expansionism and building such that it is becoming overpopulated with housing that threatens wildlife and biodiversity. Many of our native and much-loved species are threatened. Crag Lane itself is so narrow that at times vehicles are required to reverse considerable distances in order to find suitable points at which there is a safe point to change direction and proceed safely. There are points at which the edge of the road directly overlooks the crag with only a low wooden barrier separating the vehicle from the safety of the road and falling into the valley itself.
9	**26/02737/FUL**	Proposed single storey rear extension and roof alterations to facilitate loft conversion, including two dormer windows, and associated internal alterations to the dwelling. Alterations to existing fenestration. Formation of new resin driveway. Associated external alterations include a dropped kerb for new driveway. 10 York Lane HG5 0AJ	No objection
10	**26/04613/LB**	Listed Building consent for conversion of existing House in Multiple Occupation (HMO) to form 2 no separate dwellings, with external works including addition of dormer, single storey rear extension, replacement windows, infilling window and rooflights. Internal alterations. 19 and 21 Briggate HG5 8BQ	No objection
11	**26/04612/FUL**	Conversion of existing House in Multiple Occupation (HMO) to form 2 no separate dwellings, with external works including addition of dormer, single storey rear extension, replacement windows, infilling window and rooflights. Internal alterations. 19 and 21 Briggate HG5 8BQ	No objection
12	**26/05673/TPO**	Fell 1 no larch (T1) within TPO 01/1959 1 Lands Lane HG5 9DE	No objection KTC requests that the Arboriculturist's requirements are Conditions to the Planning Permission
13	**26/05569/FUL**	Single storey rear extension 43 Littondale Avenue HG5 0BQ	No objection
14	**26/05748/ DVCON**	Section 73 Application for Variation of Condition no2 (detailed drawings) of Planning Permission HGTZC24/02969/FUL. (Change of use of existing ground floor hot food takeaway to commercial/office use. Demolition of existing ground floor side and rear extensions. Erection of replacement	No objection

		single storey side and rear extensions with raised terrace. Demolition of 2 no garages to create parking. Demolition of existing dormer and erection of 2 no dormer extensions and alterations to fenestration) to allow alterations to approved drawings. 14 Iles Lane HG5 8DY	
15	**26/05768/FUL**	Single storey rear extension 6 Pasture Crescent HG5 0PF	No objection
16	**26/05721/TPO**	Crown lift (by no more than 5m) of 2 no sycamore (T31 and T32 (T18 and T17 respectively on arborist plans) within TPO 53/2018 Lidl Chain Lane HG5 0DH	KTC supports the need for the crown lift but considers that 5m is over-pruning and represents significant removal of the active canopy which risks severe stress to the tress. KTC requests an NYC arboricultural report.
17	**26/05767/FUL**	Removal of existing tile hangings and replacement with proposed off-white render panels to the front and rear elevations. 40 Aspin Drive hG5 8HQ	No objection

26/188 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 updated members present regarding the current position of the Neighbourhood Development Plan. There had been 14 responses on the consultation addendum. The Planning Inspector has been engaged by NYC and has received all the new additional information.

26/189 ITEM 8 - To note the date and time for the next meeting:

Monday 02 November 2026, 12 noon at Knaresborough House

Meeting closed at 12.55 p.m.

Signed by the Chair:

Councillor J Batt