

North Yorkshire Council

Scarborough and Whitby Area Planning Committee

Minutes of the meeting held on Thursday, 9 October 2025 commencing at 2.00 pm.

Councillor Phil Trumper in the Chair plus Councillors Subash Sharma, Derek Bastiman, Janet Jefferson, Rich Maw and Clive Pearson.

Officers present: Martin Evans (Principal Planning Officer), Amy Harrap (Senior Planning Officer), St John Harris (Principal Democratic Services Officer), Frances Maxwell (Solicitor – Planning and Environment), Nick Read (Development Management Team Leader), and David Walker (Development Service Manager)

Apologies: Councillor Eric Broadbent.

Copies of all documents considered are in the Minute Book

129 Apologies for absence

Councillor Eric Broadbent

130 Minutes for the meeting held on 12 June 2025

The minutes of the meeting held on 12 June 2025 were confirmed and signed as an accurate record.

Planning Applications

The Committee considered reports of the Head of Development Management – 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 reports of the Head of Development Management – 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.

131 Declarations of interests

There were no declarations of interests.

132 ZF24/01903/OL - Outline application for residential development with all matters reserved except access at Land Between Resolution Way And Pembroke Way, South Of Mayfield Road, Whitby, North Yorkshire

The Head of Development Management – Community Development Services sought

determination of an outline planning application for residential development with all matters reserved except access at Land Between Resolution Way And Pembroke Way, South Of Mayfield Road, Whitby, North Yorkshire on behalf of Terra Green Yorkshire.

Lucy Rose spoke objecting to the application.

The applicant's agent, Annabelle Parkinson, spoke in support of the application.

Updating their report, the planning officer advised that the recommendation in the report was now amended to add a delegation to amend condition 3 to include the submitted access drawings.

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

- The number of local people on the housing waiting list – this figure would be provided by officers
- Concerns around the potential creation of a rat run on the site by joining two cul de sacs – this would be addressed at reserved matters stage
- Concerns around lighting and width of footpaths on the site - this would be addressed at reserved matters stage
- Biodiversity net gain - this would be addressed in detail at reserved matters stage although the submitted fixed parameters plan identified an area of scrub planting for this purpose
- Flood risk – this was addressed in the submitted fixed parameters plan. The failure of the flood sequential test was given very limited weight for the reasons set out in paragraph 10.30 of the report
- Highways – the concern that HGVs not use Ruswarp Bank to access the site during construction and why this could not be addressed by condition – the officer response was that this was for the Highway Authority to regulate using the available primary legislation such as a Traffic Regulation Order and was for consideration at reserved matters stage
- Concerns around land stability despite the submission of a desk-based slope stability risk assessment and the recommended condition specifying a ground investigation with mitigation measures if required
- The restrictive covenants on the site – not a material planning consideration
- Concern that the developer contributions specified by the Highway Authority did not cover the total cost of the Traffic Regulation Orders required. Clarification would be sought from the Highway Authority.
- Concern that without a better idea of the total number of dwellings proposed on the site, the s106 contribution specified by NHS Humber and North Yorkshire Integrated Care Board of £613.77 per dwelling may not be sufficient – more details would be provided by officers
- Whether a site visit would benefit the committee

Decision:

That consideration of the planning application be DEFERRED pending a committee site visit.

Voting record:

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

Reason:

To gain a better understanding of the site in relation to some of the concerns raised.

The Head of Development Management – Community Development Services sought determination of a Section 73 planning application to remove Condition 4 applied to the original consent ZF23/01094/FL granting permission for an Adult Gaming Centre (AGC), to allow for a 24-hour opening to the public at Admiral, 115 - 116 Westborough, Scarborough, North Yorkshire, YO11 1LP on behalf of I Miller.

During consideration of the above application, the members expressed their support for the comments of North Yorkshire Police and Environmental Services recommending refusal of the application because of the high levels of crime and antisocial behaviour in the area and in the interests of amenity and public safety, noting too that no current businesses in the locality operated 24 hours a day, seven days a week.

The decision:

That planning permission be REFUSED.

Voting record:

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

Reasons:

The committee agreed with the reasons for refusal put forward by the planning officer as set out below:

The 24 hour opening of the Adult Gaming Centre has been restricted within the enabling consent to ensure that the use of the premises would not result in a loss of amenity to nearby residences in terms of noise and disturbance or increased levels of crime and disorder in an area already to experience existing high levels. Therefore, to extend the hours of operation would be contrary to Policy DEC 4 of the Scarborough Borough Local Plan and Section 8 of the NPPF.

134 Any other items

There were no urgent items of business.

135 Date of next meeting

Thursday, 13 November 2025 – Town Hall, Scarborough

The meeting concluded at 2.53 pm.