



Dear Councillor,

**YOU ARE HEREBY SUMMONED TO ATTEND A MEETING OF  
KILLINGHALL PARISH COUNCIL PLANNING COMMITTEE  
to be held at The Methodist Church, Ripon Road, Killinghall HG3 2DF**

**on Wednesday 07 January 2026 @ 7:00 pm**

Members of the public and press are invited to attend and may address members of the Council during the item set aside for public participation – Public Participation shall not exceed 15 minutes, and any member of the public shall not speak for more than 3 minutes (please see the councils Standing Orders Part 3 Item (e) onwards). Protocol on audio/visual recording and photography at meetings: Recording is allowed at Parish Council Meetings; subject to compliance with the Council's protocol on audio/visual recording and photography at meetings. The business to be transacted at this meeting is shown below.

As per our Standing Orders all motions will require a proposer, seconder and a show of hands.

*Rob Bareham*

**Parish Clerk  
Killinghall Parish Council  
2<sup>nd</sup> January 2026**

JM = Cllr John Moretta (Chair), CD = Cllr Christopher Dunn, NS = Cllr Nigel Saunders, RT = Cllr Richard Thompson, JD = Cllr Jill Davis, RB = Rob Bareham (Parish Clerk), MH = County Cllr Michael Harrison

Key: AFSC-NY = Average and Fixed Speed Cameras – North Yorkshire, BR = Bank Reconciliation, CSWG = Community Speed Watch Group, 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, KPS = Killinghall CE Primary School, KVRG = Knox Valley Residents Group, 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, STAC = St Thomas the Apostle Church, VHT = Village Hall Trust, W3W = What 3 Words

## Agenda

**Item**            **Welcome by the Chair**  
**2026.001.00.**

For Information

**Item**            **Absence, Apologies and Vacancy(ies)**  
**2026.002.00.**

*This agenda item will address attendance-related matters for the Planning Committee Meeting.  
Key points include:*

- *Recording any absences and apologies from members unable to attend.*
- *Reviewing any vacant positions within the committee.*
- *Discussing plans to fill vacancies or manage responsibilities during absences.*

For Information

**Item            To Receive Apologies**  
**2026.002.01.**

For Information

**Item            To approve the reason(s) for absence given by Councillors**  
**2026.002.02.**

For Decision

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**Item            Dispensations & Pecuniary Interests**  
**2026.003.00.**

*This item addresses the need for openness and compliance with the Councillor's Code of Conduct. Members are reminded that the decision whether to declare an interest lies solely with the individual councillor. The committee will also consider any applications for dispensations that allow participation in discussions or decisions where appropriate. This process ensures transparency and maintains public confidence in council proceedings.*

**Item            To receive, consider and decide upon any applications for dispensations**  
**2026.003.01.**

*The committee will receive and decide upon any requests from councillors seeking dispensation to participate in matters where they have declared an interest. Decisions will be made in accordance with statutory requirements and council policy.*

For Decision

**Item            To receive any declarations of interest not already declared under the Councillors Code of**  
**2026.003.02. Conduct or a members Register of Disclosable Pecuniary Interests.**

*Members are invited to declare any interests not already recorded in the Register of Disclosable Pecuniary Interests or previously declared under the Code of Conduct. Councillors retain full responsibility for determining whether an interest should be declared.*

For Decision

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**Item** Minutes for approval from Previous Meetings  
**2026.004.00.**

**Item** For the council to consider approving the minutes of the Planning Committee Meeting of the  
**2026.004.01.1st December 2025**  
For Decision

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**Item** Public participation Session  
**2026.005.00.**  
*(for the public to talk to councillors about items on the agenda)*

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**Item** Clerks Report  
**2026.006.00.**

**Item** Report from the parish objection group  
**2026.006.01.**  
*Participated:* Robert Bareham  
For Information

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**Item** For either JM/NS/AS To update on the Harrogate Town Council NDP Meeting of the 17th  
**2026.007.00.December 2025**

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**Item** Matters arising from previous meetings  
**2026.008.00.**  
*(Items requested to remain on the agenda or to be resolved)*

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**Item** Planning Matters  
**2026.009.00.**  
*This section covers all planning-related business for the committee. Members will review new planning applications and consultations, note decisions and enforcement actions, and consider any updates on planning records. Each item will require careful consideration of compliance with local and national planning policies, potential impacts on the community, and any representations received. Decisions taken here will guide the council's formal responses to planning authorities and ensure that development aligns with the parish's objectives and statutory obligations.*

**Item** For the council to consider Planning Consultation 25.03471.FUL  
**2026.009.01.**  
**Points for Planning Committee**

- **Usage & Activity:** Potential increase in industrial or storage activity.
- **Traffic & Access:** Any impact on local roads from associated vehicle movements.
- **Policy Compliance:** Consistency with countryside and land-use planning policies.

For Decision

**Item** For the council to consider Planning Consultation 25.03476.CLEUD  
**2026.009.02.**  
**Points for Planning Committee**

- Compliance with zoning regulations and local development guidelines.
- Potential impact on the surrounding community and environment.
- Feedback from stakeholders and public consultations.

- Timeline and resources required for implementation.

Members are encouraged to share their insights and raise any concerns before reaching a decision.

For Decision

**Item 2026.009.03. For the council to consider Planning Consultation 25.04011.FUL**

**Points for Planning Committee**

- Compliance with local regulations and zoning laws
- Potential impact on the community and environment
- Feedback from stakeholders and residents

Members are encouraged to share their perspectives and raise any concerns.

For Discussion

**Item 2026.009.04. For the council to consider Planning Application 25.04193.OUTMAJ**

**Points for Planning Committee**

- **Access & Traffic:** Impact on Ripon Road, safety, and congestion.
- **Infrastructure:** Capacity of utilities, schools, and health services.
- **Environment:** Loss of greenfield, biodiversity, flood risk.
- **Design & Character:** Density and fit with village setting.
- **Affordable Housing:** Proposed percentage and community benefits.
- **Policy Compliance:** Alignment with Local and Neighbourhood Plans.

For Decision

**Item 2026.009.05. For the council to consider Planning Consultation 25.04203.OUTMAJ**

**Points for Planning Committee**

- **Scale & Impact:** Major development – 100 homes will significantly affect village character and infrastructure.
- **Access:** Only site access details provided; all other design matters reserved.
- **Affordable Housing:** Included, but percentage/details not specified yet.
- **Environment:** SuDS proposed; need to assess flood risk and biodiversity impact.
- **Community Facilities:** Impact on schools, health services, and utilities.
- **Policy Compliance:** Check alignment with Local Plan and Neighbourhood Plan.

For Decision

**Item 2026.009.06. For the council to consider Planning Consultation 25.04316.BVCMAJ**

**Points for Planning Committee**

- **Condition Changes:** Removal of sustainable homes requirements and variation of affordable housing.
- **Sustainability:** Dropping BREEAM/code standards—impact on energy efficiency.
- **Affordable Housing:** Does revised provision meet local needs?
- **Transport:** Bus gate variation—effect on traffic and public transport.
- **Policy Compliance:** Consistency with Local Plan and previous obligations.

For Decision

**Item 2026.009.07. For the council to consider Planning Consultation 25.04498.FUL**

**Points for Planning Committee**

- **Scale & Design:** Impact of two-storey extension on property and surrounding character.
- **Privacy & Amenity:** Potential overlooking or loss of light for neighbouring properties.
- **Access & Parking:** Any effect on existing parking or access arrangements.
- **Policy Compliance:** Meets local design guidelines and planning policies.

For Decision

**Item 2026.009.08. For the council to note Planning Decision 25.03226.FUL**

For Information

**Item 2026.009.09. For the council to note Planning Enforcement 25.00351.PR15**

For Information

**Item 2026.009.10. For the council to note Planning Enforcement 25.00369.PR15**

For Information

**Item 2026.009.11. For the council to note Planning Enforcement 25.00393.PR15**

For Information

**Item 2026.009.12. NS to update the council on the retention of planning applications and planning decisions and for the council to consider any further actions.**

For Discussion

**Item            To confirm the date(s) of the next Planning Committee meeting(s):**  
**2026.010.00.**

**Item            12th January 2026 @ 6:00pm**  
**2026.010.01.**  
For Information

**Item            2nd February 2026 @ 6:00pm**  
**2026.010.02.**  
For Information

## Appendices

[Draft Minutes 01.12.2025 \(Items 055 - 063\).pdf](#)

[Objection Group.pdf](#)

[V2-HTC-NHP-Group-Agenda-Papers-17th-December-2025.pdf](#)

[2025.060 \(a\) NPPF December 2024.pdf](#)

[2025.060 \(b\) Material planning considerations.pdf](#)

[Planning Consultation 25.03471.FUL.pdf](#)

[Planning Consultation 25.03476.CLEUD.pdf](#)

[Planning Consultation 25.04011.FUL.pdf](#)

[Planning Consultation 25.04193.OUTMAJ.pdf](#)

[2026.009.05 Planning Consultation 25.04203.OUTMAJ.pdf](#)

[Planning Consultation 25.04316.BVCMAJ.pdf](#)

[Planning Consultation 25.04498.FUL.pdf](#)

[Planning Decision 25.03226.FUL.pdf](#)

[Planning Enforcement 25.00351.PR15.pdf](#)

[Planning Enforcement 25.00369.PR15.pdf](#)

[Planning Enforcement 25.00393.PR15.pdf](#)

[retention of Planning Applications.pdf](#)