

North Yorkshire Council

Scarborough and Whitby Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 8th February, 2024 commencing at 2.00 pm.

Councillor Phil Trumper in the Chair plus Councillors Eric Broadbent, Janet Jefferson, Rich Maw, Heather Phillips, Roberta Swiers (as a substitute for Clive Pearson) and Subash Sharma.

Officers present: Fiona Casson (Legal Services Manager), Daniel Child (Principal Planning Officer), St John Harris (Principal Democratic Services Officer), Daniel Metcalfe (Area Planning Manager) and David Walker (Head of Planning).

Apologies: Councillor Clive Pearson.

Copies of all documents considered are in the Minute Book

56 Apologies for Absence

Apologies noted (see above)

57 Minutes for the Meeting held on 14 December 2023

The minutes of the meeting held on 14 December 2023 were confirmed and signed as an accurate record.

58 Declarations of Interests

Councillor Broadbent and Councillor Maw each declared a personal interest in agenda item 4. (ZF23/00866/RG4) - Erection of zip lines between two tower structures, since each had been the member of a Scarborough Borough Council working group which considered the introduction of adrenaline sports on the North Bay.

Planning Applications

The Committee considered reports of the Assistant Director Planning – Community Development Services relating to applications for planning permission. During the meeting, Officers referred to additional information and representations which had been received.

In considering the report(s) of the Assistant Director Planning – Community Development Services, regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework and all other material planning considerations. Where the Committee deferred consideration the reasons for that decision are as set out below.

59 (ZF23/00866/RG4) - Erection of zip lines between two tower structures including

reception and landing areas with associated groundworks and access road, at former Marvels Leisure Park to land south of Scalby Mills Miniature Railway Station, Scarborough

The Corporate Director – Community Development Services sought determination of a planning application for erection of zip lines between two tower structures including reception and landing areas with associated groundworks and access road, at former Marvels Leisure Park to land south of Scalby Mills Miniature Railway Station, Scarborough, North Yorkshire, on behalf of UKBC Limited.

Updating the report, the planning officer advised that further objections had been received since the report was published including video footage of waves overlapping the Cleveland Way trail. All the issues raised were already covered in the report.

Rita Holmes spoke objecting to the application.

The applicant's agent, James Field, spoke in support of the application.

During consideration of the above application, the committee discussed the following issues:-

- The potential harmful impact of the proposals on the natural beauty and tranquillity of the North Bay
- The zip lines would dominate the landscape and on the approach to Scarborough from the north on the Cleveland Way would detract from the views of the castle and headland
- The difficulty in mitigating the visual impact of a 35m tower
- The significant economic benefits of the proposals
- The potential to mitigate the visual impact through an improved design and more appropriate treatment and cladding of the towers
- The provision of a video simulation of the zip lines in operation would assist the committee

The decision:-

That consideration of the application be DEFERRED to allow the applicant the opportunity to improve the design of the proposals, specifically the treatment and cladding of the two towers.

Voting Record

A vote was taken and the motion was declared carried with 4 for and 3 against.

60 Any other items

There were no urgent items of business.

61 Date of Next Meeting

Thursday, 14 March 2024 – Town Hall, Scarborough

The meeting concluded at 2.56 pm.