

North Yorkshire Council

Scarborough and Whitby Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 14th December, 2023 commencing at 14:00.

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

Officers present: Fiona Casson – Legal Services Manager, Charlotte Cornforth – Senior Planning Officer, Katja Harper – Planning Officer, Amy Harrap – Planning Officer, Daniel Metcalfe – Area Planning Manager, James Edward Mowbray – Democratic Services Officer, Nick Read – Area Planning Manager, Hugh Smith – Senior Planning Officer (Major Projects), David Walker – Head of Planning

Apologies: Councillors Eric Broadbent and Heather Phillips. .

Copies of all documents considered are in the Minute Book

48 Apologies for Absence

Apologies noted (see above).

49 Minutes for the Meeting held on 9 November 2023

The minutes of the meeting held on Thursday 09/11/2023 were confirmed and signed as an accurate record.

50 Declarations of Interests

Councillor Roberta Swiers noted, in respect of agenda item five, that she was the division councillor for the area and was also a parish councillor for Gristhorpe & Leebberston.

Councillor Janet Jefferson noted, in respect of agenda item six, that she was the division councillor for the area.

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.

The Committee granted planning permission in accordance with the recommendation in a report 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.

51 (22/01644/FL) - residential development including access, parking, open space, landscaping and infrastructure at land to the south of Racecourse Road, East Ayton

Considered: -

The Assistant Director Planning – Community Development Services sought determination of a planning application for residential development including access, parking, open space, landscaping and infrastructure at land to the south of Racecourse Road, East Ayton on behalf of Keepmoat.

Correcting the report, the Planning Officer noted that at paragraph 10.141, where the report read that there will be five first homes and five shared ownerships, it should instead have read six first homes and four shared ownerships.

Following the Officer's report the Chair invited Paul Butler, an agent, to speak on behalf of the application.

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

- The reluctance of the applicant to use the Planning Authority's "standard clauses" for affordable housing. However, work undertaken by Officers to ensure a provision of affordable housing on site was commended.
- The establishment of wildlife habitats along the verges adjoining the development. As opposed to seeking a condition or an informative (which would effectively have placed a condition on the Authority as opposed to the developer) the Committee requested that Officers write a letter to the Highways Authority expressing their desire for wildflower verges.
- The funding of special educational needs within Ayton and if contributions to that could be sought from the developer. Officers, while welcoming the highlighting of the issue, responded that such a request was not possible in this case and added that a debate would have to be had if the expectation of developers to contribute to various local services came at the cost of affordable housing, or vice versa.

The Decision: -

That planning permission be **GRANTED** subject to the conditions set out in the report.

Voting Record:-

A vote was taken and the motion was declared carried with five for and one abstention.

52 (ZF23/01242/FL) - change of use of land and provision of additional pitches and side roads. Alterations to site layout, landscaping and site roads to accommodate reorganisation and expansion of touring caravan park at Lebberston Touring Park, Filey Road, Gristhorpe, Filey

Considered: -

The Assistant Director Planning – Community Development Services sought determination of a change of use of land and provision of additional pitches and site roads, alterations to site layout, landscaping and site roads to accommodate the reorganisation and expansion of a touring caravan park at Lebberton Touring Park, Filey Road, Gristhorpe on behalf of Ian Palmer.

Updating the report the Planning Officer noted that following publication three additional comments, all in support of the application, had been received. The Officer went on to amend condition six of the report to reflect the fact that the application is made in respect of eighty seasonal pitches at the site.

Following the Officer's report the Chair invited Gemma Edwardson, an agent, to speak on behalf of the application.

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

- The speed limit in the vicinity of the site and whether anything could be done to alter the speed limit. Officers responded to this by suggesting the Committee write to the Highways Authority raising the concerns made about speed limits in the area and to suggest some signage alerting drivers to the caravan site.
- The screening on site and the lack of using hedgerows in places they could have been utilised. In response to this Officers amended condition two of the report to provide a planting scheme, which included details on the height of planting, space between plants and the species to be used, and a provision that the Council's ecologist and landscape architect be consulted in the process.

The Decision: -

That planning permission be **GRANTED** subject to the conditions set out in the report and as amended at the meeting, whereby condition two was altered to provide a detailed landscaping scheme, including the height of planting, spaces between planting and the species to be included, with the Council's ecologist and landscape architect to be consulted on the proposals. Condition six was altered to keep the occupancy and use of the site as it is currently, with eighty seasonal pitches.

Voting Record:-

A vote was taken and the motion was unanimously carried.

53 23/00394/RG3 - erection of 2 no. modular buildings to provide shower and locker facilities, with associated bin store and cycle storage rack at Windmill Site, Foreshore Road, Scarborough

Considered: -

The Assistant Director Planning – Community Development Services sought determination of a planning application for the erection of two modular buildings to provide shower and locker facilities, with an associated bin store and cycle storage rack at the Windmill Site, Foreshore Road, Scarborough on behalf of North Yorkshire Council.

Updating the report the Planning Officer informed the Committee of two representations received following publication. Both representations objected to the proposal and did so on the grounds of design, impact upon the conservation area the site is located within and on grounds of safe access to and from the beach. The Officer went on to note that the first two issues raised in the late representations were dealt with within the report. On the final

point raised the Officer acknowledged that while there was not a pedestrian crossing directly in front of the site there were two crossings nearby. The Officer expanded on this point by stating that Foreshore Road at the site area is generally less congested than further along its route and that if safe access to the beach were an issue at that spot it would likewise affect the cliff-lift tram neighbouring the development site.

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

- The proposal was welcomed by the Committee, but Members used the opportunity of the item coming before them to comment on the poor quality of bathing water that persists in Scarborough's South Bay.
- The cycle storage provision and how safe the facility would be. The Officer responded to the points made and had established that while CCTV was in use along Foreshore Road none was pointed directly to the application site. The Officer suggested that a condition could be added requesting CCTV be incorporated within the proposal which the Committee agreed to.
- The backdrop of the application site, a painted wall that appeared somewhat dated, was not felt suitable. Officers responded to this by informing the Committee that the ability of the applicant to do any work on the wall was unclear. Officers added that they would establish confirmation of ownership and responsibility for the wall. Officers noted that if the wall was the property of the Local Authority the Committee's concerns could be easily raised. However, if the wall's ownership lay elsewhere representation could be made but the ability to deliver on the request would be beyond the Council's control.

The Decision: -

That planning permission be **GRANTED** subject to the conditions set out in the report with the additional condition providing for CCTV coverage at the proposed cycle storage.

Voting Record: -

A vote was taken and the motion was unanimously carried.

54 Any other items

There were no urgent items of business.

55 Date of Next Meeting

14:00 Thursday 11/01/2024 at the Council Chamber, Scarborough Town Hall, Scarborough.

The meeting concluded at 15:19.