

**MINUTES OF THE MEETING OF KNARESBOROUGH TOWN COUNCIL HELD AT
KNARESBOROUGH HOUSE, KNARESBOROUGH ON MONDAY 14 SEPTEMBER 2009**

7.00pm – Presentation by Mrs L Kirkley Bryan, Technical Officer Recycling Development, HBC re recycling service for Knaresborough Town Centre.

PRESENT **Chair:** Councillor M Clemmitt (Mayor)

Councillors: B Asquith, R Archibald, J Batt, J Burdett, R Hall, J Hawkins, K Hawkins, L Powell,
J Walton, A Willoughby, and C Willoughby.

The Mayor welcomed everyone to the Town Centre Recycling Presentation and thanked Officers from HBC for giving up their time to come to talk to Knaresborough Town Council.

HBC Officers introduced themselves as:- Mrs D Rowe (Waste and Environmental Services Manager), Mrs L Kirkley Bryan (Technical Officer) and Mr S Johnson (Head of Service).

They began by thanking Knaresborough for piloting the normal kerbside recycling scheme and helping HBC throughout the process, which is now a great success. However they explained that there are still areas that are unable to participate, and the aim is to find a viable way to include them in a recycling scheme. Research has been undertaken and the idea of a ‘Mini Kerbsider’ is one that will be tested in Knaresborough. The small vehicle would come to Knaresborough Market Place one morning a fortnight (probably a Tuesday) remain there for 3 hours (suggested time is 7 – 10am) to enable those in the High Street and surrounding area to bring their recycling to the cart. Residents of Knaresborough will be notified by HBC sending out postcards detailing the information on, and providing them with a large plastic sack with strong handles that folds flat. The vehicle would be manned at all times, and staff would help residents empty their bags if necessary and provide them with another sack if needed.

HBC are hoping to run the scheme from October to December this year.

*KTC were then able to question the team about their concerns, which included the following:-
The positioning of the vehicle and traffic concerns, the capacity of the vehicle, the proposed times, the quality and size of the sacks and the number of properties HBC aimed to cover.*

The Chair thanked Officers from HBC for their informative presentation.

7.30 pm – COUNCIL MEETING

PRESENT **Chair:** Councillor M Clemmitt (Mayor)

Councillors: B Asquith, R Archibald, J Batt, J Burdett, R Hall, J Hawkins, K Hawkins, L Powell,
J Walton, A Willoughby, and C Willoughby.

ALSO PRESENT

Late Arrivals: none

Early departures: none

C 09/180 ITEM 1 – APOLOGIES

Apologies were received from Councillors P Godsell, B Holbrook, and L Lever.

C 09/181 ITEM 2 - DECLARATIONS OF INTEREST

All declarations are personal, unless otherwise stated.

Councillor K Hawkins	Member of HBC – will consider any same item at Harrogate Borough Council in the light of any new information
Councillor J Batt	Items 8c – Member of NYCC Item 7 Planning Application 1071.H – Share holder
Councillor A Willoughby	Item 4c – Renaissance Knaresborough sign steering group Item 9c – Prejudicial
Councillor C Willoughby	Member of HBC – will consider any same item at Harrogate Borough Council in the light of any new information Item 8e – Prejudicial
Councillor J Burdett	Member of HBC – will consider any same item at Harrogate Borough Council in the light of any new information Item 9d and 14e – Member of Committee Item 14c – Member of Town Twinning
Councillor R Hall	Item 4c –Member of Renaissance Knaresborough Item 9c – Prejudicial
Councillor M Clemmitt	Item 7 – Planning Application 861.D – knows applicant Item 14c – Chair of Town Twinning

C 09/182 ITEM 3 - MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the Council Meeting held on 24 August 2009 be approved as a correct record and signed by the Chair.

C 09/183 ITEM 4 – KTC PUBLIC SPEAKING SESSION

- a) Mr Rycroft, Winston UK Ltd re item 7 – Planning Applications 6.100.2658A & 2658.B

Mr Rycroft informed Councillors that Winston UK Ltd originally purchased the High Street and Boroughbridge Road properties in 2007. It had originally been the company's intention to restore the houses to their former glory. He pointed out that 2 of the properties had not been inhabited for over 30 years. Planning permission was granted last year and work began on the car park at the back of the buildings. However after much investigation, and consideration of advice, Winston UK Ltd have come to the conclusion that the only way to proceed is to demolish the existing houses and rebuild new properties in as similar style as is possible. The main reason for this is that the properties are in such a dilapidated state and suffering from continuous subsidence, for example in places the front of the buildings has fallen ½ a metre. The new properties will be named 'Bond End Gardens'.

KTC then raised queries including the following points:-

Underpinning of the properties, the window frames material, the number of chimneys and stacks, the guttering material, the quality and size of brick, the size of mortar joints, the gated car park, and the possibility of making the front gardens smaller so the pavement could be enlarged, making wheel chair access easier

The Chair moved to Item 7 Planning Applications 6.100.2685A and B

(Conservation area application for demolition of 6 terrace houses 2-10 Boroughbridge Road & 138 High Street
Demolition of 6 terrace houses and erection of 4 houses & 3 flats - 2-10 Boroughbridge Road & 138 High Street)

RESOLVED: That KTC have No Objections but would like to add a condition to the demolition of the houses, that they are replaced with a building of this design. Also that the planners negotiate with the developers over the number of chimneys and stacks and the slight widening of pavements

b) Mrs C Cook re item 7 – Planning Application 6.100.597C

Mrs Cook gave Councillors the history to this application, informing them of the reasons for objection and pointing out all the mistakes of the previous outline application:-

- i) The 3 large trees (2 Poplar and 1 Ash) with TPO's on the NW boundary were not on the original plans.
- ii) Exit from Slingsby Avenue on to Scriven Road difficult owing to poor sight line (less than 60m)
- iii) HBC claimed in conversation that the maximum speed of traffic entering Scriven Road was 20mph. However a timing strip survey done in November 2007 showed over 56% travelling at 26mph or above.
- iv) HBC arboriculturalist was not consulted about the trees. They decided that a 2m root protection was sufficient – this is contrary to their own guidelines and BS5837.
- v) HBC stated at a Planning Meeting that the trees did not over hang the site & were likely to come down. However the over hang actually measures 8-9 metres and contradicts what they originally wrote in their letter for the Tree Preservation Orders.
- vi) This would result in damage to the wildlife habitat - including breeding birds, hedgehogs and bats.
- vii) The outline application stated the site was 1452 sq metres. However the plot was advertised as 1250 sq metres, and measurements of the deed plans and satellite measurements also show the same 1250 sq metres.
- viii) Access is shown on the plans as over 7.5 metres, but its actual measurement is only 5.5metres.
- xi) Finally a letter was sent on behalf of 19 objectors to the Ombudsman claiming maladministration by HBC.

Mrs Cook also gave reasons why this application should be objected to:-

- i) Only 2 of the 3 trees on the NW boundary are shown on the plan, the position and canopy are wrong.
- ii) The large Ash on the SW boundary has been omitted from the plans.
- iii) Position of the large Silver Birch is also wrong on the plans and has a TPO.
- iv) The area is still marked as 1452 sq metres but plot was advertised as 1250 sq metres.
- v) The boundaries are wrong.
- vi) The siting of the 2 properties have changed, the 2 garages are now a garage and a car port, with altered driveways.
- vii) No tree survey is submitted, as required by section 16 of the form.
- viii) The ground level is to be reduced, and properties to be sited lower in to the ground. However there are no plans showing by how much, or what area would be affected, (original application showed level lowered by 0.75 to 1.0 metres).

Mrs Cook concluded by asking the Council to request that this is considered by Full Planning Committee.

The Chair moved to Item 7 Planning Applications 6.100.597.C

RESOLVED: That KTC state their objection to this application on three grounds:-

- i) That the houses are too big for the site, resulting in over intensive development of the site.
- ii) That the planned houses are far too close to the trees.
- iii) That the sunken houses would cut into the tree roots.

(Unanimous)

Also KTC feel that it is imperative that the whole matter is looked at again by Full Planning Committee considering there are many discrepancies in the original application.

(Unanimous)

(See also minute number183b)

c) Mr P Crossley, Partnership Development Officer HBC re item 9c (i) – Improved Pedestrian Signage

Mr Crossley thanked KTC for allowing him to come back to present his grant application. Since the previous presentation in June 2009, a steering group has been set up under Renaissance Knaresborough. The main improvements had been noted under pedestrian signage. Mr Crossley informed Councillors that the main aim of the project was to improve the information on the existing finger posts, by adding a further 26 fingers, and 8 new posts with 50 fingers, and 10 new wall plate signs. An application has been made to Yorkshire Forward Delegate Fund, which is to be matched funded and spent by the end of March 2010. The group are looking for matched funding from various groups and therefore are applying to the Town Council for support.

The Chair moved to Item 9c(i)

Councillor J Batt gave a prejudicial interest.

Councillors A Willoughby, R Hall and J Batt having declared a prejudicial interest in this item, left the chamber and took no further part in the discussion or voting thereon.

RESOLVED: That KTC give, by way of a grant £2,500 to Renaissance Knaresborough for Improved Pedestrian Signage.

- d) Mr D Rodger, Secretary Knaresborough Bowling Club re item 9c (ii)

Mr Rodger opened by informing Councillors that the Bowling Club in Knaresborough had been going since 1936. He said that membership was open to anyone and at present they have a wide membership group consisting of ages from 12 to 94. The club currently has 12 competitive teams in 4 different leagues and plays against a wide range of towns, and have even been invited to host the regional team event. The game brings in a large number of visitors to Knaresborough and is therefore a benefit to the town. The club are holding a series of fund raising activities to help boost funds, and would be grateful of a grant to help them achieve their target.

The Chair moved to Item 9c(ii)

RESOLVED: That KTC give by way of a grant £500 to Knaresborough Bowling Club.

C 09/184 ITEM 5 – BUSINESS REMAINING FROM PREVIOUS MEETING(S)

To consider matters arising from the presentation by Mrs Kirkley Bryan - Recycling Service for Knaresborough

RESOLVED: That KTC support the project as an experiment to see if it is successful.

C 09/185 ITEM 6 - BUSINESS REMAINING FROM PREVIOUS MEETING(S)

- a) Parish Consultation Meeting – i) to consider representatives from KTC to attend the meeting.

RESOLVED: That KTC Members who plan to be in attendance are:- R Archibald, J Batt, J Burdett M Clemmitt, K Hawkins, L Powell, A Willoughby, and C Willoughby.

- ii) to agree to pay KTC staff to minute the meeting.

RESOLVED: That KTC agree to pay the Clerk to minute the Parish Consultation meeting.

- b) Wall at the back of Knaresborough House - Councillor R Hall to report.

Councillor Hall explained that the matter had arisen during FEVA week when several events were held at Knaresborough House and it was found to be inaccessible for many, especially those in wheel chairs. Councillor Hall felt that the grounds should be utilised more, and suggested that a gap, maybe even a gate be put into the wall. The query arose of listed building consent, and Councillor A Willoughby suggested a meeting between KTC and HBC officers.

RESOLVED: That KTC ask to meet with HBC to discuss the improved pedestrian and disabled access at Knaresborough House.

(Unanimous)

C 09/186 ITEM 7 – PLANNING APPLICATIONS

RESOLVED: That observations be made to the Planning Authority upon the planning applications in Knaresborough stated hereunder, as indicated opposite each application:

<u>Reference</u>	<u>Applicant</u>	<u>Details of Application</u>	<u>KTC Comment</u>
09/03471/ FUL 44.G*	Mr Lee Bailey	Erection of single storey rear extension to include replacement garage, utility & annex (revised scheme) - Victoria Cottage, Thistle Hill	No Objections
09/03399/ REMAJ 155.Y*	The Co- Operative Group Ltd	Reserved matters application under outline permission 6.100.155.R.OUTMAJ for erection of extension to supermarket including car parking with appearance, landscaping and scale considered - Co-op, Chain Lane	Support the extension and keep local businesses going. <i>(Unanimous)</i>
09/03489/ TPO 861.D*	Mr Keith Tippey	Felling of 1 Alder tree within area A16 of Tree Preservation Order 01/1959. Stepping Stones House, Thistle Hill	No Objections
09/03484/ LB 1071.H*	Santander Global Services	Listed Building application for internal works inc installation of replacement counters, erection of 3 partitions & alt to existing layout - Bradford & Bingley Building Society, 1Market Place	No Objections
09/02985/ FUL 1452.A*	Mr & Mrs Vaughan Rimmer	Retention of roof terrace over rear extension with timber decking, 1.2m high railings & 1.7m high bamboo screen – 27 Aspin Park Crescent	KTC feel that the screen should be reduced to a reasonable height of 1.2metres.
09/03237/ TPO 1685.N*	Mr N Eggleton	Crown lift, clean & deadwood of 1 Ash, tree T2 and 1 Oak, tree T1 and remove 1 branch of same Oak, tree T1 of Tree Preservation Order 26/1993 - 9 Sovereign Fold	No Objections
09/03195/ FUL 2658.A**	Winston UK Ltd	Demolition of 6 terrace houses and erection of 4 houses & 3 flats - 2-10 Boroughbridge Road & 138 High Street	No Objections but KTC would like to add a condition to the demolition of the houses, that they are replaced with a building of this design. Also that the planners negotiate with the developers over the number of chimneys and stacks and the slight widening of pavements. <i>(See also minute number183a)</i>
09/03195/ CON 2658.B**	Winston UK Ltd	Conservation area application for demolition of 6 terrace houses 2-10 Boroughbridge Road & 138 High Street	No Objections but KTC would like to add a condition to the demolition of the houses, that they are replaced with a building of this design. Also that the planners negotiate with the developers over the number of chimneys and stacks and the slight widening of pavements. <i>(See also minute number183a)</i>

09/03332/ FUL 2701.A*	Mrs Lesley Nicholson	Retention and completion of 1.4m high boundary wall with railings & 1.9m high gate and pillars (revised scheme) - Briar Glade, York Road	KTC object as this is totally out of keeping with the area.
09/03516/ TPO 1823.D*	Mr M Cosgrove	Felling of 1 Sycamore tree in group G1 within Tree Preservation Order 1/1959 - Riverdale, Spitalcroft, Calcutt	No Objections
09/03598/ REM 597.C*	Mr & Mrs G Yates	Reserved matters application under outline permission 6.100.597.B.OUT for erection of 2 detached dwellings with appearance, landscaping and scale considered. Hillside, Slingsby Avenue	KTC object to this application on three grounds, i) That the houses are too big for the site, resulting in over intensive development of the site. ii) That the planned houses are far too close to the trees. iii) That the sunken houses would cut into the tree roots. <i>(Unanimous)</i> KTC feel that it is imperative that the whole matter is looked at again by Full Planning Committee considering there are many discrepancies in the original application. <i>(Unanimous)</i> <i>(See also minute number 183b)</i>

* Item for determination by HBC Head of Planning Services or Head of Planning Services /Chairman of Planning Committee

** Item for determination by Planning Committee

C 09/187 **ITEM 8 - PLANNING CORRESPONDENCE:**

a) **Planning Enforcements** (i) Confidential Papers: (3) *(see unpublished minutes)*

(ii) Reports of Investigation(s):
• Case No. 06/00544/PR15-22 Aspin Park Drive

RESOLVED: To receive and note

(Unanimous)

(iii) To note Section 215 Notice relating to Netheredge, Lands Lane,

RESOLVED: To receive and note

(Unanimous)

b) To note the following application **approved** by HBC (subject to conditions) **contrary to KTC's observations:**

None

c) To note the following **appeal:**

6.100.405.J Erection of 1 dwelling and formation of new vehicular access 22 Waterside.

RESOLVED: To receive and note

(Unanimous)

d) To note the following **withdrawn** application:

6.100.1191.O Change use from car dealership to storage and distribution of vehicle parts
Linkside Garage, Forest Lane Head. Harrogate HG2 7TE

RESOLVED: To receive and note

(Unanimous)

e) Planning Applications re. retention of temporary units 3300 and 3305 at King James's School – e-mail dated 4th September 2009 from Assistant Development Control Officer, NYCC .

Councillor C Willoughby, having declared a prejudicial interest in this item, left the chamber and took no further part in the discussion or voting thereon.

RESOLVED: That KTC are happy to withdraw their objection.

f) To note date of next **HBC Planning Committee** - Tuesday 15th September 2009 at 2.00pm, Crescent Gardens, Harrogate.

RESOLVED: To receive and note

(Unanimous)

C 09/188 ITEM 9 – CORRESPONDENCE

a) New Public Conveniences Fisher Street - letter dated 25th August 2009 from HBC Principal Building Surveyor, HBC.

RESOLVED: That KTC thank the Principal Building Surveyor for the new plans, but point out that they would like to see the door of the 24 hour toilet moved round to where the window is at present, for many reasons but most importantly because the door would be in view of the CCTV camera. They also would like the number of hand wash units in the gents toilets to be increased to 2, 1 wash station for 7 units is not enough

b) Review of the Statement of Principles Gambling Act 2005 – letter from HBC Licensing Manager

Councillor K Hawkins suggested that this is looked at by the Office Services Committee.

RESOLVED: that this item be considered by the Office Services Committee, who then report back to Council.

c) Application for grant funding:

i) Improved pedestrian signage – application for grant funding from Chair, Renaissance Knaresborough.

(See also minute number183c)

ii) Application for grant funding – letter dated 3rd September 2009 from Secretary, Bowling Club.

(See also minute number183d)

d) Harrogate & Area CVS – letter dated 17th August 2009 requesting assistance in identifying community groups within the Parish.

The Clerk explained that this should probably be completed by the office, but with the amount of work going through the Office at the moment, they just do not have time to compile a list and therefore asked Councillors for help.

RESOLVED: That Councillor J Hawkins will help compile a list with information provided by Councillor C Willoughby and the office.

(Unanimous)

C 09/189 ITEM 10 – REPORTS AND MINUTES OF COMMITTEES/WORKING GROUPS

- a) i) To approve recommendation of KTC Office Services Committee meeting held 2nd September 2009 relating to the changes to Standing Orders (*note: this requires 10 Councillors to vote in favour*)

Councillor K Hawkins asked for the crossing out to be removed from Standing Order 6.4b, and explained that Office Services would look at this Standing Order again when the Clerk had obtained advice from the YLCA.

RESOLVED: That the recommendation be approved.

- ii) To approve all other recommendations of KTC Office Services Committee meeting held 2nd September 2009

RESOLVED: That the remaining recommendations from Office Services Committee be approved.

- b) To approve recommendations of Footpaths Working Group meeting held 26th August 2009

RESOLVED: that the recommendations from Footpaths Working Group be approved.

C 09/190 ITEM 11 - REPORTS FROM THE CLERK

None

C09/191 ITEM 12 - OTHER MOTIONS SUBMITTED BY MEMBERS

None

C 09/192 ITEM 13 - INFORMATION EXCHANGE

- a) Councillor K Hawkins informed Members that the problems at Conyngham Hall with damage done by boy racers in the car park, seem to have improved. He was pleased to report that the number of incidents last year had decreased dramatically. The order police have issued 'if you do this again your car will be taken and crushed', as a deterrent seems to be working.
- b) A Willoughby was pleased to report that he had seen new play equipment appear on the 2 play areas on the new estates off Halfpenny Lane.
- c) Councillor C Willoughby mentioned that on Tuesday 15 September Yorkshire in Bloom Awards were being held in Bridlington and that the Mayor would be attending. Also on Friday 18 September it was Knaresborough in Bloom awards evening at Knaresborough House.
The Mayor added that she hoped most Councillors would come along to support Knaresborough in Bloom.
- d) Councillor B Archibald reported that the traffic had been dreadful at the Bond End junction yet again. It was pointed out that HBC were going to commission another detailed survey at the junction to check the lights sequence. Councillor Anne Jones has put in a request that a 2 day survey is carried out and that one of the days should be a Wednesday to reflect the extra traffic on market day.
- e) Most Councillors voiced complaints about the awful problems associated with the traffic lights for the works of improvements at Gracious Street. There had been a number of incidents where the lights had not been working which resulted in horrendous tail backs in every direction bringing the town to a virtual stand still. It was pointed out that work on that junction would be on going until the end of November.

- f) The Mayor informed Council that she and the Mayoress were looking forward to a trip to the twin town of Bebra.

C 09/193 ITEM 14 – TO RECEIVE THE FOLLOWING DOCUMENTS

Councillor J Hawkins gave a personal declaration of interest for 14c as a Member of Town Twinning.

- a) August 2009 Newsletter - Ripon Cathedral Development Campaign
- b) Document detailing the 6th Annual Safer Communities Conference – Tuesday 29th September 2009 The Pavilions of Harrogate
- c) Minutes of the Town Twinning Committee meeting held 9th July 2009 (previously emailed to KTC)
- d) September 2009 volume of The Clerk
- e) Harrogate & Area Council for Voluntary Service – Events dairy and Funding Bulletin September 2009

RESOLVED: To receive and note all the above

(Unanimous)

Meeting ended at 9.25pm