

North Yorkshire Council

Scarborough and Whitby Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 9th November, 2023 commencing at 2.00 pm.

Councillor Phil Trumper in the Chair plus Councillors Eric Broadbent, Janet Jefferson, Clive Pearson, Heather Phillips and Subash Sharma

Officers present: Fiona Casson (Legal Services Manager), Sam Frank (ICT Technician), Luke Hadfield (Planning Officer), St John Harris (Democratic Services Manager), Daniel Metcalfe (Area Planning Manager), Hugh Smith (Senior Planning Officer), David Walker (Head of Planning)

Apologies: Councillor Rich Maw

Copies of all documents considered are in the Minute Book

40 Apologies for Absence

Apologies noted (see above).

41 Minutes for the Meeting held on 14 September 2023

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

42 Declarations of Interests

Councillor Phillips declared a personal interest in Item 4 on the agenda as Chair of East Ayton Parish Council which had lobbied against the application. She had also registered to speak against the application.

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.

Except where an alternative condition was contained in the report or an amendment made by the Committee, the conditions as set out in the report and the appropriate time limit conditions were to be attached in accordance with the relevant provisions of Section 91 and 92 of the Town and Country Planning Act 1990.

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 or refused planning permission the reasons for that decision are as shown in the report or as set out below.

Where the Committee granted planning permission in accordance with the recommendation in a report this was because the proposal is in accordance with the development plan, the National Planning Policy Framework or other material considerations as set out in the report unless otherwise specified below. Where the Committee granted planning permission contrary to the recommendation in the report the reasons for doing so and the conditions to be attached are set out below.

43 (ZF23/00983/FL) - application for erection of care home (Use class C2) and nine dwellings (use class C3), with access road [re-submission following application 22/00029/FL] at Racecourse Road, East Ayton, Scarborough

Considered :-

The Assistant Director Planning - Community Development Services sought determination of a planning application for erection of care home (Use class C2) and nine dwellings (use class C3), with access road [re-submission following application 22/00029/FL] at Racecourse Road, East Ayton, Scarborough.

The Division Member Councillor Jeffels' concerns about the application submitted in writing were shared with the Committee.

Councillor Heather Phillips spoke objecting to the application.

Councillor Derek Rowell spoke on behalf of East Ayton Parish Council objecting to the application.

The applicant's agent, Paul Sedgwick, spoke in support of the application.

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

- The implications of the Framework Travel Plan and the applicant's commitment to complete a Travel Plan informed by staffing details and shift patterns
- The suitability of the proposed setting for a care home, the growing elderly population and the potential benefits a care home could bring to the local community
- The importance of treating this application on its own planning merits irrespective of the ongoing appeal against the decision to refuse the former planning application

The decision :-

That planning permission be GRANTED subject to conditions and S 106 obligations detailed in the Committee report.

Voting Record

A vote was taken and the motion was declared carried unanimously.

Note: Councillor Phillips, having declared a personal interest as Chair of East Ayton Parish Council which had lobbied against the application, and having spoken as an objector against the application, took no part in the discussion and voting on the above application.

44 (ZF23/01671/FL) - application for demolition of 5-storey residential building severely

damaged by fire and erection of a perimeter site hoarding in a conservation area at 6-8 Belmont Road, Scarborough

Considered :-

The Assistant Director Planning - Community Development Services sought determination of a planning application for demolition of a 5-storey residential building severely damaged by fire and erection of a perimeter site hoarding in a conservation area at 6-8 Belmont Road, Scarborough.

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

- The importance of the Council's speedy action to demolish the building
- The site's gradient and appearance following the completion of the works

The decision :-

That officers be GRANTED delegated authority to approve the application subject to the conditions outlined in the Committee report.

Voting Record

A vote was taken and the motion was declared carried unanimously.

45 (23/00359/LB) - application for formation of drainage routes, installation of replacement benches, replacement of platform railings and installation of replacement platform surface at St Nicholas Shelters, Foreshore Road, Scarborough

Considered :-

The Assistant Director Planning - Community Development Services sought determination of an application for formation of drainage routes, installation of replacement benches, replacement of platform railings and installation of replacement platform surface at St Nicholas Shelters, Foreshore Road, Scarborough.

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

- The nature and extent of the listing and the historical context of the proposed design of the new railings
- The historical context of the proposed design of the new benches and the potential loss of the current single bench, the design of which it was felt had historical merit

The decision :-

That listed building consent be GRANTED subject to the conditions outlined in the Committee report and a further condition that the bench's single structure be retained.

Voting Record

A vote was taken and the motion was declared carried unanimously.

Reason :-

The current single bench was a key element of the special architectural interest of the building.

46 Any other items

There were no urgent items of business.

47 Date of Next Meeting

Thursday, 14 December 2023 – Town Hall, Scarborough

The meeting concluded at 3.30 pm.