

3000

**MINUTES OF THE MEETING OF KNARESBOROUGH TOWN COUNCIL HELD ON WEDNESDAY 27 AUGUST 2008 AT KNARESBOROUGH HOUSE, KNARESBOROUGH.**

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

**Councillors:** B Asquith, J Burdett, M Clemmitt, K Hawkins, J Hawkins, B Holbrook, L Powell, J Walton, A Willoughby and C Willoughby.

**Late Arrivals:** none

**Early departures:** none

**498 ITEM 1 – APOLOGIES**

Apologies were received from Councillors B Archibald, R Hall, S St John-Jones and L Yorke-Davies

**499 ITEM 2 - DECLARATIONS OF INTEREST**

All declarations are personal, unless otherwise stated.

Councillor B Asquith            Item 15a - Prejudicial

Councillor J Burdett            Member of HBC – will consider any same item at HBC in the light of any new information.

Councillor M Clemmitt            Item 6 – Planning application 377.C. known to applicant

Councillor P Godsell            Item 6 – Planning application 913.A. knows applicant  
Item 7c(i) – knows neighbour.

Councillor K Hawkins            Member of HBC – will consider any same item at HBC in the light of any new information.  
Items 7c, 7e (i) and 8b - Prejudicial

Councillor J Hawkins            Items 7c, 7e (i) and 8b - Prejudicial

Councillor L Powell            Item 6 – Planning application 2671 –ex colleague  
Item 7a(ii) Planning enforcements – responsible for complaint.

Councillor A Willoughby            Items 7c and 15a – Prejudicial  
Item 15f – Member of Renaissance Knaresborough

Councillor C Willoughby            Member of HBC – will consider any same item at HBC in the light of any new information.  
Items 7c and 15a - Prejudicial

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

**RESOLVED:** The Minutes of the meeting held 28 July 2008 be approved as a correct record and signed by the Chair.

3001

**501 ITEM 4 – KTC PUBLIC SPEAKING SESSION**

a) Mr A Wright re planning application 6.100.2085.D

Mr Wright spoke about the planning application and told Councillors that he lives opposite the site, and that it has been derelict for 5 years at least. Applicants applied to have houses built on the site, and then a nursing home, but planning policy states that this is employment land. Mr Wright asked the Council if they would do two things to get this site tidy.

1. Ask HBC to write to the owners asking them to put a fence around the site and tidied it up.
2. If the owners took no action to ask HBC to consider issuing them with a Compulsory Purchase Order.

**ITEM 6 – PLANNING APPLICATION- 6.100.2085.D****RESOLVED:-** That KTC object on the grounds of:

1. The land should be retained for employment use in accordance with policy E2.
2. The proposed housing is of insufficient density for a plot this size.

**RESOLVED:-**

To write to HBC to state KTC and local residents are fed up with the site being left vacant and in an untidy state, and to ask HBC to press the owners to get the land fenced and tidied up. If not HBC should consider a Compulsory Purchase Order.

**502 ITEM 5 - BUSINESS REMAINING FROM PREVIOUS MEETING(S)**

None

**503 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>
08/03830/TPO 265.K*	Mr Patrick Leonard	Felling of 1 Hawthorn tree and felling of 1 Oak tree A8 of Tree Preservation Order 1/1959 Abbey Mill Bungalow, Abbey Road.	Object to felling of Oak tree no adequate reason for it.
08/03575/FUL 377.C*	Mr Graham Chivers	Erection of single storey rear extension – 6 Coverdale Drive.	No objections.
08/02934/FUL 543.K*	David Fox Ltd	Erection of single storey side extension – Colebrooke Court, Halfpenny Lane.	No objections.
08/03624/FUL 643.F*	Mr and Mrs Mackrill	Erection of rear roof terrace and installation of 1 roof light to side3 and 1 roof light to front – 22 Belmont Avenue, Calcutt	No objections.
08/03533/FUL 913.A.*	Mr John Gutherie	Erection of single storey side extension with accommodation in roof space – 14 Garsdale Road.	No objections.
08/03544/FUL 1119.B*	Mr Oliver Longstaff	Erection of single storey front and rear extensions and additional accommodation in roof space (Revised Scheme) – 17 Boroughbridge Road.	No objections.

## 3002

08/03595/FUL 1491.S*	Mr C Andrews	Erection of two storey rear extension and single storey front extension – 68 Boroughbridge Road.	Object – Overbearing and will bring building closer to the road.
08/03401/ FULMAJ 2085.D**	The Fisher Partnership	Erection of 10 dwellings with formation of new vehicular access and road (site area 0.27ha) (revised scheme) – Former Timber Yard, Hambleton Grove.	KTC object on the grounds of: 1. The land should be retained for employment use in accordance with policy E2. 2. The proposed housing is of insufficient density for a plot this size.
08/03611/FUL 2157.A*	Ms Monia Uden	Erection of single storey side extension – Westfield, Slingsby Avenue.	No objections.
08/03771/FUL 2403/B*	Mr John Stockill	Erection of single story side extension with installation of 1 roof light – 5 Aspin View.	No objections.
08/02335/FUL 2443.B**	Mr Albert Renton	Erection of detached dwelling and formation of new vehicular access (Site Area 0.04ha) – Land adjacent to Coniston, Wetherby Road.	No objections.
08/03175/FUL 2494.C*	Mr Lee Escott	Erection of single storey side extension – 10 Chain Lane.	Object – Previous extensions extending in various directions. New extension enlarges the house a lot. Total quantity of extensions in a small plot.
08/03445/FUL 2647.A*	Future Lease Ltd	Conversion of outbuilding to form 2 flats with hard and soft landscaping (Site Area 0.02ha) – Building to rear of 88 High Street.	No objections – KTC in favour of this application as derelict land brought back into use, area will be tidied up and regenerated. KTC welcome this application. <b>(Unanimous)</b>
08/03153/FUL 2670*	Mr C Harper	Erection of detached garage - 31 Greengate Lane.	No objections.
08/03344/FUL 2671*	Mr Hiven Padgett	Erection of single storey front and side extensions, porch to rear and loft conversion to form additional living accommodation with 2 rear dormer windows and 6 rooflights – 56 Aspin Oval.	No objections.
08/03358/FUL 2672*	Mr T Eustace	Erection of single storey rear extension and conversion of garage and erection of pitched roof to form additional living accommodation – 2 Farfield Mount.	No objections.
08/03122/FUL 2673*	Mr Sewell & Ms Jowett	Erection of rear conservatory and reduction of detached garage – 39 Grimbald Road.	No objections.
08/03444/TPO 2674*	Scotton Tree Care	Crown reduce 2 Prunus trees within group G24 of Tree Preservation Order 05/2008 – 15 Appleby Crescent.	No objections.
08/02539/FUL 2675**	Mr White	Erection of 1 attached dwelling (site area 0.016ha) – 32 Meadow Road.	Object – Unbalanced and out of keeping with street scene and overbearing on plot size.
08/03625/FUL 2676*	Mr I Fletcher	Erection of single storey rear and side extension – 18 Fossdale Close.	No objections.

## 3003

08/02883/FUL Mr & Mrs PLANNING CONSULTATION OUTSIDE No objections.  
6.94.40.F Skrentny KNARESBOROUGH BOUNDARY

Conversion of offices (Use Class B2 –  
General Industry) to form dwelling (Site Area  
0.4ha) – Scriven Park, High Bond End.

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

#### 504 ITEM 7 - PLANNING CORRESPONDENCE:

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

(ii) Report of Investigations:-

- 08/00309/PR15 (Planning Ref.6.100.818) – 19 Widdale Road
- 08/00315/PR15 (Planning Ref.6.100.2374) – Former Scriven Womens Institute, Park Avenue
- 08/00334/ADVERT – Street Record, Thistle Hill  
08/00340/PR15 (Planning Ref.6.100.272.R.FUL) – Manse Masterdor Ltd, Hambleton Grove.

**RESOLVED:** To receive and note.

b) To note the following **NOTICE OF APPEAL** re HBC's refusal of planning permission:  
(i) 08/00092/REPP – 6.100.788.H.FUL – (APP/E2734/A/08/2079578/NWF) - The Station Hotel, 19 Finkle Street. Redevelopment of public house and erection of extensions to provide replacement licenced premises, 9 apartments and 2 retail units (site area 0.063 ha). (*KTC comments: No objections*).

**RESOLVED:** To receive and note.

(ii) 08/00094/REFCON – 6.100.788.I.CON – (APP/E2734/E/08/2079582/NWF) – The Station Hotel, 19 Finkle Street. Conservation area application for the demolition of workshop/garage and the rear section of the public house. Appeal by Barkisland Homes. (*KTC comments: No objections*).

**RESOLVED:** To receive and note

(iii) 08/00111/REFPP – 6.100.1789.A.FUL – (APP/E2734/A/08/2081/WF) – 11 Appleby Way. Erection of first floor side extension. Appeal by Mr Noel Butler. (*KTC comments: No objections*).

**RESOLVED:** To receive and note.

(Having declared a prejudicial interest in item 7c) Councillors K Hawkins, J Hawkins, C Willoughby and A Willoughby left the Council Chamber and took no part in the discussion of voting thereon)

c) To note the following **NOTICE OF ENFORCEMENT APPEAL INQUIRY:**

(i) 6.100.1866.D.FUL and 06/00207/PR15 – (APP/E2734/A/07/2056166 and APP/E2734/C/07/2056166) - Fawley, Ripley Road – Change of use of land to form domestic curtilage – Further to the above appeals an Inquiry is to be held at 10am on 4 September 2008 at the Council Offices, Crescent Gardens, Harrogate.

**RESOLVED:** To receive and note.

(Councillors K Hawkins, J Hawkins, C Willoughby and A Willoughby returned to the Chamber)

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

- (i) 6.100.247.N.COUCOU – Appeal Ref. APP/E2734/A/08/2070955 – Change of use of newsagent (Use Class A1 – Shops) to form one A1 Unit and one A2 Unit (Use Class A2 – Financial and Professional Services) (Revised Scheme) – 35 High Street. **Appeal allowed.**

**RESOLVED:** To receive and note.

e) To note the following applications approved by HBC (**subject to conditions**) **contrary to KTC observations**

- (i) 6.100.1447.E.ADV - Display of 1 externally illuminated fascia sign to front, 1 externally illuminated fascia sign to side and 2 non illuminated wall mounted signs either side of entrance – LIDL UK, York Road Nurseries, York Road. (KTC comments: *Object on the following grounds: - The proposed signs are all too large. The signs are all to be internally illuminated and the Town Council are of the opinion that the 2 low level wall mounted signs in particular could be a distraction to motorists as they are to be at road height. KTC requests that if planning permission is to be granted, a condition be imposed that all signs are illuminated only when the store is open.*) **UNANIMOUS**

(Councillors P Godsell, Mavis Clemmitt and J Burdett declared a personal interest as they know neighbour.)

**RESOLVED:** To receive and note.

- (ii) 6.100.2542.C.FUL – Conversion of dwelling to form 3 flats with erection of raised terrace to rear (south) elevation (Site Area 0.02ha) – 2 Waterside. (KTC comments: *Object: This is a very dominant building in an important position on the town's riverfront. We object to the raising of the wall adjacent to the public park as this will reduce the amenity of the public park and will affect views of 'High Bridge' a listed structure and a Scheduled Ancient Monument. This will detract from views in this tourist area of the town. Converting this one house into three flats would increase traffic on Waterside, a road where traffic is restricted in order to improve the enjoyment of pedestrians. The proposal would result in an impractical parking situation due to the need to enter Waterside to then find the three spaces are full, resulting in more traffic movements. The proposal would be acceptable if the wall was not raised, fewer windows overlooked public areas and if residents' cars were parked in the adjacent Conyngham Hall car park.*)

**RESOLVED:** To receive and note

f) To note confirmation of Tree Preservation Order No. 22, 2008 – Little Runswick, Spitalcroft, Calcutt.

**RESOLVED:** To receive and note.

**505 ITEM 8 - HBC PLANNING COMMITTEE - Opportunity to Speak –Tuesday 26 August 2008 at 2.00pm Crescent Gardens, Harrogate.**

It was noted that the above meeting at which the following applications were due to be considered had already taken place: (No KTC Councillor had attended).

- a) 6.100.2401.D.LB – Listed building application for the removal of part of wall to form new vehicular access for proposed dwelling and 26 Bond End – 16-22 and 26 Bond End.

**3005**

- b) 6.100.2401.F.FUL – Erection of detached dwelling, detached garage, formation of new vehicular access and removal of 10 fruit trees within Knaresborough Conservation area (site area 0.07ha) (revised scheme) – Land to the rear of 1 Boroughbridge Rd.

**RESOLVED:** To receive and note

**506 ITEM 9 – CORRESPONDENCE**

- a) Royal Maundy in 2010 – letter dated 29 July 2008 from Lord Crathorne, Lord Lieutenant for North Yorkshire.

**RESOLVED:** To receive and note. (*Unanimous*)

- b) Application to add a Footpath to the Definitive Map and Statement – Abbey Road – letter dated 30 July 2008 from Definitive Map Officer, NYCC.

**RESOLVED:** To diary it in 6 months time – note to do every 6 months to chase up.

- c) Additional Allotment Land – letter received 4 August 2008 from Secretary, Knaresborough Allotments Self Help Scheme.

**RESOLVED:** 1) To survey residents to see if Pasture Crescent is suitable for allotment land.  
2) Councillors K Hawkins and A Willoughby to identify boundaries of Frogmire site and Allotment Association to produce a map of two areas.  
3) Once this has been done the Clerk can contact HBC to enquire whether we need planning permission.

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

- a) Events Management - Report by Councillor K Hawkins of meeting held 23 July 2008 with HBC Officer.

**RESOLVED:** To receive and note. (*Unanimous*)

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

- a) Appointments to Committees, Working Groups and External Organisations 2008/2009

**RESOLVED:** Defer this item until next meeting.

- b) Lieu Hours - Clerk to report.

**RESOLVED:** Item taken in confidential session at the end of meeting.

- c) Bank Signatories – New signatories needed for accounts - Clerk to report.

**RESOLVED:** That Councillors B Holbrook and K Hawkins join the list of signatories and Councillor R Hall comes off the list as he is unable to come into the office during the week to sign cheques.

d) Staffing Issues – Clerk to report.

**RESOLVED:** Item taken in confidential session at the end of meeting.

**509 ITEM 12 - ACCOUNTS FOR PAYMENT AS PER SCHEDULE OF ACCOUNTS 338**

**RESOLVED:** That payments, amounting to £3,795.46 as detailed on the payment Schedule 338 be received and noted.

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

a) Tourist Information for Knaresborough – Proposer: Councillor J Burdett

“That KTC contact [www.yorkshiredales.org](http://www.yorkshiredales.org) and ask them to promote Knaresborough and give us far more publicity in their next year’s brochure. This is a lovely booklet but surely our town warrants more than a little picture of the castle and a few mentions on Great days Out 2008.”

**RESOLVED:** That the Clerk contact Stuart Quin, Director, Tourist Information Centre to find out about this information booklet. Has this booklet been part funded by HBC as KTC would like to see an improved presence in any future leaflet. (*Unanimous*)

b) Future of Knaresborough Police Station – Proposer: Councillor K Hawkins:-

‘That KTC oppose any plans to shut Knaresborough Police Station’

**RESOLVED:** “KTC to oppose any plans to shut Knaresborough Police Station without adequate facilities being provided elsewhere in the town centre” and send copy to Graham Maxwell, Chief Constable and County Councillors. (*Unanimous*)

c) Post Office – Proposer Councillor K Hawkins:-

‘That KTC will explore the opportunity suggested in the Post Offices’ Aspin Lane closure document about possible alternatives, and will approach:-

- i) the Post Office with a view to a meeting.
- ii) local supermarkets to see if they are willing to provide Post Offices services’.

**RESOLVED** That the above motion be adopted with the following amendment:

- ii) to read “**Co-op**” instead of “local supermarkets.” (*Unanimous*)

d) Newsletter - Proposer Councillor Christine Willoughby

"That Knaresborough Town Council produces a Town Council newsletter to be distributed around the town in the usual way to be published before the end of October 2008"

**RESOLVED:** That the above motion be adopted and Councillor C Willoughby to edit the newsletter and e-mail out to Councillors. (*Unanimous*)

**511 ITEM 14 - INFORMATION EXCHANGE**

a) Councillor K Hawkins – Traffic Lights at Halfpenny Lane are now in place and will be on trial for six months.

**3007**

- b) Councillor J Hawkins on behalf of the Council congratulated the Clerk on her forthcoming marriage which will take place this weekend 30 August 2008.
- c) Councillor A Willoughby informed the Council that the Blind Jack Statue was progressing well.
- d) Renaissance Knaresborough, Shop Improvement Grants - Councillor A Willoughby stated that application forms for grants are now available and are up to a maximum of £25,000.
- e) Councillor A Willoughby - Riverside Project- this project is next to the Viaduct and is moving ahead. HBC are undertaking the finalized plan and has to be completed by March 2009.
- f) Councillor C Willoughby has distributed Awards Evening information for Knaresborough in Bloom which is 12 September 2008. Yorkshire in Bloom results are expected on 16 September 2008.
- g) Councillor B Asquith – Observer Newspaper featured a full sized colour picture of Knaresborough Viaduct.
- h) Councillor B Asquith - Repairs needed to chair in Council Chamber – need a joiner.
- i) Councillor J Burdett – A 10 year old had recently had her foot caught in the Youth Shelter. This was the second incident to which the Fire Brigade had been called. Councillor Burdett had spoken to HBC and the shelter manufacturers. The latter had agreed to make any necessary modifications to the shelter and in the meantime, Mel Greaves (HBC) had arranged for signs to be erected and the shelter cordoned off. A “Problem Solving” meeting with Mr Greaves had been arranged for 4 September 2008 at 2.30pm at Knaresborough House; all Councillors were welcome to attend.
- j) Councillor M Clemmitt reported a successful trip to Bebra with the Silver Band.
- k) Councillor P Godsell reported that FEVA had been a success and despite the weather not being too good there had still been a reasonable turnout.
- l) The Clerk reported that Jean Welch would like to convey her thanks re grant for Car Free Day in September and a banner had been ordered.

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

*(Having declared a prejudicial interest in item 15a) Councillors C Willoughby, A Willoughby and B Asquith left the Council Chamber and took no part in the discussion or voting thereon). It was noted that Councillors P Godsell, J Burdett, J Hawkins, K Hawkins and M Clemmitt had been granted special dispensation by HBC Standards Sub-Committee to discuss matters relating to the Blind Jack Statue.*

- a) The Blind Jack Statue Working Group – letter of thanks from Treasurer re Grant.

**RESOLVED:** To receive and note.

*(Councillors C Willoughby, A Willoughby and B Asquith returned to the Chamber)*

- b) Royal Mail – correspondence re. KTC complaint about missing items of mail.
- c) Harrogate and Area Council for Voluntary Service and Ripon newsletter and mailings, August 2008.
- d) Minerals and Waste Development Framework – Preferred Site Options – copy letter dated 29 July 2008 from Clerk to Scriven Parish Council to NYCC.
- e) Ripon Cathedral Development Campaign – Newsletter August 2008.
- f) Renaissance Knaresborough Executive Cttee – Minutes of meeting held 15 July 2008.
- g) Footsey for Free – details of grants available to charities or community/voluntary organisations.

**RESOLVED:** Receive and note.

**Meeting ended at 9.50 pm**