

## **PLANNING & DEVELOPMENT COMMITTEE**

Thursday, 5th December, 2019

Present:- Councillors E Broadbent (Chair); P H Trumper, Ms R Swiers, Mrs M Watson, G Goodberry, D C Jeffels, S Campbell, Ms T Norton, S Sharma, M Stonehouse, J Grieve, P Kershaw, P Riley, J Casey and Mrs J Mortimer (substitute for C Pearson).

### **1. DECLARATIONS OF INTEREST**

Councillors Phil Kershaw and Subash Sharma declared personal and non-prejudicial interests for item 4 (Planning Application 19/04444/OL) as they were the Council's representatives on the Raincliffe Woods Management Committee, Raincliffe Woods being close to the proposed development site. Councillor Roberta Swiers declared a personal and non-prejudicial interest for item 5 (Planning Application 19/01975/OL) as she was the Chair of Cayton Parish Council and had also been present at public consultative meetings.

### **2. MINUTES**

**RESOLVED** that the minutes of the meeting held on 7 November 2019 be approved as a correct record and signed by the Chairman.

### **3. PUBLIC QUESTION TIME**

There were no public questions.

### **4. PLANNING APPLICATION 19/00444/OL - YORKSHIRE COAST COLLEGE, LADY EDITHS DRIVE, SCARBOROUGH**

The Committee considered:

- i. an outline application for proposed residential development, including access and layout for The Grimsby Institute Group; and
- ii. a report of the Planning Services Manager (Reference 19/250).

The Planning Officer provided a summary of the detailed report. Some late comments had been received from the Save Scarborough District Hospital Group as the hospital was adjacent to the proposed development site but the comments were not relevant as material planning considerations. The Hospital Trust had not raised any concerns. He added that appropriate surveys and mitigation measures would need to be developed as a planning condition in relation to any archaeological safeguarding.

Under the Council's Public Speaking Scheme, Andy Rollinson (agent for the applicant) spoke in favour of the application.

Members considered the application and report. They suggested that consideration ought to be given to developing a safe route from the proposed development site towards the Raincliffe Woods area. Members considered the density of the site, landscaping and ensuring affordable energy efficient units. Some of these issues were more appropriate for any future detailed planning application.

**RESOLVED** that permission be **GRANTED** subject to the conditions set out in the report and an appropriate planning condition in relation to any archaeological safeguarding.

**5. PLANNING APPLICATION 19/01975/OL - LAND OFF MILL LANE, CAYTON**

The Committee considered:

- i. an outline planning application for erection of up to 200 dwellings on land off Mill Lane with public open space, landscaping, sustainable drainage system (SuDS), and vehicular access point and all matters reserved except for means of access, for Messrs, Brown, Ward and Gladman; and
- ii. a report of the Planning Services Manager (Reference 19/244).

The Planning Officer provided a summary of the detailed report. He explained that the main issue was of principle of development as the proposed site in open countryside was outside the development limits as set out in the adopted Local Plan. As the proposal was contrary to the Local Plan this made it unacceptable. The developer had argued that the Council did not have a sufficient supply of planned housing to fulfil its obligations under its planned five year supply of housing which was not up-to-date. Officers gave assurance that there was sufficient planned supply as part of an up-to-date plan.

Under the Council's Public Speaking Scheme, Jennifer Kelly (representing Cayton Parish Council) spoke in objection to the application. As a local Ward member, Cllr Simon Green also spoke in objection to the application.

Members considered the application and report. They agreed that there was no justification for permitting an exception to the Local Plan.

**RESOLVED** that permission be **REFUSED** due to the reasons set out in the report (non-compliance with the adopted Local Plan and no justification for permitting an exception to the Local Plan).

**6. PLANNING APPLICATION 19/00624/OL - REAR OF 38 HIGH STREET, BURNISTON**

The Planning Services Manager reported that the applicant had withdrawn the planning application.

**RESOLVED** that it be noted that Planning Application 19/00624/OL - Rear of 38 High Street, Burniston had been **WITHDRAWN** by the applicant.

**7. PLANNING APPEALS**

The Committee considered a report of the Planning Services Manager (Reference 19/249) 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.

**Chairman**