

**MINUTES OF THE MEETING OF KNARESBOROUGH TOWN COUNCIL HELD ON MONDAY  
17 DECEMBER 2007 AT KNARESBOROUGH HOUSE, KNARESBOROUGH**

**PRESENT** Chair: Councillor P Guest (Mayor)

**Councillors:** R Archibald, B Asquith, J Brankin, P Godsell, R Hall, J Hawkins, K Hawkins, L Powell, P Pye, A Willoughby, C Willoughby and L Yorke Davies.

**Late Arrivals:** C Willoughby (8.05) and J Hawkins (8.55)

**Early Departures:** None

**232 ITEM 1 – APOLOGIES**

Apologies were received from Councillors J Burdett and M Clemmitt.

**233 ITEM 2 - DECLARATIONS OF INTEREST**

All declarations are personal, unless otherwise stated.

Councillor K Hawkins Member of HBC – will consider any same item at HBC in the light of any new information.  
Item 4b and 7b - Knows people whose property borders the site.

Councillor A Willoughby Item 9a – Prejudicial  
Item 6 - Planning Application 2592 Footpath Secretary of the Harrogate Group of Ramblers Association

Councillor L Yorke Davies Item 4b and 7b – Knows someone who lives next to.  
Item 15b - C.A.P Member

Councillor P Godsell Item 4b and 7b – Knows someone who lives close by.  
Item 6 - Planning Application 648c uses the veterinary surgery.  
Item 15b - C.A.P Member  
Item 15d - Town Twinning Member

Councillor J Brankin Item 6 - Planning Application 648c - Uses the veterinary surgery.

Councillor P Pye Item 6 - Planning Application 648c - Uses the veterinary surgery.

Councillor L Powell Item 6 - Planning Application 648c - Uses the veterinary surgery.

Councillor R Hall Item 6 - Planning Application 137b - Knows the owner.

**234 ITEM 3 - MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That with the following amendment, the Minutes of the meeting held 3 December 2007 be approved as a correct record and signed by the Chair. *Date in the title should read 3 December 2007.*

**235 ITEM 4 – PUBLIC SPEAKING SESSION -**

**b) Mr A Nicholson - re Item 7(b) Planning Correspondence 1447D LIDL UK GMBH**

Mr Nicholson explained that there are far more families in Harrogate on a low income who are in need of a low cost food store, than in Knaresborough. He has grave concerns that the extra traffic along York

Road will produce more CO<sub>2</sub> emissions when the government are trying to reduce CO<sub>2</sub> emissions. Most customers in Leeds and Bradford travel over 4 miles to the Lidl stores. Most people in Knaresborough have said that they will not use Lidl so the majority of customers will be travelling. Surely it would make more sense to build houses on the site.

Councillors were able to question Mr Nicholson over whether he had written to HBC with his views.

**ITEM 7 PLANNING CORRESPONDENCE: b) LIDL UK GMBH** – letter dated 29 November 2007 from Principal Planning Officer, HBC. (*Revised Plan*) (*For information only*)

**RESOLVED:** That the Clerk writes to HBC asking by what objective criteria will ‘budget food store’ be defined, and how would it be enforced?

c) Mr P Batchelor – re **item 7f) Minerals and Waste Development Framework –Preferred Options.**

Mr Batchelor explained that the picture showed the whole quarry at Farnham but the actual site was a small piece between his nursery and a road. NYCC had previously stated that the quarry would be returned to agricultural land as it had been wrongly classified 20 years ago. There would be awful traffic problems with extra traffic along Bond End and Boroughbridge Road. There are concerns of health hazards as it is near a populated area and also over the underground water supply. There are great crested newts there which are protected under European law.

Councillor A Willoughby queried whether the sites W07 and W19 were in fact the same.

**ITEM 7 PLANNING CORRESPONDENCE: f) Minerals and Waste Development Framework – Minerals and Waste Allocations Preferred Options** – letter dated 27 November 2007 from Chief Planner (Forward Planning), HBC.

**RESOLVED:** That the Clerk writes to HBC and NYCC stating that KTC object to the site at Farnham (W07 and W19) over traffic issues. If the site is to serve a wide community, Bond End can not cope with extra traffic. KTC feel that this site is on the wrong side of town. There are a number of houses and local businesses very close. There are worries over the Great Crested Newt that has European protection. KTC would support the sites at Flaxby as this is better served by roads the A1 and the Southern by Pass, and Allerton Quarry. Under PPS1 the Farnham site is not adequate for the purpose in comparison to the sites at Flaxby and Allerton Quarry.

*(Councillor C Willoughby arrived at 8.05pm and declared a personal interest Member of HBC – will consider any same item at HBC in the light of any new information.)*

a) Councillor A Willoughby - re **Item 9(a) Cobbles - Park Square**

*(Councillor C Willoughby declared a prejudicial interest in the item above, left the chamber and took no part in the discussion or voting thereon).*

Councillor A Willoughby reminded Councillors that Mrs S Muir had previously been to ask KTC for help towards the cost of re-cobbling Park Square. HBC did not want to employ a quantity surveyor, so the residents of Park Square have done. This has now gone out to tender and the results are due back in January 2008. The residents have written to Harrogate and Knaresborough Councils to ask for a grant. Councillor A Willoughby stated that the part to be re-cobbled is the part that leads off the High Street.

*(Councillor A Willoughby declared a prejudicial interest in the item below, left the chamber and took no part in the discussion or voting thereon.)*

**ITEM 9 – CORRESPONDENCE (a) Cobbles Park Square – letter/estimates from Principal Conservation Officer, HBC dated 26 November 2007.** i) To consider Grant application form for funding.  
ii) Constitution of Park Square Residents Association.

**RESOLVED:** That KTC give a grant of £1,000.00 to support improvement of the town. The money is to be paid after work has commenced.

**236 ITEM 5 BUSINESS REMAINING FROM PREVIOUS MEETINGS**

None - move to next item.

**237 ITEM 6 - PLANNING APPLICATIONS**

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

<b><u>Ref</u></b>	<b><u>Applicant</u></b>	<b><u>Details of Application</u></b>	<b><u>Observations</u></b>
07/05810/FUL 137.B*	Graham A E Wilcox	Erection of detached garage to front of property (Revised) – The Gables, 20 Wetherby Road.	No Objections
07/06020/FUL 254.B*	M D Leicester	Retention of 3 porta-cabins, 3 storage containers, use of the site for office, sales/storage of chimney products plus retention of outside covered pallet racking (Revised) – The Old Goods Yard, Stockwell Road.	Object on the grounds of poor siting, traffic problems and the visual amenity.
07/05545/OU TMAJ 354.E**	North Yorkshire County Council	Outline application for the erection of 10 dwellings (site area 0.24ha) – Hollybank, 4 Stockwell Lane.	Support Application
07/05942/FUL 648.C*	Ashleigh Veterinary Clinic	Erection of single storey front extension to Veterinary Clinic – 61 Wetherby Road.	No Objections
07/05694/FUL 768.D*	Mr & Mrs P Dunlop	Erection of pitched roof to existing front dormer window – 56 Scriven Road	No Objections
07/05714/FUL 788.H*	Barkisland Homes	Conversion of first and second floors and three storey rear extension to form 9 apartments and erection of 2 retail units (site area 0.063 ha). – The Station Hotel, 19 Finkle Street.	No Objections
07/05643/FUL 1018.A*	Mr & Mrs J Douglas	Erection of two storey side and single storey rear extension – 19 Bardale Close.	No Objections
07/06011/FUL 2524.A*	Michael O'Shea	Erection of detached garage – 28 Scotton Moor, Ripley Road.	No Objections
07/05621/FUL 2560.B**	Hudson Construction Ltd.	Erection of replacement dwelling (Site Area 0.17ha) (Revised Scheme) – The Bungalow, Spitalcroft.	Object and reiterate what KTC have said previously:- 1, overbearing, sizing, massing and design. 2, not in keeping with properties in area. 3, visual impact from Abbey Road
<i>(Councillor J Hawkins arrived at 8.55)</i>			
07/05879/FUL 2592.A*	Webster Partners – Mr S Webster	Conversion of cart shed to form 1 dwelling with installation of new package treatment plant (Site Area 0.09ha) (Revised Scheme) – Hopewell House, Knaresborough North.	Object on the grounds of poor access – only access is by driving on a bridle way and the traffic will spoil the amenity for cyclists, walkers and horse riders.
07/05685/FUL 2630*	Mr John Williams	Erection of single storey and first floor side extensions, 1 side dormer window and pitched roofs to front and sides of property – 11 Crestholme Close.	No Objections
07/05631/FUL 2631*	Mrs Paula Armstrong	Erection of side extension and increased roof height including 1 front dormer window – 28 Park Gate.	No Objections

07/05842/FUL Mr R Kitchen Erection of single storey rear extension – 2 Wetherby Road. No Objections  
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\* Item for determination by HBC Head of Planning Services or Head of Planning Services /Chairman of Planning Committee

\*\* Item for determination by Planning Committee

### **238 ITEM 7 PLANNING CORRESPONDENCE:**

a) **Planning Enforcements** – (i) Confidential Papers (*item taken in confidential session*)

(ii) Report of Investigations:

- 06/00527/PR15 – 15 Baldersdale Avenue
- 07/00651/PR15 – 38 High Street
- 07/00636/ADVERT – 50 Bond End
- 07/00635/ADVERT - 48 Bond End

**RESOLVED:** To receive and note.

b) LIDL UK GMBH – letter dated 29 November 2007 from Principal Planning Officer, HBC. (*Revised Plan on display in the Council Chamber*) (**For information only**)

**See minute number 235b**

c) To note the following **APPEAL DECISION:**

i) 6.100.2494.A.FUL (Appeal Ref. APP/E2734/A/07/2045376/WF) – Erection of two storey side and single front extension – Appeal by Mr & Mrs L Escott, 10 Chain Lane. – **APPEAL DISMISSED**

**RESOLVED:** To receive and note.

d) **To note applications approved by HBC (subject to conditions) contrary to KTC observations:**

i) 6.100.1444.B.FUL (07/05066/FUL) – Erection of single storey rear extension, pitched roof to existing garage and installation of 2 flues on main roof of house – 28 St Margaret's Gardens. (*Note: KTC object to the 2 flues i) visual amenity ii) concerns of effect on neighbours health of omissions from flues.*)

ii) 6.100.2621.FUL (07/04887/FUL) – Erection of two storey side and rear extensions and single storey side extension – 2 Farndale Road. (*Note: KTC object - out of keeping, changing character of house totally.*)

iii) 6.100.2623.FUL (07/05451/FUL) – Retention of boundary fence to front and side –

15 Baldersdale Avenue. (*Note: KTC object - it is obtrusive and spoils visual amenity.*)

**RESOLVED:** To receive and note.

e) To note the following **WITHDRAWN APPLICATION**

i) 6.100.2211.C.FUL – Erection of detached utility block – The Paddocks Land comprising OS Field 5710 Cass Lane, Calcutt.

**RESOLVED:** To receive and note.

f) **Minerals and Waste Development Framework – Minerals and Waste Allocations Preferred Options**

– letter dated 27 November 2007 from Chief Planner (Forward Planning), HBC.

**See minute number 235c**

### **239 ITEM 8 - HBC PLANNING COMMITTEE – Opportunity to Speak – Tuesday 18 December 2007 at 2.00pm Crescent Gardens, Harrogate.**

*The Clerk reported that after the agenda was printed, the post arrived with details of the applications for Thistle Hill 6.108.40.BDVCMAJ and 6.108.40.CDVCON. These are both to be heard at the above meeting.*

**RESOLVED:** That details of the above meeting, at which the noted application relating to Knaresborough is to be heard, be received and noted (No Councillor from KTC to attend).

**240 ITEM 9 – CORRESPONDENCE**

- (a) Cobbles on Park Square – letter and estimates from Principal Conservation Officer, HBC dated 26 November 2007. i) To consider Grant application form for funding.  
ii) Constitution of Park Square Residents Association also enclosed.

*See minute number 235a*

- (b) North Yorkshire and York NHS Primary Care Trust – letter and Summary Consultation Document received 28 November 2007 from Assistant Director of Mental Health.

*(Councillor P Pye declared a personal interest in the above item – Husband works for Strategic Health Authority)*

**RESOLVED:** That Councillors Godsell and J Hawkins would look at the report and bring it back to Council at the next meeting 2 January 2008.

- (c) Knaresborough Castle – e-mail dated 30 November 2007 from Head of Leisure Museums and Arts HBC.

**RESOLVED:** To pass this to the Performance Area Committee.

- (d) Winter Maintenance Review – letter received 3 December 2007 from Chairman Winter Maintenance Scrutiny Task Group, NYCC.

**RESOLVED:** To receive and note.

**241 ITEM 10 – REPORTS AND MINUTES OF COMMITTEES/WORKING GROUPS**

- a) Performance Area Committee – Minutes of the Seventh Meeting held on Tuesday 27 November 2007.

**RESOLVED:** That KTC accept the minutes.

**242 ITEM 11 - REPORTS FROM THE CLERK**

- a) **Budget for 2008/2009** – Councillors to comment on proposed budget.

Councillor K Hawkins offered to contact other Councils in the area to find out what their precept is for 2008/9. KTC agreed to hold a meeting on 7 January to discuss the budget in greater detail.

**243 ITEM 12 - ACCOUNTS FOR PAYMENT AS PER SCHEDULE OF ACCOUNTS (324)**

**RESOLVED:** That the accounts for payments, amounting to £15,236.73 as detailed on Schedule of Accounts No.324 be authorised for payment and the Clerk and two signatory Councillors be authorised to sign the cheques on the Council's account in settlement of the payments concerned *(Councillors Godsell and Hall signatories)*.

**244 ITEM 13 – OTHER MOTIONS SUBMITTED BY MEMBERS**

- a) **Christmas Tree Lights** - Request from residents as to why the Christmas Tree lights are only on from 3.00pm they would like to see the tree lights on all day. Councillor Godsell to report.

**RESOLVED:** That the Clerk look into this with HBC.

**245     ITEM 14 INFORMATION EXCHANGE**

- a) Councillor L Powell – had been to a service at Ripon Cathedral for St Michael’s hospice – there are plans to open a Lymphodemia clinic in Knaresborough.
- b) Councillor P Godsell – wanted the Clerk to investigate having a combination lock on the door to the Council Chamber.
- c) Councillor L Yorke Davies – queried whether Scriven Park would be open before Christmas, as reported in the paper. Councillor K Hawkins said it would be in the New Year.
- d) The Clerk – reminded Councillors that the next Council meeting was on Wednesday 2<sup>nd</sup> January 2008 and that the agenda would be going out on Thursday this week.
- e) The Clerk – reminded Councillors of the event to be hosted by the Mayor for the Guides on 1 February 2008, all names of Councillors wishing to attend to the office.

Councillor J Hawkins declared a personal interest 15d Town Twinning member.

Councillor P Guest declared a personal interest 15d Town Twinning member.

**246     ITEM 15 - RECEIVE THE FOLLOWING DOCUMENTS**

- (a) SLCC 2008 Practitioners’ Conference – 11.00am on Friday 29 February until 3.45pm on Saturday 1 March 2008 at the Moat House Hotel, Stoke-on-Trent, Staffs.
- (b) Knaresborough Community & Police Group Minutes of Meeting held at King James’s School Tuesday 2 October 2007.
- (c) Bilton Conservation Group Newsletter Winter 2007.
- (d) Knaresborough Town Twinning Committee – Minutes of meeting held on 8 November 2007.

**RESOLVED:** To receive & note.

**Meeting ended at 9.45pm**