

Killinghall Parish Council

Chairman: Anne Holdsworth

Clerk & RFO: Robert Bareham

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Minutes of the Planning Committee Meeting of Killinghall Parish Council held at the Methodist Church, Killinghall on Wednesday 25th June 2025 @ 7:00pm

Abbr: JM = Cllr John Moretta, CD = Cllr Christopher Dunn, NS = Cllr Nigel Saunders, RT = Cllr Richard Thompson, RB = Rob Bareham (Parish Clerk),

Key: AFSC-NY = Average and Fixed Speed Cameras – North Yorkshire, BR = Bank Reconciliation, DoI = Declaration of Interests, ETC = English Tree Care, FLS = Farm and Land Services, HA = Housing Association, IA = Internal Auditor, IAY = Internal Audit Yorkshire, KPC = Killinghall Parish Council, MoP = Member of the Public, LWG = Live Wild & Grow, NAG = Nidd Action Group, NAS = National Allotments Society, NYC = North Yorkshire Council, NYP = North Yorkshire Police, PC = Parish Council, PRoW = Public Right of Way(s), SLCC = Society of Local Council Clerks, VHT = Village Hall Trust, W3W = What 3 Words

Attendees: JM = Cllr Moretta, NS = Cllr Saunders, RT = Cllr Thompson, CD = Cllr C Dunn, RB = Rob Bareham (Parish Clerk)

Members of the Public: 14

Minutes

Item	Record	Action By
2025.009	Welcome by the Chairman The chairman welcomed everyone and opened the meeting at 7:00pm	✓
2025.010	Absence and Apologies a) To Receive Apologies None received.	✓
	b) To approve the reason(s) for absence given by Councillors. n/a	✓
2025.011	Dispensations & Pecuniary Interests a) To receive, consider and decide upon any applications for dispensations. No applications for dispensations received.	✓

- b) To receive any declarations of interest not already declared under the Councillors Code of Conduct or a members Register of Disclosable Pecuniary Interests.
CD declared a non-pecuniary interest in item 2025.016 (b) ✓

2025.012 Minutes for approval from Previous Meetings

- a) For the Planning Committee to consider the minutes of the previous Planning Committee meeting of the 2nd June 2025
Resolved: The minutes of the 2nd June 2025 were signed as a true record. ✓

2025.014 Clerks Report

- a) For the Committee to note the transition to the “new” North Yorkshire Council Planning Authority system.
Resolved: The council note the item. ✓
- b) For the committee to note that the NYC Local Plan is open to comments until the 15th July 2025

2025.015 Matters arising from previous meetings (Items requested to remain on the agenda or to be resolved)

- a) For the council to note the Chairs decisions on the matter raised at the late meeting in relation to the registering of comments on a Planning Application by a councillor as a “MoP”.
Resolved: The Chairman confirmed that for a three-month trial, if a councillor makes comments on a planning application as a member of the public before the application is considered by the Planning Committee, then the councillor will be invited to debate the item, but will be excluded from voting on the application. The exception to this, is in the event of the application having significant alterations since it was last tabled for a motion. ✓

2025.013 Public participation Session (for the public to talk to councillors about items on the agenda)

- a) A MoP was disappointed that the Local Plan consultation was received after it was opened shortening the time allowed to respond.
Resolved: The council asked that the clerk expresses disappointment to NYC at the late receipt of the consultation notification. **RB**
- b) There was much discussion from this Session in relation to 2025.016 (g)
Items raised included:
- Concerns on the width of the narrow entrance to Mill Garth
 - Concerns of the current junction of the A61/B6161
 - Could construction traffic not enter through the adjacent lane?
 - The current development remains “unadopted” 8 years after it was built
 - Local primary school is already oversubscribed.
 - Is it possible for the Parish council to be in contact with the Management Committee of the development?

Cllr Moretta suggested that with the slight re-alignment of Mill Garth and Grainbeck Lane, it could be suggested the inclusion of a “mini roundabout”. This would act as a natural slowing down of traffic and solution to access problems to the development.
The chair also informed both the council and parishioners, that the developer has been invited to the next meeting of the Planning Committee on the 7th July 2025 @ 6:00pm

2025.016**Planning Matters**

- a) For the committee to consider Planning Application 25.01514.SCOPE
Land Comprising Field At 427408 455323
Penny Pot Lane
Harrogate
(Closing 27th June 2025)

Resolved: The council agreed to:

✓

B The Parish Council objects on the planning grounds set out below:

- **The proposed site lies within the designated “Special Landscape Area” NE4**, which confers particular protections due to its scenic and environmental significance.
- **The outlined area was not identified for development in North Yorkshire Council’s Local Plan (2016)**, and therefore lacks the strategic planning justification for inclusion.
- **The Parish Council supports the Highways Authority’s recommendation** for a comprehensive reassessment of traffic volumes, including potential impacts on adjacent junctions. In particular:
 - The 7.5T limit traffic-controlled bridge over Oak Beck
 - The fact that King Edwin Park is currently only 50% full
 - The A59/A61 Junction will be severely impacted by the Tesco Superstore currently under construction
 - **There is concern regarding the strain additional vehicular traffic may place on local infrastructure**, including roads, drainage, and public amenities.

- b) For the committee to consider Planning Application
HGTZC25.01014.DVCMJ
Persimmon Homes
King Edwin Park Residential Development
Penny Pot Lane
Harrogate
(Closing 27th June 2025)

Resolved: The council agreed to:

✓

B The Parish Council objects on the planning grounds set out below:

- **The Council expresses deep disappointment that a critical element of the original consent (14/02737/EIAMAJ)**—namely, the bus link offering residents access to local shops—is now proposed to be withdrawn from planning, undermining commitments made to the community.
- **The Council is seriously concerned that elements covered by this application—such as the installation of a footpath and lighting—have already been carried out**, suggesting a disregard for proper planning procedure.
- **Referencing Orchid Way does not constitute sufficient justification for downgrading the existing bus route to a cycle path.** The Council believes that alternative measures—such as implementing parking restrictions—could effectively manage traffic flow without sacrificing essential public transport links.

- **It is also noted that previous objections submitted by Northern Gas Networks remain unresolved**, and the Council expects these issues to be fully addressed as part of any revised proposal.
 - **Concerns remain about the potential discharge of surface water into the local beck**, which may pose environmental risks and affect downstream water quality
 - **Given the circumstances, the Council questions whether this should instead be treated as a retrospective planning application**, acknowledging that the works appear to be completed in advance of approval.
- c) For the committee to note Planning Decision 25.01266.TPO
Beckendale
27 Grainbeck Lane
Killinghall HG3 2AA
(Planning Refused)
Resolved: The council noted the Planning Decision. ✓
- d) For the committee to note Planning Decision 25.01284.TPO
Hamilton Grange
Ripon Road To Hazelheads
Killinghall HG3 2AY
(Planning Granted)
Resolved: The council noted the Planning Decision. ✓
- e) For the committee to note Planning Decision HGTZC25.00668.FUL
21 Teasel Grove
Harrogate HG3 2XF
(Planning Refused)
Resolved: The council noted the Planning Decision. ✓
- f) For the committee to note the Planning Appeal HGTZC25.00183.DVCON
Resolved: The council noted the Planning Appeal. ✓
- g) For the committee to discuss the proposed Residential Development at Picking Croft Lane, Killinghall. Note: No formal application has yet been submitted.
Resolved: See item 2025.013
- h) For the committee to note the Tree Preservation Order TPO No 36/2025 (Har)
Resolved: The council noted the TPO ✓

2025.017

To confirm the date(s) of the next Planning Committee meeting(s):

Planning Committee Meeting 7th July 2025 @ 6:15pm

(Cut-off date for agenda items 30th June 2025 please)

Resolved: The council noted the dated of the July Planning Committee meeting

Planning Committee Meeting 4th August 2025 @ 6:15pm

(Cut-off date for agenda items 28th July 2025 please)

Resolved: The council noted the dated of the August Planning Committee meeting

The Chairman closed the meeting at 8:33pm

Signed.....

Dated.....