

**MINUTES OF THE MEETING OF KNARESBOROUGH TOWN COUNCIL HELD ON
WEDNESDAY 29 AUGUST 2007 AT KNARESBOROUGH HOUSE, KNARESBOROUGH**

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

Councillors: J Brankin, J Burdett, M Clemmitt, P Godsell, R Hall, J Hawkins, K Hawkins, L Powell, P Pye, A Willoughby, C Willoughby and L Yorke-Davies

Late Arrivals: None

Early Departures: None

113 ITEM 1 – APOLOGIES

Apologies were received from Councillors R Archibald and B Asquith

114 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.

Councillor J Hawkins Husband is a member of HBC.

Councillor M Clemmitt Item 13 – Friend of Bebra Gardens.

Councillor J Brankin Item 6e(i) - Prejudicial

Councillor A Willoughby Item 13 – Member of Horseshoe Field Committee, Ramblers Association, Knaresborough Nidd Gorge Conservation Group, Friends of Bebra Gardens and Renaissance Knaresborough.

Councillor C Willoughby Member of HBC – will consider any same item at HBC in the light of any new information
Item 13 - Friend of Bebra Gardens

Councillor L Yorke-Davies Item 8(e) - Prejudicial

Councillor P Godsell Item 8(e) - Prejudicial

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

Councillor P Guest Item 13 – Member of Horseshoe Field Committee

115 ITEM 3 - MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the meeting held 13 August 2007 be approved as a correct record and signed by the Chair.

116 ITEM 4 – OPPORTUNITY TO SPEAK.

(a) Mr Matthew Curl – Re Planning Application 2606

Mr Curl told Councillors that the residents object strongly to the planning application. This is due to overbearing and massing, none of the 10 trees will remain, the local houses will lose their privacy, and the traffic problems will escalate.

ITEM 5 - PLANNING APPLICATION 07/04063/FUL 6.100.2606****RESOLVED:** KTC object on the grounds:-

1. Don't want to lose an attractive, historic, distinctive house in a prominent location
2. Over intensive use of site (exceeds recommendation)
3. Traffic concerns as it is close to a school
4. Out of keeping with street scene.
5. Reference to HBC planning policy HD20.

(unanimous)

(b) Mrs P Godsell re Frazer Theatre re Item 8(e)

(Having declared a prejudicial interest in the above item (4b) Councillor Yorke Davies left the Chamber and took no part in the discussion or voting thereon)

Councillor Godsell informed Councillors that the Knaresborough Players had never approached the Council for a grant before. Planning permission has already been obtained for an extension of the theatre and the building would be used by many groups.

(Having declared a prejudicial interest in the above item (4b) Councillor Godsell left the Chamber and took no part in the discussion or voting thereon)

ITEM 8e KNARESBOROUGH PLAYERS REQUEST FOR GRANT

RESOLVED: That KTC would give £10,000 towards this but that it would be subject to the conditions laid down in the new standing orders, and that the money would be paid once work commences.

(Councillors Godsell and Yorke Davies returned to the Chamber)

117 ITEM 11 CONSERVATION PLAN FOR THE CASTLE

Councillors discussed the main points from the plan and felt that the priority should be to preserve the castle for the people of Knaresborough.

RESOLVED: That Councillor Hall would bring a report back to the next Council meeting.

118 ITEM 5 - 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>Ref</u>	<u>Applicant</u>	<u>Details of Application</u>	<u>Observations</u>
07/04123/CLEU D 44.E*	R S Bailey & Son	Certificate of Lawfulness for an existing use as a coal depot and transport and skip yard – The Yard, Land to the rear of Victoria Cottage, Thistle Hill.	No objections – KTC want to ask: have they used all of their yard for the sufficient period of time?
07/02916/FUL 218.A*	Dr J Craig	Erection of replacement detached garage – Valley Cottage, Spitalcroft, Calcutt.	No objections
07/04120/COU 247.N*	Graham Wood	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.	KTC object as this is within defined core shopping area, and to the division the shop. (Policy S5 seeks to ensure that the property remains in retail use).

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07/04307/FUL 1171.B*	Mr & Mrs D Field	Erection of single storey rear extension (Revised Scheme) – 26 Princess Avenue.	No objections
07/03497/FUL 1763.O*	Henshaws College	Formation of pond – Henshaws Arts and Crafts Centre, 50 Bond End.	No objections
07/04210/FUL 1899.A*	Mr & Mrs C Young	Erection of single storey rear and side extension - 7 Aspin Way.	No objections
07/03739/FUL 1922.A**	Mr & Mrs M Armstrong	Erection of two detached dwellings and formation of new vehicular access (site area 0.15ha) – Gateshill, Ripley Road.	No objections (Support in principle but would like the maximum retention of trees in this site).
07/03304/FUL 2560.A**	Hudson Construction Ltd	Erection of replacement dwelling (Site Area 0.17ha) – The Bungalow, Spitalcroft, Calcutt.	KTC object on the grounds:- 1, overbearing, sizing, massing and design 2, not in keeping with properties in area 3, visual impact from Abbey Road.
07/03956/LB 2604*	Fiona Earl	Listed building application for the replacement of roof tiles with natural blue welsh slate to valley roof slopes - 21A Bond End.	No objections
07/04070/FUL 2605*	Mr & Mrs D M Jones	Erection of rear conservatory – Ingleside, Aspin Lane.	No objections
07/04063/FUL 2606**	Birkdale Developers	Erection of 3 terraced dwellings and 5 flats (Site Area 0.1ha) – Eddystone, King James Road.	KTC object on the grounds:- 1. Don't want to lose an attractive, historic, distinctive house in a prominent location 2. Over intensive use of site (exceeds recommendation) 3. Traffic concerns as it is close to a school 4. Out of keeping with street scene. 5. Reference to HBC planning policy HD20. (unanimous)
07/04180/FUL 2607*	Mr A Jackson	Conversion of garage to form 1 dwelling (Site Area 0.01ha) – Garage adjacent 2 Anchor Yard, High Street.	No objections – but KTC would like to see conditions attached. Materials should stay in keeping with area stone/render with slate roof no plastic windows.
07/04216/FUL 2608*	Mr & Mrs Brown	Erection of side carport canopy – 22 Bransdale Grove.	No objections
07/04262/FUL 2609*	Mr L Cole	Erection of single storey rear extension – 4 St Margaret's Garth.	No objections
07/04291/FUL 2610*	Mr & Mrs P Owen	Erection of two storey side extension and front bay window – 17 Aspin Gardens.	No objections
07/04283/FUL 2611*	Mr D E & Mrs C E Batchelor	Erection of two storey side extension and pitched roof on existing garage – 80 Boroughbridge Road.	No objections

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

** Item for determination by Planning Committee

119 ITEM 6 PLANNING MATTERS AND CORRESPONDENCE:

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

(ii) Report of Investigations:

- 07/00382/PR15 – 1 Widdale Road
- 07/00284/PR15 – 92 High Street
- 07/00396/PR15 – 1 Wetherby Road

RESOLVED: To receive and note.

b) To note the following Enforcement Notice Appeal against HBC in respect of an alleged breach of control: 49 Kirkgate – Erection of boundary fence within the curtilage of a Listed Building.

RESOLVED: To receive and note.

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

(i) 6.100.874.G.FUL – Erection of garden room with hard and soft landscaping to include 1.1m high metal railings and erection of replacement single storey rear extension – Appeal by Birthplace Ltd, The Mitre Hotel, Station Road. – **Appeal allowed.**

RESOLVED: To receive and note.

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

i) 6.100.1322.N.TPO – Crown reduction of 2 Holly Trees by 20% and crown reduction of Sycamore tree by 20% within woodlands W1 of Tree Preservation Order 25/2002 – Thistle Hill Nursing Home, Thistle Hill. (*Note: KTC Object on the grounds that KTC wish to preserve the visual screen between the homes and the countryside.*)

ii) 6.100.1686.G.FUL – Erection of two storey rear extension to replace garden room – Ridgefield Cottage, Forest Moor Road, Forest Moor. (*Note: KTC would object to this application if it extends over the existing footprint in any way.*)

iii) 6.100.1711.A.FUL – Conversion of retail unit (Use Class A1 – Shops) to form 2 ground floor retail units (Use Class A1-Shops) and 2 first floor apartments (Use Class C3-Dwellings) (Site Area 0.007ha) – 19 -21 High Street. (*Note: KTC welcome the 1st floor apartment, but object to the splitting of a shop (1 large and 2 small) as this restricts business that may want to move there, there is also a shortage of large retailers in Knaresborough.*)

RESOLVED: To receive and note.

e) **Tree Preservation Order**

i) No. 37/2007 Riverside Park, York Road – Notice of Confirmation dated 15 August 2007, the effect of which is to bring the order into full operation.

(*Having declared a prejudicial interest in the above item (6e) Councillor Brankin left the Chamber and took no part in the discussion or voting thereon*)

RESOLVED: To receive and note.

(*Councillor Brankin returned to the Chamber*)

120 ITEM 7 - HBC PLANNING COMMITTEE – Opportunity to Speak – Tuesday 28 August 2007 at 2.00pm Crescent Gardens, Harrogate.

It was noted that no member of KTC had attended the above meeting at which the following application for Knaresborough had been discussed.

- a) 6.100.597.B.OUT – Outline application for erection of 2 detached dwellings with access and layout considered (Site Area 0.14ha) – Hillside, Slingsby Avenue.

121 ITEM 8 – COMMUNICATIONS AND MATTERS ARISING

- a) Consultation on Harrogate Borough Council's Statement of Licensing Policy – Licensing Act 2003 – letter dated 31 July 2007 from The Licensing Team, HBC.

RESOLVED: To defer until next meeting so that members have time to look at the website and bring their comments to the next meeting.

- b) Knaresborough Crossing Gates - letter dated 9 August 2007 from Community Relations Advisor, LNE, Network Rail.

RESOLVED: To defer until the meeting at the end of October.

- c) Bonfires – letter requesting ban on bonfires dated 11 August 2007 from Geoff Shepherd.

RESOLVED: To write and say that KTC

- i) support any restrictions that KASHS bring into effect.
- ii) suggest that KASHS ask HBC for a brown garden waste bin.

- d) Closure of Post Offices – letter dated 15 August 2007 from Economic Development Unit, NYCC.

RESOLVED: To receive and note.

- e) The Knaresborough Players request for Grant – letter dated 16 August 2007 together with accounts and bank statement from Chairman, The Knaresborough Players.

RESOLVED: See minute number 116b.

122 ITEM 9 – REQUESTED/DEFERRED ITEMS

- a) **Parish Consultation Meeting** – 12 September 2007 – To nominate 6 KTC representatives and to formulate questions to be raised at the meeting

RESOLVED: The 6 Councillors to attend the Parish Consultation Meeting are – Councillors K Hawkins, A Willoughby, C Willoughby, L Powell and J Burdett (P Guest will go if no one else comes forward)

The questions KTC will ask are :-

- 1, What can HBC do to assist Knaresborough Celtic in raising the required £75,000 towards the Thistle Hill football pitches?
- 2, Why is HBC not supporting Knaresborough's bid to be a centre of excellence for the arts?
- 3, Now that North Yorkshire Unitary bid has failed will HBC reconsider its relationship with the larger parish councils with a view to devolving functions where possible and appropriate?
- 4, KTC would like to ask the enforcement department how many 215 notices they have served?
- 5, KTC would like to ask HBC what the maintenance regime is for Castle Crag, Castle Top, Gallon Steps and the pavement along York Road?
- 6, Can there be more consultation with KTC? Extra market square bins were added without consultation, as well as various other things, for example the re-design of Low Bridge Gardens.
- 7, Can more enforcement take place of vehicles parked on yellow lines in Knaresborough? If parking is not a problem on these areas can the yellow lines be removed?

8, Can more action be taken by planning enforcement? Often they investigate and agree permission is needed, but then take no action. Can action be taken to enforce maintenance of listed structures? Many listed buildings are suffering from leaking gutters, downspouts, and vegetation growing in stonework. Can more buildings be listed? Many non-listed buildings affect the quality of the street scene in our town centre.

123 ITEM 10 – THISTLE HILL PROJECT

- i) Application for Funding - Knaresborough Celtic Football Club – 21.8.07
- ii) Letter from Les Williamson HBC – 14.8.07

RESOLVED: i) KTC support in principle but will not specify an amount.
ii) Agenda item for meeting at the end of September.

ITEM 11 CONSERVATION PLAN FOR THE CASTLE

see minute number 117

ITEM 12 TOWN COUNCIL CREDIT CARD - Clerk to report.

The Clerk told Councillors that the main reason for applying for a credit card was to set up a computerised postal system as the office franking machine was no longer working. Other local Councils have been contacted about using a credit card and positive feed back was received from the Mayor.

RESOLVED: i) That KTC agree that the Clerk should have a credit card but subject to suitable safeguards.
ii) The Clerk to come back to KTC with a report.

124 ITEM 13 REPORTS AND RECOMMENDATIONS/MATTERS ARISING

- a) Report of Horseshoe Fields Bridge Committee held 16 August 2007 (including information from John Hayton, Chief Building Surveyor, HBC).

RESOLVED: That KTC do not make a decision until after the meeting with Pat Jones HBC (cabinet member)

125 ITEM 14 - ACCOUNTS FOR PAYMENT AS PER SCHEDULE OF ACCOUNTS 317

RESOLVED: That the accounts for payments, amounting to £3517.54 as detailed on Schedule of Accounts No.317 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*).

126 ITEM 15 - RECEIVE THE FOLLOWING DOCUMENTS

HBC 2007/2008 Performance Plan – full copy available from www.harrogate.gov.uk.

RESOLVED: To receive & note.

127 ITEM 16 INFORMATION EXCHANGE

- a) Councillor Yorke Davies – Tour of CCTV room was very informative, monitoring underage drinking this will be brought up at the next CAP meeting as she is a neighbourhood watch co-ordinator.
- b) Councillor C Willoughby – circulated a report for Blind Jack to discuss at the next meeting.

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- c) Councillor C Willoughby – 4 trees on Hambleton Grove (even side) will be felled mid November.
- d) Councillor C Willoughby – Conservation Area of Knaresborough under review – workshop Saturday 15 September 9.30 – 1pm at Gracious Street Methodist Church – numbers limited.
- e) Councillor Pye Public toilets at the bus station in Knaresborough were a disgrace on Saturday, HBC have been informed – request for next agenda.
- f) The Clerk had certificates to hand out from the Councillor Training Course 20.8.07.

Meeting ended at 10.00pm