



**Minutes of the Planning Committee Meeting  
of Killinghall Parish Council  
held at the Methodist Church, Killinghall  
on Monday 3<sup>rd</sup> November 2025 @ 6:15pm**

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, RB = Rob Bareham (Parish Clerk)

Members of the Public: 5

## Minutes

<u>Item</u>	<u>Record</u>	<u>Action By</u>
<b>2025.046</b>	<b>Welcome by the Chairman</b> The Chairman welcomed everyone and opened the meeting at 6:22pm	✓
<b>2025.047</b>	<b>Absence and Apologies</b> a) To Receive Apologies Apologies were received from Cllr Davis  b) To approve the reason(s) for absence given by Councillors. <b>Resolved:</b> The council approved the reason for absence.	✓  ✓
<b>2025.048</b>	<b>Dispensations &amp; Pecuniary Interests</b> a) To receive, consider and decide upon any applications for dispensations. 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.  
There were no new Declaration of Interests. ✓

**2025.049 Minutes for approval from Previous Meetings**

- a) For the Planning Committee to consider the minutes of the previous Planning Committee meeting of the 6<sup>th</sup> October 2025  
**Resolved:** The minutes of the 6<sup>th</sup> October 2025 were agreed and signed as a true record. ✓

- 2025.050 Public participation Session** (for the public to talk to councillors about items on the agenda)  
There was no public participation. ✓

**2025.051 Clerks Report**

- a) For the council to note the presentation from Gladman regarding “Land at Otley Road, Killinghall, and consider any further action.  
**Resolved:** The council noted that it had received in a closed session, the presentation from Gladman and confirmed that no agreement or decisions were either made or implied. ✓

- 2025.052 Matters arising from previous meetings** (Items requested to remain on the agenda or to be resolved)  
There were no matters arising from the previous meeting. ✓

**2025.053 Planning Matters**

- a) For the council to consider Planning Consultation 25.03104.OUTMAJ  
Land Comprising Field At 428062 458262  
Picking Croft Lane  
Killinghall  
Closing Date 26<sup>th</sup> October 2025 (extension requested)  
**Resolved:** See Appendix A ✓
- b) For the council to consider Planning Consultation 25.03223.FUL  
Long Crag Barn  
Killinghall North  
HG3 1SE  
Closing Date 6<sup>th</sup> November 2025  
**Resolved:** See Appendix B ✓
- c) For the council to consider Planning Consultation 25.03485.FUL  
26 Borage Road  
Harrogate  
HG3 2XG  
Closing Date 14<sup>th</sup> November 2025  
**Resolved:** Option D. The Parish Council supports the application. ✓
- d) For the council to consider Planning Consultation 25.03574.TPO  
Norwood House  
90 Ripon Road  
Killinghall  
HG3 2DH  
Closing Date 10<sup>th</sup> November 2025  
**Resolved:** Option A. The Parish Council has no objections. ✓

- e) For the council to note Planning Decision 25.01242.FUL  
Spruisty Hall Farm  
Killinghall  
HG3 2AU  
(Planning Granted)  
**Resolved:** The council noted the planning decision. ✓
- f) For the council to note Planning Decision 25.02190.FUL  
22 Heather Court  
Killinghall  
HG3 2DA  
(Planning Refused)  
**Resolved:** The council noted the planning decision. ✓
- g) For the council to note Planning Decision 25.03073.TPO  
Leo Dawson And Company  
Levens Hall Park  
Lund Lane  
Killinghall  
HG3 2BG  
(Planning Granted)  
**Resolved:** The council noted the planning decision. ✓
- h) For the council to note Planning Decision HGTZC25.01014.DVCMAJ  
Persimmon Homes  
King Edwin Park  
Residential Development  
Penny Pot Lane  
Harrogate North Yorkshire  
  
**Resolved:** The council noted the planning decision. ✓
- 2025.054**      **To confirm the date(s) of the next Planning Committee meeting(s):**  
                    **Planning Committee Meeting    1<sup>st</sup> December 2025 6:30pm**  
                    *(Cut-off date for agenda items 25<sup>th</sup> November 2025 please)*  
**Resolved:** The council noted the date of the next meeting and that the time is subject to change. ✓
- Planning Committee Meeting    12<sup>th</sup> January 2026 @ 6:30pm**  
                    *(Cut-off date for agenda items 5<sup>th</sup> January 2026 please)*  
**Resolved:** The council noted the date of the January meeting and that the time is subject to change. ✓

**The Meeting Closed at 6:52pm**

**Signed.....**

**Dated.....**

## **Appendix A**

Killinghall Parish Council

Date: 04 November 2025

To: North Yorkshire Parish Council

Re: Planning Application 25/03104/OUTMAJ – Objection (Option B)

### **Preamble**

The Parish Council has carefully considered planning application 25/03104. OUTMAJ and wishes to submit a formal objection. Our response is informed by local knowledge, consultation with residents, and a review of the application documents. We believe the proposed development raises significant concerns that would adversely affect the character, infrastructure, and sustainability of our parish. The following points set out the grounds for our objection, supported by relevant evidence and the National Planning Policy Framework (NPPF, December 2024).

## **Grounds for Objection**

### **Site Not Allocated in the Previous Local Plan**

The proposed site lies outside the boundaries of allocated housing sites in the adopted Local Plan, which was subject to public consultation and independent examination. Approving development on unallocated land undermines the plan-led system and risks setting a precedent for speculative applications.

**Relevant Policy:** NPPF (Dec 2024) paragraphs 15 and 20-23, which require that housing is planned for in suitable, sustainable locations through strategic policies supported by infrastructure and community engagement

### **Traffic Impact and Speeding on the B6161**

The B6161 already suffers from congestion and speeding, with recent surveys showing 85% of vehicles exceed the speed limit. Further development would worsen highway safety and network pressure.

**Relevant Policy:** NPPF (Dec 2024) paragraphs 114-116, minimising transport impacts and ensuring safe access.

### **Cumulative Traffic Impact and Junction Capacity**

In addition to the above, the Parish Council wishes to highlight the cumulative traffic impact of further housing proposals in the area. While not yet formally submitted, multiple additional sites have already undergone public consultation and have been discussed with North Yorkshire Council officers. These proposals could add over 300 further dwellings to the village's housing stock, placing significant additional strain on local infrastructure. Of particular concern is the B6161/A61 junction, which is already operating at capacity and has long been identified as requiring review by NYC Highways. The Parish Council notes that current traffic diversions in the area may mask the true extent of congestion and flow issues. We therefore respectfully suggest that any decision on this application be postponed until normal traffic patterns have resumed and a realistic assessment of cumulative impact can be undertaken.

**Relevant Policy:** NPPF (Dec 2024) paragraphs 114-116, assessing cumulative transport impacts and ensuring safe, suitable access.

### **Inadequate Cycle Infrastructure**

The application does not demonstrate adequate provision for cycling infrastructure, contrary to national and local policy requirements for sustainable transport.

**Relevant Policy:** NPPF (Dec 2024) paragraphs 110-111, 117, promoting active travel and well-designed cycling networks

### **Insufficient Access Road Width**

The proposed access road is inadequate for the scale of development, potentially impacting emergency and service vehicle access.

**Relevant Policy:** NPPF (Dec 2024) paragraph 115, ensuring safe and suitable access for all users.

### **Unadopted Development**

The neighbouring development remains unadopted after 8 years, raising concerns about the long-term management and maintenance of new infrastructure.

**Relevant Policy:** NPPF (Dec 2024) paragraph 34, ensuring infrastructure delivery and viability.

### **Drainage, Flood Risk, and Yorkshire Water Objection**

Yorkshire Water has objected to the proposal due to drainage and flood risk concerns. The site may be at risk of flooding, and the drainage strategy is not robust.

**Relevant Policy:** NPPF (Dec 2024) paragraphs 167-169, 172-182, flood risk assessment, drainage strategy, and sequential approach.

### **Lack of Local Sustainability (Services and Facilities)**

The parish has only one shop, the pub and surgery have closed, and the school is at capacity. This limits the sustainability of further housing growth.

**Relevant Policy:** NPPF (Dec 2024) paragraph 98, guarding against the loss of valued facilities and ensuring adequate infrastructure.

## Summary Table

Objection Ground	Evidence/Source	NPPF (Dec 2024) Reference
<b>Not in Local Plan</b>	Council minutes, Local Plan status	Para 20-23, 77-78
<b>Traffic impact and speeding</b>	Council minutes, local reports	Para 114-116
<b>Cumulative traffic and junction capacity</b>	Public consultations, NYC discussions, local knowledge	Para 114–116
<b>Lack of cycle paths</b>	Application documents, site visit	Para 109-111, 117
<b>Access road width</b>	Council concern, site plan	Para 115
<b>Unadopted neighbouring development</b>	Council minutes, local knowledge	Para 34, 77-78
<b>Drainage/flood risk, Yorkshire Water</b>	Yorkshire Water objection, flood maps	Para 167-182
<b>Lack of local sustainability</b>	Council minutes, local facilities	Para 98

## Closing Statement

In summary, Killinghall Parish Council urges the planning authority to consider the cumulative impact of these concerns. The proposed development is not suitable for this location and would be contrary to both local and national planning policy. We respectfully request that the application is refused. Should further clarification be required, the Parish Council is willing to provide additional evidence or attend a meeting to discuss these matters in more detail.

## **Appendix B**

Killinghall Parish Council

Date: 04 November 2025

To: North Yorkshire Parish Council

Re: Planning Application 25/03223/FUL – Objection (Option B)

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### **Preamble**

Killinghall Parish Council is a statutory consultee under the Town and Country Planning Act 1990 and submits the following response in accordance with its duty to represent the interests of the local community and to ensure that all relevant planning and safety considerations are addressed.

### **Grounds for Objection**

#### **Gas Pipeline Safety**

The council notes the objection from Northern Gas Networks regarding the proximity of the proposed development to a main gas pipeline. Under the Health and Safety at Work etc. Act 1974 and associated pipeline safety regulations, developments near major utilities must be subject to rigorous risk assessment and consultation with the relevant statutory undertakers.

The council requests that the planning authority ensures full compliance with the Pipeline Safety Regulations 1996 and consults Northern Gas Networks before any decision is made.

#### **Highway Safety and Bridleway Access**

The application proposes stables but does not demonstrate access to a bridleway or other safe off-road routes for horses. The council is concerned that this may result in horses being ridden on the already congested public highway, contrary to the aims of the National Planning Policy Framework (NPPF) to promote safe and sustainable transport (NPPF, Para 110, 115-116).

The council requests that the planning authority require evidence of safe and suitable access for equestrian use as a condition of any approval.

#### **Land Contamination Risk**

Planning conditions should ensure thorough site investigation and remediation, in accordance with NPPF para 183-186 and environmental health guidance.

The Parish Council also notes that the proposed site lies within 250 meters of a former landfill site. This proximity triggers specific requirements under environmental protection and building regulations, including the need for gas-proof membranes, sealed concrete flooring, and other mitigation measures to protect future occupants from landfill gas migration. None of these requirements are addressed in the application documents.

The council requests that, should permission be granted, robust planning conditions are imposed to ensure thorough site investigation and mitigation of any contamination risks, in line with environmental health guidance and the proximity to historic landfill.

Relevant Policy: NPPF (Dec 2024) paragraphs 183–186 – ensuring safe development on land affected by contamination.



## Conclusion

For the reasons set out above, Killinghall Parish Council objects to planning application 25/03223/FUL. Unless these concerns are fully addressed and appropriate conditions imposed, the council recommends refusal. We remain available to assist with further clarification or site-specific consultation.

## References

- Town and Country Planning Act 1990
- Health and Safety at Work etc. Act 1974
- National Planning Policy Framework (NPPF), especially para 110, 183–185
- Environmental Protection Act 1990