



**Minutes of the Planning Committee Meeting
of Killinghall Parish Council
held at the Methodist Church, Killinghall
on Monday 6th October 2025 @ 6:00pm**

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

Key: AFC = Army Foundation College, 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, KEPD = King Edwin Park Development, 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 (Chairman), RT = Cllr Richard Thompson (Vice Chairman), NS = Cllr N Saunders, CD = Cllr C Dunn, JD = Cllr J Davis, RB = Rob Bareham (Parish Clerk)

Members of the Public: 8

Minutes

<u>Item</u>	<u>Record</u>	<u>Action By</u>
2025.037	Welcome by the Chairman The chairman welcomed everyone and opened the meeting at 6:00pm	✓
2025.038	Absence and Apologies	
	a) To Receive Apologies There were no apologies to receive.	✓
	b) To approve the reason(s) for absence given by Councillors. n/a	✓
2025.039	Dispensations & Pecuniary Interests	
	a) To receive, consider and decide upon any applications for dispensation. There were no applications for dispensation	✓

- b) To receive any declarations of interest not already declared under the Councillors Code of Conduct or a members Register of Disclosable Pecuniary Interests.
JM declared a non-pecuniary interest in item 2025.044 (d) ✓

2025.040 Minutes for approval from Previous Meetings

- a) For the Planning Committee to consider the minutes of the previous Planning Committee meeting of the 1st September 2025
Resolved: The minutes of the 1st September 2025 were agreed and signed as a true record. ✓

2025.041 Public participation Session (for the public to talk to councillors about items on the agenda)

- a) For the council to receive the presentation from Stantec/Bellway Homes on development of land off Ripon Road
Resolved: The council received and noted the presentation from Stantec and Bellway Homes. ✓

2025.042 Clerks Report

- a) For the committee to note the clerks has purchased both a laminate, and a digital copy of the Parish Map.
Resolved: The council noted the purchase. CD informed the clerk that he thought that the council has a licence with Ordnance Survey and would pass details onto the clerk. **CD**
- b) For the council to note the circulation leaflet for the development of land on Penny Pot Lane (Opposite KEPD)
Resolved: The council noted the item. ✓
- c) For the council to note the update to the Community Centre/HUB on KEPD from NS.
Resolved: NS informed the council that according to S106, building should start before the 400 dwelling and is expected to start soon. ✓
- d) For the council to note the acquisition of land by the AFC (Lots 2 & 3 of Oatlands, Haverah Park)
Resolved: The council noted the acquisition of land by the AFC ✓

2025.043 Matters arising from previous meetings (Items requested to remain on the agenda or to be resolved)
There were no matters for the council to discuss. ✓

2025.044 Planning Matters

- a) For the committee to consider Planning Consultation 25.02771.FUL
31 Bryony Road
Harrogate
HG3 2UQ
(Closing 26th September 2025 – extension requested)
Resolved: See Appendix A ✓
- b) For the committee to consider Planning Consultation 25.02857.FUL
2 Clover Way
Killinghall
HG3 2WE
(Closing 16th October 2025)

- Resolved:** See Appendix B ✓
- c) For the committee to consider TPO Consultation 25.03073.TPO
 Leo Dawson And Company
 Levens Hall Park
 Lund Lane
 Killinghall
 HG3 2BG
 (Closing 3rd October 2025)
Resolved: See Appendix C ✓
- d) For the committee to consider TPO Consultation 25.03208.TPO
 The Poplars
 9 Ripon Road
 Killinghall
 HG3 2DG
 (Closing 12th October 2025)
Resolved: See Appendix D ✓
- e) For the committee to consider Planning Consultation 25.03226.FUL
 Long Crag Barn
 Killinghall
 HG3 1SE
 (Closing 20th October 2025)
Resolved: See Appendix E ✓
- f) For the council to note Planning Decision 25.02425.FUL
 Long Crag Barn
 Killinghall
 Harrogate
 HG3 1SE
 (Planning Granted)
Resolved: The council noted the Planning Decision ✓
- g) For the council to note Planning Decision 25.02552.FUL
 86 Pennywort Grove
 Harrogate
 HG3 2XJ
 (Planning Granted)
Resolved: The council noted the Planning Decision ✓
- h) For the council to note Planning Decision 25.02888.FUL
 16 Sorrel Grove
 Harrogate
 HG3 2XE
 (Planning Granted)
Resolved: The council noted the Planning Decision ✓
- i) For the council to note Planning Enforcement Notice 25.00277.PR05
Resolved: The council noted the Planning Enforcement Notice
- j) For the council to note Planning Enforcement Notice 25.00263.PR15
Resolved: The council noted the Planning Enforcement Notice ✓

2025.045

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

Planning Committee Meeting 3rd November 2025 6:00pm

(Cut-off date for agenda items 27th October 2025 please)

Resolved: The council noted the date of the next meeting

✓

Planning Committee Meeting 1st December 2025 @ 6:00pm

(Cut-off date for agenda items 24th November 2025 please)

Resolved: The council noted the date of the December meeting

✓

The Chair closed the meeting at 6:59pm

Signed.....

Dated.....

Appendix A

Planning Consultation 25/02771/FUL

clerk@killinghallparishcouncil.org.uk

+1 other

Summary of council position

Killinghall Parish Council submits a neutral response (option C). The council does not object to the principle of the single-storey side extension but raises material concerns about the loss of off-street parking, the apparent loss of the garage as a parking space, and the proposed external finish which may harm the appearance of the dwelling and street scene.

Planning issues and commentary

Parking and highway safety

- The plans indicate the extension will remove at least one existing off-street parking space and, by preventing use of the garage, may remove a second space. Loss of on-site parking in a residential street can increase on-street parking pressure and cause localised safety and manoeuvring issues for neighbours and service vehicles.
- The council requests that the local highway/planning officer assesses whether the development would result in an unacceptable reduction in parking provision having regard to local parking standards and the character of Bryony Road.

Use of the garage and functionality

- If the extension prevents vehicular access to the existing garage the application effectively reduces the functional parking quantum for the property. The council asks for confirmation of whether the garage will remain physically usable for a vehicle and, if not, that the planning decision consider the significance of that loss.

Design, materials and visual amenity

- The proposed external finish, as shown, does not appear to match the existing dwelling materials and detailing. This risks detracting from the host property and the immediate street scene. The council suggests that materials, roofing profile, fenestration and boundary treatment be conditioned to match or sympathetically complement the existing dwelling.

Neighbour amenity and overshadowing

- Although single storey, the extension's footprint and proximity to boundaries should be examined for any adverse impact on neighbouring light, outlook or privacy. The council requests that the case officer review potential overshadowing and any need for windows/obscured glazing where privacy could be affected.

Wider planning considerations

- The council notes no comment on drainage or surface water management is supplied on the face of the consultation; if permeable surfacing or altered drainage is proposed the council asks that it be assessed for local flood risk and surface water run-off implications. Summary of council position

Kind Regards

Rob Bareham

Clerk & RFO to

Killinghall Parish Council

email :clerk@killinghallparishcouncil.org.uk

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Appendix B

Planning Consultation 25/02857/FUL

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+1 other

Summary of council position

Killinghall Parish Council submits a neutral response (option C). The council does not object to the principle of the proposed outbuilding at 2 Clover Way but raises material concerns about potential loss of off-street parking, the prospect of a business use (hair studio) within a residential curtilage, the height of the façade relative to the street, and fire safety of construction materials.

Planning issues and detailed commentary

Parking and highway impact

- The council is concerned the outbuilding could reduce the property's on-site parking capacity, increasing on-street parking pressure on Clover Way and affecting vehicle manoeuvring for neighbours and service vehicles. The Parish Council requests that the Local Planning Authority assess the proposal against local parking standards and consider whether the proposal would cause unacceptable highway or safety impacts.

Business use and change of use risk

- The application states the outbuilding may be used as a "hair studio." Use of an outbuilding for a commercial activity can change the planning status of the development and raise separate issues including customer visits, additional parking demand, deliveries, signage and potential noise/disturbance. The Council asks the case officer to clarify whether the applicant intends any commercial use and, if so, whether a separate planning application for a material change of use is required or whether a condition limiting the building to ancillary domestic use only would be appropriate.

Scale, appearance and street scene

- The proposed façade is shown as approximately 1 metre higher than the existing boundary fence and may therefore read as prominent in the street scene. The Council considers the scale and external materials important to the character of Clover Way and asks the LPA to consider the outbuilding's visual impact from public vantage points and require finishes that respond sympathetically to the locality.

Fire safety and materials

- Given the applicant's stated uses (gym, hobby room, home office and hair studio) the Council seeks assurance that proposed materials and construction will meet appropriate fire safety standards. The Council suggests that the LPA request details of external wall and roof materials and, where relevant, a statement confirming compliance with Building Regulations and any relevant fire-safety guidance.

Neighbour amenity

- The Council asks the case officer to assess any impacts on neighbour amenity, including noise from business activity, loss of outlook or privacy, and the potential for additional comings and goings associated with a hair studio.

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Appendix C

Planning Consultation 25/03073/TPO

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+1 other

Dear Planning Team,

Killinghall Parish Council objects under Option B on the basis that, while the submitted drawings are legible, they are not to scale and do not provide the measured and annotated information required to unambiguously identify the trees subject to the proposed works or to assess the impact of those works. The Council requests that the Local Planning Authority obtain the following before determination:

1. A clear, scaled and annotated site plan showing the exact positions and root protection areas of the subject trees relative to buildings and boundaries.
2. Clarification of tree reference numbers so each proposed operation is unambiguously linked to a tagged tree on site.
3. Dimensioned specifications of the proposed crown reduction and crown lift for each identified tree.
4. A current Tree Condition Survey and an Arboricultural Method Statement prepared by a suitably qualified arboriculturist.
5. Photographs of the subject trees annotated to correspond with the tree schedule and plan.

The Council welcomes the Arboricultural Section's advice that works should be carried out by a trained arborist in accordance with BS 3998:2010 and with appropriate public liability insurance; however, it asks that the LPA secure the documentation above and appropriate conditions (method statement, supervision, insurance and replacement planting if required) prior to any works commencing. If the LPA is not able to secure these assurances, the Council requests that its objection remain on record and that it be re-consulted on receipt of the required information.

Kind Regards

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Appendix D

Planning Consultation 25/03208/TPO

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+1 other

Summary position for the Parish Council

Killinghall Parish Council acknowledges the applicant's covering letter explaining the condition and intentions for the two cherry trees (T1 and T2) and the hedge at The Poplars, 9 Ripon Road, but the Council's objection under Option B remains because the submission still lacks the scaled, measured and professional arboricultural information required to justify felling or hedge removal and to enable proper LPA determination.

Why the Council's objection remains

- The covering letter explains the applicant's private motivations and intended replanting but does not replace the need for an objective, qualified assessment demonstrating arboricultural necessity for felling of T1 and T2.
- The letter confirms hedge removal is proposed but supplies no plan, justification, species survey or mitigation strategy tied to a scaled site plan.
- Conservation area and TPO considerations require an independent Tree Condition Survey, Arboricultural Impact Assessment and a Method Statement prepared by a suitably qualified arboriculturist before determination.

Documents and assurances the Council requests before determination

1. A clear scaled site plan (scale bar and scale stated) showing tree tags T1–T5, the hedge, root protection areas and distances to buildings/boundaries.
2. A current Tree Condition Survey and Arboricultural Impact Assessment (BS standard) prepared by a qualified arboriculturist explaining the reasons for felling and assessing tree health, structural risk and any management alternatives.
3. A detailed Arboricultural Method Statement specifying the works, exact dimensions of any reductions/fellings, timings, contractor competence, supervision and protective measures for retained trees.
4. Photographs of the subject trees and hedge annotated to match the tree schedule and plan.
5. If hedge removal is proposed, a hedge justification and a replacement/native planting scheme (species, numbers, positions and timescales) to mitigate biodiversity and visual amenity loss.
6. Confirmation of contractor competence and insurance (works by a trained arborist in line with BS 3998 or current standard).

Kind Regards

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Appendix E

Planning Application 25/03226/FUL

clerk@killinghallparishcouncil.org.uk

+1 other

Dear Planning,

Killinghall Parish Council offers comments under Option C in respect of application 25/03226/FUL (Erection of detached garage) at Long Crag Barn, Killinghall.

1. The Council is concerned the proposed garage may conflict with the recorded public right of way shown on the submitted location plan and requests the Local Planning Authority to confirm the legal alignment of the PROW on site using Definitive Map records and the submitted map reference (centre coordinates 427371, 454966).
2. The Council reports that the gate on the PROW is frequently locked, restricting lawful public access. The Council requests the case officer to investigate current gate management, confirm the identity of the gate owner/manager and secure assurances that planning approval will not legitimise or exacerbate restricted public access.
3. The Council notes there is no fingerpost or permanent wayfinding marking the PROW at or near Long Crag Barn. The Council requests the LPA to seek provision or improvement of a fingerpost or other permanent wayfinding as part of any consent affecting the PROW, funded or secured by the applicant where reasonable.
4. The Council requests that any permission includes conditions or informatives preventing obstruction of the PROW during construction and ensuring long-term retention of unhindered public access, and that the applicant obtains any separate legal diversion or stopping-up order if required before works commence.
5. The Council asks the case officer to consult with the County Public Rights of Way Officer, to confirm whether the proposal would reduce the usable width of the route, and to advise whether a construction management plan is required to protect the PROW during works.

Subject to the matters above being addressed to the satisfaction of the LPA and the Public Rights of Way team, the Council has no further comments.

Kind Regards

Rob Bareham

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