

North Yorkshire Council

Scarborough and Whitby Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 11th July, 2024 commencing at 2.00 pm.

Councillor Subash Sharma (Vice-Chair) in the Chair plus Councillors Derek Bastiman (substitute for Councillor Phillips) Eric Broadbent, Janet Jefferson, Rich Maw and Roberta Swiers (substitute for Councillor Trumper).

Officers present: Nathan Denman (Senior Planning Officer), St John Harris (Principal Democratic Services Officer), Katja Harper (Senior Planning Officer), Nick Read (Development Management Team Manager), Glenn Sharpe (Senior Solicitor) and David Walker (Development Service Manager)

Apologies: Councillors Clive Pearson, Heather Phillips and Phil Trumper.

Copies of all documents considered are in the Minute Book

83 Apologies for Absence

Apologies noted (see above).

84 Minutes for the Meeting held on 9 May 2024

The minutes of the meeting held on Thursday 9 May 2024 were confirmed and signed as an accurate record.

85 Declarations of Interests

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.

86 (ZF24/00326/FL) - Full application for formation of secure dog walking facility with associated parking and access at land south-east of Main Street, Irton, Scarborough, North Yorkshire

Considered :-

The Assistant Director Planning – Community Development Services sought determination of a planning application for formation of a secure dog walking facility with associated parking and access at land south-east of Main Street, Irton, Scarborough, North Yorkshire, on behalf of David Barker Livestock (Mr David Barker).

The applicant's agent, Joshua Thomson, spoke in support of the application.

John Luckock spoke on behalf of local residents objecting to the application.

Local Division councillor, Councillor Heather Phillips spoke objecting to the application.

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

- Concern at the change of use of good quality agricultural land
- The unsuitability of the rural location as outlined in the officer report
- Such a facility would be better suited to the edge of a service village or town allowing easier access for users
- Why the need for a facility here in open countryside when there were footpaths and other opportunities nearby to walk dogs?
- How would the online booking system enable use of the facility to be controlled and monitored taking into account the potential dangers and nuisance posed by dogs off the lead?
- The opportunity the proposals provided for agricultural diversification and the appeal to dog owners of taking their dogs to such a facility in open countryside

The Decision :-

That planning permission be REFUSED.

Voting Record

A vote was taken and the motion was declared carried with 5 for and 1 against.

Reason :-

The Committee agreed with the reasons for refusal put forward by the Planning Officer as set out below:-

1. The proposed development is in a remote and unsustainable location, therefore some users will inevitably drive to the site to walk their dogs in a secure field, therefore it is considered that this proposal will result in a significant increase in car usage. Irton village itself is a small village without facilities and limited public transport services. It is a significant distance from the urban area of Scarborough or any service villages. The proposal would result in vehicle movements with limited

potential for more sustainable modes of transport being utilised. As such the proposed development fails to comply with the National Planning Policy Framework, which requires developments to 'create places that are safe, inclusive and accessible' and to promote walking, cycling and public transport, and also fails to comply with Policy SD1 (Presumption in Favour of Sustainable Development) of the Scarborough Borough Local Plan (2017).

2. It is considered that the site cannot accommodate the proposed development without significant effects to the landscape character or visual amenity of the area. By the introduction of high fencing with gates, hardstandings and a field shelter, it will detract from the appearance of the surrounding landscape and make the site more prominent within it. In the context of the wider landscape and its enjoyment by the wider public, it is considered that this proposal would have a serious adverse impact. Overall, it is considered that the site cannot accommodate the proposed development without significant effects to the landscape character or visual amenity of the area. The proposed fencing would be clearly apparent at the site entrance and at odds with the existing characteristic rural boundary treatments. The car parking areas would detract from the appearance of the landscape, and human activity would erode the tranquillity of the site. The proposal would therefore result in significant harm to the character and appearance of the area.

As such, the scheme is considered contrary to Policies ENV6 (Development Affecting the Countryside) and ENV7 (Landscape Protection and Sensitivity) of the Scarborough Borough Local Plan (2017), and section 12 (Achieving well-designed and beautiful places) of the NPPF.

3. Fundamental improvements to the site entrance are considered necessary to provide a safe and suitable access to the development. To improve the available visibility to access the site, it is required to move the access about 30m further away (to the southwest) from the current access, and hedging would need to be removed and replanted further back into the field. Any access which meets the required visibility would have to be constructed to the required Local Highway Authority specification, which would be a tarmac crossing/access. Roadside hedging would have to be kept low at all times to retain the visibility splays.

Fundamentally, the proposed access is technically unacceptable from a highway safety perspective. The required changes would significantly adversely affect the rural character of the existing narrow single track lane, further eroding the rural character of the area. The new access, if allowed, would be clearly apparent in the landscape and at odds with the existing characteristic rural boundary treatments. This would be unacceptable at this countryside location, and would therefore not be acceptable in planning terms.

As such, the scheme is considered contrary to policies DEC1 (Principles of Good Design), ENV6 (Development Affecting the Countryside) and ENV7 (Landscape Protection and Sensitivity) of the Scarborough Borough Local Plan (2017).

87 (ZF24/00464/RG4) - Full application for demolition of existing buildings and erection of new two-storey school building (including solar panels on flat roof), with associated car parking, landscaping, hard court MUGA, playing field, sprinkler tank, bin store and substation at Woodlands School, Woodlands Drive, Scarborough, North Yorkshire, YO12 6QN

Considered :-

The Assistant Director Planning – Community Development Services sought determination of a planning application for demolition of existing buildings and erection of

new two-storey school building (including solar panels on flat roof), with associated car parking, landscaping, hard court MUGA, playing field, sprinkler tank, bin store and substation at Woodlands School, Woodlands Drive, Scarborough, North Yorkshire, on behalf of Galliford Try Construction Ltd.

The applicant's agent, Anne Burke-Hargreaves, spoke in support of the application.

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

- The high quality and sustainability of the proposals
- The concern at traffic congestion at school leaving times
- The concern that community use of the multi-use games area and new grass playing field be properly regulated to avoid anti-social behaviour (this was covered by Condition 8 in the report)

The decision:-

That planning permission be GRANTED subject to conditions detailed in the committee report.

Voting Record

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

88 Any other items

There were no urgent items of business.

89 Date of Next Meeting

Thursday, 8 August 2024 – Town Hall, Scarborough

The meeting concluded at 2.57 pm.