

PLANNING & DEVELOPMENT COMMITTEE

Thursday, 17 January 2019

Present: Councillors P H Trumper (Chairman), S B Green, Mrs L Bastiman, E Broadbent, Mrs H Lynskey, R Moody, C Pearson, N Price, Ms R Swiers, Mrs M Watson and T W Fox (as a substitute for A Jenkinson)

Apologies: Councillors D L Billing and S Siddons

1. DECLARATIONS OF INTERESTS

There were no declarations of interest.

2. MINUTES

RESOLVED that the Minutes of the meeting held on 6 December 2018 be approved as a correct record and signed by the Chairman.

3. PUBLIC QUESTION TIME

The Chairman reported that no questions had been received.

4. PLANNING APPLICATION - (18/02560/FL) - 24 INGS LANE, BROMPTON BY SAWDON, SCARBOROUGH

The Committee considered:-

- i) a planning application for demolition of existing bungalow and construction of replacement single storey dwelling; and
- ii) a report of the Planning Services Manager (Reference 19/16).

The Planning Officer informed the Committee that comments had been received from Councillor D Jeffels, the local Ward Member, expressing concern that the proposed design was 'futuristic' and that the development was therefore not appropriate given its traditional rural setting and its position close to several non-designated heritage assets, including the neighbouring Chapel of Rest, former railway buildings and the village cricket pitch. He had also requested that a site visit should be undertaken by the Committee so that Members could appreciate the setting of the site.

The Planning Officer advised that the report and the presentation material had incorporated site considerations as much as possible but that the Committee still had the option of a site visit. He then went on to describe the setting of the proposed development within the village locality with reference to the cricket pitch, Chapel of Rest, ages and construction of local dwellings, the industrial site to the north and the old railway buildings associated with the disused Pickering to Scarborough line, of which the application site forms a part (the line becoming disused in the 1950's). He added that the site was outside the conservation area and although the chapel is not listed and is therefore a non-designated asset in planning terms, the Council's Conservation Officer felt that it should have listed status and this was currently being considered by Historic England as referred to within the report. He added that should it become listed before a decision on the planning application is made, then a

further statutory period of publicity and potential consultation would have to take place for the application, with any subsequent significant concerns from Historic England to be reported back to Committee.

The Planning Officer then displayed pictures of the proposed site development, design, dimensions and construction materials and locality, including access etc. He noted that the height would be lower than the existing bungalow on the site and that the design was, in Officers' opinions, a positive response to the site and its context. He explained that although the proposal was a departure from the Local Plan due to its location outside the Development Limits of the village, the National Planning Policy Framework does not discourage the construction of replacement dwellings in countryside locations and on balance the proposal was acceptable.

Members noted the unusual albeit contemporary design which was becoming more commonplace and appropriate. The dwelling would also be lower in height than other local properties. Although they noted the concerns about being in a rural setting these were offset by the nearby industrial site.

RESOLVED that permission be **GRANTED** subject to the conditions set out in the report.

5. PLANNING APPLICATION - (18/02559/FL) - MUSTANG HOUSE, DUNSLOW ROAD, EASTFIELD

The Committee considered:-

- i) a request for a change of use from light industrial unit (B1) to drive through car wash and tyre sales place; and
- ii) a report of the Planning Services Manager (Reference 19/15).

The Planning Officer described the locality of the site and how waste water from car washing activities would be discharged through a silt filtration unit and into the local sewerage system etc.

He reported that an objection had been received from Rontech Retail which was a national firm in the same sector who had raised concerns about insufficient drainage assurance for the proposal. The other concerns had been about no noise or access assessments although these details were satisfactorily addressed within the Officer's report.

The Officer noted that further to the report, discussions had been held with the applicant and the Highway Authority to agree that a vehicle height restrictor / barrier be placed at the site access point. This would be secured by way of condition.

Yorkshire Water had not raised any immediate concerns and was still assessing drainage and related matters and would require a maintenance plan from the applicant.

The Planning Officer advised that, subject to Yorkshire Water confirming no objections to the proposal, including receipt of a satisfactory maintenance

plan, then the application could be approved. However, if Yorkshire Water still had unresolved objections then the application could be refused by officers under delegated authority.

Members enquired how near the site was to residential properties and also whether there would be advertising. The Planning Officer confirmed that properties were some distance away and that advertising had not been requested within the application. Members noted that the site was not currently being used and that the proposal would be self-contained.

RESOLVED that permission be **GRANTED** subject to the conditions set out in the report.

6. PLANNING APPLICATION - (18/02128/RM) - LAND TO NORTH OF NORTHWOLD ROAD, EASTFIELD

The Committee considered:-

- i) a reserved matters application in relation to access, appearance, landscaping, layout and scale for 108 residential units and 1 no. community centre at site 5 (HA2), approved in outline under reference 11/01914/OL for Lifestyle Engie Regeneration Ltd; and
- ii) a report of the Planning Services Manager (Reference 19/12)

The Planning Officer explained that this was the fifth phase of the Middle Deepdale development site and on the eastern side. Site proposals had been through various plan stages. A cluster of retirement homes were proposed with design features and green/open spaces to promote social inclusion and health and wellbeing of elderly residents. The layout allowed for good safe access etc. with the general layout of the area forming an attractive setting.

Other nearby features included local wetlands with flood alleviation and school playing fields (within North Yorkshire County Council's planning aims).

The Planning Officer advised that requiring some affordable housing would have affected the viability of the scheme so had not been possible.

Members enquired who would manage the community hub, the availability of local shops and whether there would be a bus stop. They were informed that the developer was keen to promote and support a hub including the management but closely involving residents. Some shops were anticipated nearby and there would be a bus stop within 300m of each property.

RESOLVED that permission be **GRANTED** subject to the conditions set out in the report.

7. PLANNING APPLICATION - (18/01684/LB) - CENTRAL RAILWAY STATION, WESTBOROUGH, SCARBOROUGH

The Committee considered:-

- i) a Listed Building application for installation of digital kiosk unit to the entrance, for Scarborough Borough Council; and
- ii) a report of the Planning Services Manager (Reference 19/22).

The Conservation Officer explained that the main consideration was the impact the works would have on the special architectural and historic interest of the listed building. He clarified that Listed Building Consent was not required for the siting of the kiosk but was required for the works required to fix the kiosk to the fabric of the building. He advised that the works would not cause harm to the building's special interest and there would be a positive public gain from the scheme.

RESOLVED that permission be **GRANTED** subject to the conditions set out in the report.

8. PLANNING APPEALS

The Committee considered a report of the Planning Services Manager (Reference 19/23) in respect of current appeals which have been lodged against decisions of the Council. There were no updates to the report.

RESOLVED that progress with current appeals and recent appeal decisions be noted.

Chairman