

**MINUTES OF THE MEETING OF KNARESBOROUGH TOWN COUNCIL HELD ON
MONDAY 30 JULY 2007 AT KNARESBOROUGH HOUSE, KNARESBOROUGH**

7.00 pm – Presentation by Mr P Atkinson, Acquisitions Manager, Lidl UK re. revised plans for proposed Lidl Food Store, York Road, Knaresborough

PRESENT Chair: Councillor P Guest (Mayor)

Councillors: R Archibald, B Asquith, 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

Mr Phillip Atkinson came to talk to Councillors to bring them up to date with the Lidl application. He informed Councillors that the open day last week was a consultation and not a presentation. 91 residents had left feedback and out of those only 4 were negative and 86 positive. He explained how important public feedback was. The main changes to the plans are as follows:-

The store is now smaller, in keeping with the original footprint.

The access to the store is now nearer to Nidderdale Drive.

The plans now include a deceleration lane, a broader footpath, a bus stop and pedestrian access.

The trees with Tree Preservation Orders will not be removed and there are also plans for more landscaping including the planting of more trees.

The materials used for the building will be in keeping with materials that are used elsewhere in the town. There would be an acoustic fence all round the property up to a height that would satisfy both neighbours and the planning authority.

Councillors then asked questions including the appearance of the signage, railings, traffic flow, disturbance from deliveries and buying British food.

7.50 pm – COUNCIL MEETING

PRESENT Chair: Councillor P Guest (Mayor)

Councillors: R Archibald, B Asquith, 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

77 **ITEM 1 – APOLOGIES** - None

78 **ITEM 2 - DECLARATIONS OF INTEREST**

All declarations are personal, unless otherwise stated.

Councillor R Hall

Item 5 – Prejudicial

Item 15c - Member of Renaissance Knaresborough

Councillor C Willoughby

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

Item 7b – HBC member

Item 7c – Employed by NYCC

Item 9d – Prejudicial

Item 15d – Friend of Bebra Gardens

Item 15f Member of Knaresborough in Bloom

2783

Councillor M Clemmitt	Item 6 - Planning Application 828d Prejudicial Item 5 – Knows residents Item 15d – Friend of Bebra Gardens
Councillor A Willoughby	Items 4, 9e and 15c – Member of Renaissance Knaresborough Item 4 and 9e – Member of Nidd Gorge Conservation Group Item 15d – Friend of Bebra Gardens Item 15f Member of Knaresborough in Bloom
Councillor J Burdett	Member of HBC – will consider any same item at HBC in the light of any new information. Item 5 – knows Chair of Action Group
Councillor L Yorke-Davies	Item 6 – Planning Application 828d Knows applicant Item 15c - Member of Renaissance Knaresborough Item 15f Member of Knaresborough in Bloom
Councillor K Hawkins	Member of HBC – will consider any same item at HBC in the light of any new information. Items 4b and 5 – Prejudicial
Councillor J Hawkins	Husband is a member of HBC Items 4b and 5 – Prejudicial
Councillor P Guest	Items 5 – knows Chair of Action Group Item 15c - Member of Renaissance Knaresborough Item 15d – Friend of Bebra Gardens Item 15f Member of Knaresborough in Bloom

79 ITEM 4 – OPPORTUNITY TO SPEAK

b) Mr Roy Beniston - re Lidl presentation.

(Councillors J Hawkins, K Hawkins and R Hall declared a prejudicial interest in this item, left the Council Chamber and took no part in the discussion or voting thereon.)

Mr Beniston informed Councillors that the changes were not enough. There were many issues concerning safety and traffic problems. There was intrusion from both light and vehicles, and the building is highly visual.

80 ITEM 5 - To consider Matters arising from Presentation by Mr P Atkinson, Lidl UK

RESOLVED: i) That KTC Thank Mr Atkinson for his informative presentation.

ii) That KTC receive and note the presentation at this stage until we receive the new planning application.

(Councillors J Hawkins, K Hawkins and R Hall returned to the Chamber)

81 ITEM 3 - MINUTES OF MEETING

RESOLVED: That the Minutes of the meeting held 16 July 2007 be approved as a correct record and signed by the Chair, with the following amendment: *Item 8b that Councillors Guest and Hall left the chamber for the duration of the item, Councillor Godsell took the chair.*

2784

82 **ITEM 4 – OPPORTUNITY TO SPEAK**

a) Messrs P Crossley and J Hayton, HBC re. Item 9e.

Mr Crossley referred Councillors to his letter dated 10.7.07 and the engineers report dated 2001. He explained that HBC wish to keep the bridge open to the public for as long as possible. Mr Hayton explained that the main section where people walk would be okay for approximately 12 months, however the centre section shows 5 inches of deflection. With the funding that HBC have at the moment they are able to repair 2 out of 5 beams, and would hope that over 3-4 years they would be able to do progressive repairs.

Councillors were then able to ask questions on the complete cost of repairing the whole bridge, how long the bridge would be closed for, whether the beams and decking need replacing, and whether the bridge be open to vehicular traffic,

(At this point Councillor Hawkins requested KTC go into confidential session as there was a potential contractual matter.)

(See Unpublished minutes)

Return to Open Session.

83 **ITEM 9e) HORSESHOE FIELD BRIDGE** – letter dated 19 July 2007 from Partnership Development Officer, HBC

RESOLVED: i) That KTC thank the HBC officers for their information.

ii) That KTC direct the Horseshoe Field Bridge sub committee to review all the information presented by HBC and report back to KTC.

iii) That the sub committee continue to approach Yorkshire Forward for funding.

iv) That the sub committee speak to Mr J Hayton to get further information on costings.

84 **ITEM 9b– KNARESBOROUGH ALLOTMENTS SELF HELP SCHEME** - letter received 16 July 2007 from Scheme Chairman.

Councillors were told that a new composting style toilet had been recommended and was now the preferred choice.

RESOLVED: That KTC fully support this and consider it a very good idea.

85 **ITEM 5 - To consider Matters Arising from Presentation by Mr P Atkinson, Lidl UK**

See minute number 80.

86 **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:

<u>Ref</u>	<u>Applicant</u>	<u>Details of Application</u>	<u>Observations</u>
07/02801/FUL 254A*	M D and E J Leicester	Retention of 3 portacabins and 3 storage containers – The Old Goods Yard, Stockwell Road.	KTC object on the grounds:- i) terrible visual impact ii) increase in traffic
07/03577/FUL 394B*	Ms M Fuller and Mr S Dadswell	Retention of 1.80 metre high boundary fence and proposed extension to fencing – 2 Park Gate.	KTC object on the grounds of loss of visual amenity
07/03225/OUT 597B**	Mr and Mrs G Yates	Outline application for erection of 2 detached dwellings with access and layout considered (Site Area 0.14 ha) – Hillside, Slingsby Avenue.	KTC object on the grounds of over intensive, possibly tandem development.

2785

07/03575/FUL 608F*	Norwood Homes (Valley Drive) Ltd	Erection of two storey extension and installation of two rooflights on side elevation – 74 High Street.	KTC welcome this.
07/03598/LB 608G*	Norwood Homes (Valley Drive) Ltd	Listed Building application for two storey rear extension with external alterations to include replacement of external stairs and railings and installation of two rooflights, and various internal alterations to include removal of 2 walls and 2 doors, and installation of 1 wall – 74 High St.	KTC welcome this.
<i>(Councillor Clemmitt declared a prejudicial interest in the planning application 828d below, left the Council Chamber and took no part in the discussion or voting thereon.)</i>			
07/03256/FUL 828D*	G Hitch	Erection of single storey rear extension – Sunray Fisheries, 18C Boroughbridge Road.	No Objection
<i>(Councillor Clemmitt returned to the Chamber)</i>			
07/03375/ ADV 1148L*	Somerfield	Display of 2 double sided, internally illuminated totem signs, 3 internally illuminated canopy signs, 4 pole mounted signs, 1 panel sign to rear elevation, and 1 externally illuminated fascia sign and 2 wall mounted signs to front elevation – Knaresborough Service Station, Adjacent to 18 Boroughbridge Road.	KTC object on the grounds:- i) excessive number ii) right in the residential area If HBC pass this application then a condition is added that the amount of light omitted at night is restricted.
07/03560/FUL 2031A*	Mr and Mrs Kavanagh	Erection of first floor side extension – 8 Appleby Court	No objections.
07/03684/FUL 2509A*	Stephen and Claire Wood	Erection of first floor rear extension, single storey side extension and detached garden store – 20 Stockdale Walk	No objections
07/03537/ TPO 2597*	Mr and Mrs J R Wallace	Felling of 1 Cherry Tree within area A1 of Tree Preservation Order 12/1990 – 19 Appleby Walk	KTC object on the grounds of deforestation (houses with TPOs were a feature of the whole estate).
07/03545/FUL 2598*	Mrs M Whitby	Erection of two storey and single storey rear extension – 7 Rievaulx Court	No objection
07/03550/FUL 2599*	Mr and Mrs D Kingston	Erection of single storey rear extension and detached garage – 16 Aspin View	No objection
07/03268/FUL 2600*	Mrs Exley	Conversion of detached garage to form dwelling with single storey side extension (site area 0.04ha) – 31 The Chase	KTC object on the grounds of not in keeping with street scene. If HBC pass this application then a condition is added to prevent the property being sold or leased as a separate property.
07/03597/FUL 2601*	Mr and Mrs L Feeder	Erection of single storey link extension, detached garage with covered walkway and conversion of outbuilding to form granny annexe – Cemetery Lodge, York Road	KTC have no objection to this but would like to see a condition attached that it is not sold or leased as a separate property.
07/03471/LB 2602*	Miss T A Townend	Listed Building application for the retention of 5 replacement upvc windows and 1 replacement upvc door to rear elevation – 16 Iles Lane	KTC object to this as it is a conservation area and traditional timber should be used.
07/03587/TPO 2603*	Mrs B Rowson	Crown lifting 9 trees and felling 2 Holly Trees within Tree Preservation Order 25/2002 – Chestnut Cottage, 13 Chadwick Park.	KTC object on the grounds that they wish to preserve the screen between houses and the countryside. This is a new development; people bought the houses with full knowledge of the trees.

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

** Item for determination by Planning Committee

87 ITEM 7 PLANNING MATTERS AND CORRESPONDENCE:

- a) **Planning Enforcements** – (i) Confidential Papers (*see unpublished minutes*)
- b) **Consultation on the Harrogate District Local Development Framework** – letter received 20 July 2007 from Head of Planning, HBC.

RESOLVED: That the Clerk write a strongly worded letter to HBC stating that Knaresborough should not have the highest growth rate in the district.

- c) **North Yorkshire Minerals and Waste Development Framework - Sites Allocations Issues and Options** – letter dated 20 July 2007 from Principal Minerals Officer, NYCC (*ca*)

RESOLVED: That the Clerk writes to NYCC stating that KTC are disappointed that there is no suitable site for waste recycling in Knaresborough.

88 ITEM 8 - HBC PLANNING COMMITTEE – Opportunity to Speak – Tuesday 31 July 2007 at 2.00pm Crescent Gardens, Harrogate.

RESOLVED: To note that none had been received for Knaresborough.

89 ITEM 9 – COMMUNICATIONS AND MATTERS ARISING

- a) **Street Naming: St James Business Park** – letter dated 11 July 2007 from Chief Engineer (Traffic), HBC.

RESOLVED: That the Clerk notify HBC that KTC are in agreement with the suggested name of Grimbald Crag Link

- b) **Knaresborough Allotments Self Help Scheme** – letter received 16 July 2007 from Scheme Chairman .
(See Minute 84)

- c) **Elections to the National Association of Local Councils Larger Local Councils Committee 2008** – e-mail received 11 July 2007 from Deputy Chief Officer, YLCA.

RESOLVED: That any Councillor interested should see the Clerk to complete the necessary paperwork.

(Councillor C Willoughby left the Chamber for the duration of item 9d below and took no part in the discussion or voting thereon).

- d) **King James's School – Request for sponsorship of "Campaign for Learning" event, 6/7 October 2007** – letter dated 20 July 2007 from Advanced Skills Teacher and Associate Adviser to NYCC.

RESOLVED: That the Clerk contact the school and explain that there are procedures in place for grant applications that require a set of accounts.

2787

(Councillor C Willoughby returned to the Council chamber).

e) Horseshoe Field Bridge – letter dated 19 July 2007 from Partnership Development Officer, HBC.
(See Minute 83)

f) Flooding – letter dated 19 July 2007 from Civil Contingencies & Resilience Officer, HBC

RESOLVED: That the Knaresborough Post publish the letter so that residents can contact HBC.

90 ITEM 10 – KTC STANDING ORDERS – TO CONSIDER THE FOLLOWING MOTION:

RESOLVED: That in accordance with Standing Order 24 the following motion, upon being proposed and seconded, will stand adjourned without discussion to the next ordinary meeting of the Council.

“That the Council shall adopt with effect from September 1st 2007 new Standing Orders as drafted by the Standing Orders Working Group.”

91 ITEM 11 – KNARESBOROUGH HOUSE – KTC TENANCY AND MANAGEMENT AGREEMENT – letter dated 23 May 2007 from Solicitor to HBC refers.

Councillor K Hawkins explained that there have already been a number of meetings with HBC and the document is almost ready to be signed but KTC feel that it is not fair to bear the cost of the redecoration of the Assembly Hall.

RESOLVED: That the Clerk writes to HBC stating that KTC do not believe that we or any other businesses in Knaresborough House should bear the costs of areas other than the communal areas such as rest rooms. KTC do not feel that we should contribute to costs of maintaining the Assembly Hall.

92 ITEM 12 – TO CONSIDER THE FOLLOWING REQUESTED/DEFERRED ITEMS

a) Meeting with representatives of Otley Farmers Market.

Councillor K Hawkins explained that he and Councillor Godsell had met up with the Otley Town Partnership who run both the farmers market at Otley and Harrogate.

RESOLVED: That the Clerk contact HBC and ask for permission to hold a Farmers Market on a regular basis in Knaresborough, with a similar arrangement to Otley.

93 ITEM 13 - TO CONSIDER EMPLOYING “TEMP” DURING SCHOOL HOLIDAYS

The Clerk explained that the office is desperate for help with the pruning of files and plans. Some Councillors suggested maybe writing to King James’s School with a request for help in the school holidays. Several Councillors offered their help on a voluntary basis.

RESOLVED: That this be deferred for the time being.

2788

94 ITEM 14 - ACCOUNTS FOR PAYMENT – SCHEDULE OF ACCOUNTS 315

RESOLVED: That the accounts for payments, amounting to £5,843.80 as detailed on Schedule of Accounts No.315 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*).

95 ITEM 15 - TO RECEIVE THE FOLLOWING DOCUMENTS

- a) E.U. "Inforegio News" – Newsletters April and May 2007 and "Inforegio Panorama" Dec. 2006.
- b) York & North Yorkshire Playing Fields Association Annual Report 2006/7 plus Summer 2007 Newsletter
- c) Minutes of Renaissance Knaresborough Meeting No. 14 held 19 June 2007 (*ca*).
- d) Friends of Bebra Gardens – Minutes of AGM and Minutes of monthly meeting both held 21 June 2007.
- e) Harrogate & District Access Group – Minutes of AGM and quarterly meeting both held 21 June 2007.
- f) Knaresborough in Bloom – Minutes of meeting held 22 May 2007 (*ca*).
- g) NALC Northern Regional Conference "Quality Counts" – Coniston Hall Hotel, Skipton Friday 23 and Saturday 24 November 2007 (day delegate rate £58.50).

With regard to item c) there was a query over paragraph 2a on the Minutes of Renaissance Knaresborough. It was suggested that the Renaissance Knaresborough Members query why Robert Aspin is still in contact with Army when he no longer wished to be on the Horseshoe Fields Bridge Committee.

RESOLVED: To receive and note.

96 ITEM 16 - INFORMATION EXCHANGE

- a) Councillor Godsell told Councillors that she (on behalf of the Town Council) had been presented with an award from The Lions for the Bed Race from Action for Market Towns.
- b) Councillor J Burdett offered up a congratulations and a thank you to the lions of Knaresborough.
- c) The Clerk informed Councillors of the date for the Remembrance Day meeting 3rd September 2007 at 7pm.
- d) The Clerk explained that the email for the office had been changed from btinternet to btconnect by BT.
The office can receive emails using both the old and new account, but could only send emails using a btconnect account. Address is now knaresboroughtc@btconnect.com
- e) The Clerk told Councillors that those who organise the Nativity would be asking the same band that performed last year, therefore the Silver Band would not be contacted to book that date.
- f) The Clerk told Councillors that meetings had been set up for Horseshoe Fields Bridge Committee and The Emergency Response Committee. Meetings for committees King George V, Performance Pavilion and Christmas Events are in hand.
- g) The Clerk thanked all those who helped clear up after the last Town Council meeting and asked for help taking the plans down, and washing up the glasses and jugs.

Meeting ended at 9.50