

PLANNING & DEVELOPMENT COMMITTEE

At a meeting held on Thursday, 7 March 2019

Present:-

Councillor P H Trumper (Chairman) in the Chair;
Councillors S B Green, Mrs L Bastiman, D L Billing, Mrs D V Cluer, A Jenkinson,
Mrs H Lynskey, C Pearson, N Price, S Siddons, Ms R Swiers, Mrs M Watson and
T W Fox (as a substitute for D A Chance)

1. DECLARATIONS OF INTERESTS

No declarations of interest were received.

2. MINUTES

RESOLVED that the minutes of the meeting held on 7 February 2019 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 - (18/02925/OLA) LAND ON THE NORTH WEST SIDE OF RACECOURSE ROAD, EAST AYTON

The Committee considered:

(i) an application for variation of condition 1 relating to 17/02645/OL for "The residential development of 96 dwellings (access, layout and landscaping for consideration only). All other matters are reserved", dated 19.04.2018 for KCS Development Limited; and

(ii) a report of the Planning Services Manager (Reference 19/64).

In accordance with the Council's Public Speaking Scheme, Mr Mark Johnson, the agent, addressed the meeting. Members expressed disappointment that following a viability appraisal and the factoring in of abnormal costs, the original affordable housing provision agreed at outline permission of 30% (29 units) had been reduced to 26% (25 units), and asked if the viability appraisal had been also affected by the developer paying an excessive amount for the land. The Planning Services Manager assured Members that officers had examined the viability appraisal in great depth, and were satisfied that abnormal development costs were the deciding factor in reducing the affordable housing provision. Moreover, officers were also satisfied that the developer had not paid an excessive price for the land.

RESOLVED that permission be **GRANTED** subject to:

- a) the conditions set out in the report;
- b) the completion of a deed to vary the terms of the original Section 106 Agreement (allied to outline consent 17/02645/OL) to facilitate the reduction of the affordable housing provision from 30% to 26%;
- c) prior to the end of the 13 week determination period, the applicant agreeing to an extension of time for the Council to determine the application of 10 working days post the completion of the deed.

OR, if b) and/ or c) are not met, grant officers delegated authority to refuse the application on the grounds that no legal agreement is in place and thus the proposal fails to deliver affordable housing, open space, education and health provision in accordance with the Local Plan and relevant Supplementary Planning Documents.

5. PLANNING APPLICATION - (18/02982/FL) LAND TO NORTH OF EASTFIELD FOR MIDDLE DEEPPDALE DEVELOPMENT, NORTHWOLD ROAD, EASTFIELD

The Committee considered:

(i) a planning application for substitution of house types, plots 341, 342, 359, 360, 366, 367, 374, 376 to 380 approved under application reference 14/02066/RM for Keepmoat Homes; and

(ii) a report of the Planning Services Manager (Reference 19/74) .

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

6. PLANNING APPLICATION - (18/03005/FLA) FORMER SITE OF 79 CROSS LANE, NEWBY

The Committee considered:

(i) an application for variation of condition 1 relating to 16/01140/FL dated 01.02.2018 for the addition of a flat at second floor level, increasing the number of proposed flats to 9 no. flats for Mr Mark Dicconson; and

(ii) a report of the Planning Services Manager (Reference 19/42) .

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

7. PLANNING APPLICATION - (18/03090/FL) HUNROE BROW, 9 SOUTHFIELD, REIGHTON GAP, FILEY

The Committee considered:

(i) a planning application for division of detached dwelling to two semi-detached dwellings for Mrs V Flegg; and

(ii) a report of the Planning Services Manager (Reference 19/52) .

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 19/53) in respect of current appeals which had 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.

**9. STREET NAMING AND NUMBERING APPLICATION - (18/02869/NSN)
LAND TO THE SOUTH AND WEST OF SNEATON CASTLE FARM ,
CASTLE ROAD, WHITBY**

The Committee considered:

(i) a street naming and numbering application for street names and addresses required for Phase 2 of the development at Sneaton Castle for S Harrison Development; and

(ii) a report of the Planning Services Manager (Reference 19/41) .

Introducing the report, the planning officer referred to an error in paragraph 5.8 which should read 'as outlined by Whitby Town Council'.

In reply to a question, the planning officer confirmed that Members were recommended to decide which street names to approve from the developer and Whitby Town Council's different options, and not to make their own proposals. Different views were expressed across the Committee, but the majority view was in favour of Whitby Town Council's proposed names citing their strong historical association.

RESOLVED that the name 'Claremont Drive' be adopted for Road 1 and the name 'Turnpike Close' be adopted for Road 2 for each of the streets on land to the south and west of Sneaton Castle Farm, Castle Road, Whitby.

Reasons

To ensure that streets are named and properties can be located by emergency services and visitors, and to assist with the reliable delivery of services and products.

Chairman