PLANNING & DEVELOPMENT COMMITTEE

At a meeting held on Thursday, 29 March 2007
Present:-
Councillor Mrs L Haycock (Chairman) in the Chair;
Councillors Mrs D Clegg, D L Billing, Cartwright, Miss Kettlewell, Pearson,
Mrs A Preston, Mrs E M Vickers, Warburton, B A O'Flynn, Kelly, J M Preston, Smith,
C Haddington, B F Watson, P Booth (as a substitute for J S Blackburn) and W Chatt
(as a substitute for Miller)

1. DECLARATIONS OF INTERESTS
Councillor Brian Francis Watson, declared a Prejudicial interest in agenda item 12, Planning Application - (06/00400/FL) - Whitby Spa Pavilion, North Terrace, Whitby. since he was a member of the Whitby Pavilion Task Group which had promoted this application..

Councillor Peter Booth, declared a Prejudicial interest in agenda item 12, Planning Application - (06/00400/FL) - Whitby Spa Pavilion, North Terrace, Whitby. since he was a member of the Whitby Pavilion Task Group which had promoted this application..

Councillor Brian Francis Watson, declared a Prejudicial interest in agenda item 17, Street Naming - Crossgates. relating to a new street on land at Crab Lane, Crossgates since his godson was the Managing Director of the Developers, Thompson Homes..

2. MINUTES
RESOLVED that the Minutes of the meeting held on 1 March 2007 be approved as a correct record and signed by the Chairman.

3. PUBLIC QUESTION TIME
The Chairman reported that no public questions had been received.

4. PLANNING APPEALS RECEIVED, ENFORCEMENT NOTICES ISSUED AND PLANNING APPEAL DECISIONS ISSUED
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/79), which contained information on new planning appeals and new enforcement proceedings.
RESOLVED that the report be received.

5. PLANNING DECISIONS UNDER THE SCHEME OF DELEGATION BETWEEN 16 FEBRUARY AND 15 MARCH 2007
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/80), which gave details of decisions made by the Head of Planning Services under the Scheme of Delegation. It was noted that for applications no 06/02610/FL and no 06/02645/FL the ward should read ‘North Bay’ not ‘Northstead’.
RESOLVED that, subject to the above amendments, the report be received.
6. **PLANNING APPLICATION - (06/02639/FL) - SCALBY MANOR HOTEL, BURNISTON ROAD, NEWBY**

The Committee considered:

(i) a planning application for proposed erection of 37-bedroom hotel extension on site of dilapidated buildings, for Whitbread Group PLC; and

(ii) a report by the Head of Planning Services (Reference HPlg/07/62).

Members were advised that a further letter had been received from Yorkshire Tourist Board reiterating their support for the application. In accordance with the Council’s Public Speaking Scheme, Mr Cunio, the applicant’s agent, attended the meeting and spoke in support of the application before the Committee commenced its debate of the item. In view of the historical association of the site with Edwin Brough, the celebrated breeder of bloodhounds who used some of the outbuildings as kennels, it was agreed that officers make a firm request that a plaque commemorating the association be displayed on the new development.

**RESOLVED** that, third party representations having been considered, permission be **GRANTED**, subject to the following conditions:

1. Before the development commences, details of the brick and roof tile to be used, including samples, shall be submitted to and approved in writing by, the Local Planning Authority, and all of the bricks and roof tiles used on the development shall conform to the samples so approved.

2. A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development shall be constructed on site and approved by the Local Planning Authority before the development commences. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style unless otherwise agreed in writing by the Local Planning Authority. The brickwork panel so constructed shall be retained on site until the development hereby approved has been completed.

3. Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the local Planning Authority before the development commences. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

4. A complete record, including measured survey and photographs, of the existing outbuildings on the site shall be carried out. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to demolition.

5. The development shall be carried out in accordance with the recommendations contained in the Ecological Inspection & Assessment document issued by The Tyrer Partnership on 26 July 2006 submitted in support of the application.
6 No demolition shall be carried out on site between the 1st October and 31st March inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

7 Prior to development commencing details of the locations for siting four bat boxes and four bat access structures (bat tiles or bricks) shall be submitted to and approved in writing by the Local Planning Authority.

8 Details of the locations for siting six swallow nesting platforms or artificial nest structures and six normal bird boxes shall be submitted to and approved in writing by the Local Planning Authority and installed at the development site prior to demolition commencing.

9 No development, site preparation or clearance works shall commence until an inspection of the development site boundary extending to a distance of 30 metres beyond has been carried out by a suitably qualified ecological consultant and a report thereon has been submitted to and approved in writing by the Local Planning Authority.

NOTE:- In addition measures are also to be taken to prevent badgers gaining access to site excavation works as outlined in the Ecological Inspection & Assessment referred to in condition 5 above.

10 Before development commences the written approval of the Local Planning authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all trees, together with details of post planting maintenance. Such scheme as is approved by the Local Planning authority shall be carried out in its entirety within a period of six months beginning with the date on which development is commenced, or within such longer period as maybe agreed in writing with the Local Planning authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme.

11 Where trees are shown on Drawing ref 4420-P-01B to be retained on site they shall be protected during construction work as follows:-

(a) Chestnut paling or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.
(b) No burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees to be retained.

(c) No services shall be routed under the spread of the crowns of the trees to be retained without the prior written consent of the Local Planning Authority.

(d) No retained tree shall be cut down, up-rooted, destroyed, topped or lopped without the prior written consent of the Local Planning Authority. and if any tree which is to be retained dies within five years beginning with the date on which the development is commenced it shall be replaced with a tree of such size and species as maybe specified in writing by the Local Planning Authority.

12 Before development commences full details of the existing and proposed site levels and proposed floor levels of the buildings shall and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority.

7. PLANNING APPLICATION - (06/02665/FL) - 18 EAST PARK ROAD, SCALBY
The Committee considered:
(i) a planning application for erection of 14 No two/three-bedroom flats in blocks of two/three-storey buildings, for KFB Scarborough Limited; and
(ii) a report by the Head of Planning Services (Reference HP/plg/07/46).
Members were informed that further letters of objection had been received from the planning consultant, Mr Bradley and Scalby Village Trust dated 26 March and from Mr Bayes-Warley of 11 Field Close Road. In addition, the applicants had submitted a letter dated 15 March responding to the objections, which did not raise any new issues. In accordance with the Council’s Public Speaking Scheme, Mr Piggin, the agent, and Mr Perry, a neighbour, spoke for and against the application respectively before the Committee commenced its debate of the item. Members expressed concern that the proposed development would harm residential amenity as a result of extra traffic and activity, and was inappropriate in bulk and design for its village setting.

RESOLVED that, notwithstanding the recommendation of the Head of Planning Services that the application be granted, permission be REFUSED for the following reasons:

1 It is considered that the intensification in use of this site from one dwellinghouse to fourteen flats, and increased activity that would occur would be detrimental to the amenities of neighbours living along this quiet cul-de-sac and others adjoining the site. As such, approval of this proposal would be contrary to Policies H3 and H10 of the Scarborough Borough Local Plan. Policy H3 requires, amongst other things, that new housing development should not harm the amenities of nearby residents from such things as disturbance from vehicular movement. Policy H10 states that planning permission will not be granted for development that would have a serious effect on residential amenity as a result of disturbance resulting from the level of traffic likely to be generated by the development.
2 It is considered that the introduction of a substantial development of fourteen flats into this area which is characterised by single dwellinghouses would detract from the character of the area and would be in conflict with Policy H3 of the Scarborough Borough Local Plan which requires that new housing development should respect the character and physical form of its surroundings.

3 Due to the scale of the development, loss of open space and proximity to neighbouring dwellings to the east of the site, this development would have an overbearing effect and result in increased levels of overlooking to the detriment of the amenities of those residents. Therefore, approval of this proposal would conflict with Policies H3 and H10 of the Scarborough Borough Local Plan. Policy H3 requires that new housing development should not harm the amenities of nearby residents as a result of overlooking or an overbearing effect on existing property caused by the relationship of new and existing buildings. Policy H10 states that planning permission would not be granted for development that would have a serious effect on residential amenity taking into account the extent of overlooking and loss of privacy and the proximity and relationship of new and existing buildings and whether there is an overbearing effect on existing property.

4 If approved, this application could encourage other similar applications in the neighbourhood which would, by virtue of precedent, be more difficult to refuse so leading to a decline in the character of this part of Scalby.

Members’ reasons for not accepting the Head of Planning Services’ recommendation for approval were as stated above.

8. PLANNING APPLICATION - (06/02656/RG3) - EVRON CENTRE, JOHN STREET, FILEY
The Committee considered:
(i) a planning application for formation of link corridor to give better access to wc’s, for Architects Section, Scarborough Borough Council;
(ii) a report by the Head of Planning Services (Reference HP1g/07/67). RESOLVED that, third party representations having been considered, permission be GRANTED, subject to the following condition:
1 All new and replacement brickwork utilised in carrying out the development hereby permitted shall match that of the principal existing building on the site in terms of the type of brick, mortar mix and method of bonding.
9. **PLANNING APPLICATION - (06/01432/FL) - 56 SEAMER ROAD AND LAND TO THE REAR, SCARBOROUGH**

The Committee considered:

(i) a planning application for demolition of three-storey house, erection of 3 No three-bedroomed houses, 1 No two-bedroomed house and 1 No two bedroomed bungalow, for Hartley Developments; and

(ii) a report by the Head of Planning Services (Reference HPlg/07/74).

Officers agreed to explore possible traffic calming measures in response to Members’ concerns about traffic exiting the development onto the Seamer Road.

**RESOLVED** that, third party representations having been considered, permission be **GRANTED**, subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with Drg. No. H82C 1104/10 received on the 25 August 2006 and Drg. No. H82C 1104/9B received on the 8 November 2006 by the Local Planning Authority.

2. Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities. These precautions shall be made available before the development commences on the site and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal.

3. No boundary treatment either side of the existing entrance into the development site shall be no higher than 750mm for at least 2 metres back from the access, to ensure adequate intervisibility between vehicles leaving the site and pedestrians on the footway on Seamer Road.

4. Prior to commencement of the development hereby granted full details of the proposed means of foul and surface water disposal to separate systems shall be submitted and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before there are any flows into the receiving systems.

5. Before the development hereby permitted commences on site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such a depth as the Local Planning Authority may stipulate. A scheme for de-contamination of the site, together with a Method Statement outlining methods and equipment to be used as well as hours of operation during the remediation process shall be submitted to and approved by the Local Planning Authority in writing. The scheme as approved shall be fully implemented and completed before any residential unit hereby permitted is first occupied.
Note
Planning Policy Statement 23 states that it is the developer's responsibility to ensure that the site is safe and suitable for its intended purpose, having regard to previous contamination. The framework to achieve this is to carry out investigations in accordance with CLR11, Model Procedures for the Management of Contamination.

6 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works. (To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.)

Note
The development site is within 3.0 metres of a sewer positioned below the rear passage of Seamer Street adjacent to the northern boundary. For development purposes it is important to be aware that sufficient access for maintenance and repair work to the sewer is required at all times.

7 Prior to commencement of the development, details of the brick(s) to be used in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. All brick(s) used in the development shall conform to the details/samples so agreed.

8 Prior to commencement of the development hereby permitted details of the materials to be used to the roof of the dwellings, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority, and all roofing materials used in the development shall conform to the details/samples so approved.

9 Details of the design of all external doors and all windows to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. All windows and doors shall conform to the details so approved.

10 All high-level windows to the northern elevation of the bungalow hereby permitted shall be obscure glazed. The pattern/texture shall be of a density to ensure that no objects or persons positioned on either side of the glazing are readily distinguishable.

Note
It should be noted that certain so called 'privacy' glasses offered by manufacturers do not provide sufficient levels of obscuration to conform with this condition.

11 Prior to occupation of any of the dwellings hereby permitted details of the vehicle parking area, shall be laid out, hard surfaced, drained, marked out and made available for use. Once created the parking area shall be maintained clear of any obstruction and retained for parking purposes at all times.
12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:-

(i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
(ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
(iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

13 Details of the front boundary wall to be erected adjacent to Seamer Road are to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

14 No machinery or construction vehicles shall operate on the site prior to 7:30 am and after 18:00 pm on any day, or prior to 8:00 am and after 12:30 pm on Saturdays. No machinery or construction vehicles shall operate on the site on Sundays or Bank Holidays.

15 Prior to commencement of the development hereby permitted written details of a secure bicycle/motorcycle storage facility, including details of the design and siting, shall be submitted to and approved by the Local Planning Authority and thereafter so maintained.

10. PLANNING APPLICATION - (07/00163/FL) - LAND ADJOINING 1-4 BLENHEIM STREET, SCARBOROUGH

The Committee considered:

(i) a planning application for creation of 10 No flats for Urban Conversions Limited; and
(ii) a report by the Head of Planning Services (Reference HPlg/07/47).

A drawing of the development was tabled at the meeting depicting a turning head on the site, which now satisfied the Traffic and Transportation Manager’s concerns about parking layout and access referred to in the report. In response to Members’ concerns about the size of the two smallest flats proposed, the Head of Planning Services explained that the Local Planning Authority was not permitted to set minimum floor standards, but at 35m² each with standard ceiling heights, the two flats in question would provide light and airy units giving sufficient room for a couple.

RESOLVED that, third party representations having been considered, permission be GRANTED, subject to the following conditions and additional conditions controlling car parking and access matters, the drafting of which to be delegated to the Head of Planning Services:

1 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
2 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before the development commences on the site and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal.

3 Details of existing and proposed site levels and floor levels of all buildings and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

4 The development shall not commence until full technical, details of the layout, construction and geometry (including visibility splays) of the access to the car park have been submitted to and have been approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is first brought into use unless otherwise approved in writing by the Local Planning Authority.

5 Notwithstanding the submitted details, before the commencement of any works of construction above foundation level in respect to the development hereby permitted, a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority.

6 Notwithstanding the submitted details, a schedule of the window frames to be utilised in the development hereby permitted, indicating the design and location of each window, and including samples if so required, shall be submitted to and be approved in writing by the Local Planning Authority before the commencement of any works of construction above foundation level. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

7 The external face of the frame to all new windows shall be set in a reveal of a minimum of 70mm from the front face of the adjacent walling unless otherwise agreed in writing by the Local Planning Authority.

8 Details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority before the commencement of any works of construction above foundation level.
level and all external doors used in the development shall conform to the details so approved.

9 The walls to be rendered shall be smooth rendered and painted a final colour which shall be submitted to and be approved in writing by the Local Planning Authority before the commencement of any works of construction above foundation level. Such rendering and approved final colouring shall be completed prior to the development hereby permitted being first brought into use.

NOTE:
The Council would advise that consideration be given to the use of a through-coloured render in order to avoid the need for regular maintenance of the rendered walls.

10 Before the commencement of any works of construction above foundation level in respect of the development hereby permitted, the type, design and final colour of the rainwater goods hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority. The rainwater goods installed shall conform to the details so approved and the colour so approved shall be applied within one month of the development being first brought into use and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

11 Details of the external colour scheme shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any works above foundation level in respect of the development hereby granted and the approved scheme shall be implemented in full before the development is first brought into use.

12 Before the commencement of any works of construction above foundation level in respect of the development hereby permitted, details of the boundary treatments of the site, including those to be retained and a schedule of materials for new boundary treatments, shall be submitted to and be approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority and thereafter retained.

13 Details of the means of storage and disposal of refuse to serve the development hereby permitted shall be submitted to and be approved by the Local Planning Authority and the development shall not commence in advance of that approval. The approved scheme shall be fully implemented before any of the flats are first brought into use and shall thereafter be retained.

14 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing (Reference 429/02/SK01). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

15 Details of the siting and design of secure, covered cycle storage facilities within the site shall be submitted to and be approved by the Local Planning Authority and no works of construction above foundation level shall commence in advance of that approval.
The approved scheme shall be fully implemented before the first flat is brought into use and shall thereafter be retained.

11. PLANNING APPLICATION - (07/00212/FL) - WHITBY MARINA, LANGBORNE ROAD, WHITBY

The Committee considered:

(i) a planning application for amendments to previously approved water resource centre building and site layout and erection of waste disposal building and a sub-station, for Scarborough Borough Council, Renaissance Section; and

(ii) a report by the Head of Planning Services (Reference HPig/07/48).

In addition to the letters referred to in the report, Members were informed that a letter of objection had been received from Mr and Mrs D Wright of 77 Helredale Road, Whitby dated 15 March, which was read to the Committee. In accordance with the Council’s Public Speaking Scheme, Ms Jenkins, the agent, and Mr Carson, an objector, spoke for and against the application respectively before the Committee commenced its debate of the item. In response to concerns that the issues in the report had not been properly considered at the time of the initial planning application, the Head of Planning Services explained that the vast majority of major planning applications underwent modifications from the planning to the detailed design stage after taking into account statutory undertakers, building regulations, health and safety and other factors. Members also asked questions about the waste disposal building, the amendments to the Water Resource Centre and the lighting, to which the Head of Planning Services replied.

RESOLVED that, third party representations having been considered, permission be GRANTED, subject to the following conditions:

1. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted by the applicant and approved by the Local Planning Authority as informed by the findings of the desk-top study.

2. Samples of all external materials including the facing bricks and roof tiles to be used for the Water Resource Centre, waste storage building and substation shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Note. The facing bricks shall be Ibstock West Hoathly Sharphorne Mixture or an alternative to be approved in writing by the Local Planning Authority.

Samples of the materials to be used for all pedestrian and car park circulation areas shall be submitted to and approved by The Local Planning Authority prior to the commencement of the development.

3. Large scale details of all windows, the glazed external doors and glazed walling system shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

4. Details of the design and siting of all railings, barriers lighting columns, CCTV cameras and seating shall be submitted to and approved by the Local Planning Authority prior to their installation.

5. Prior to the commencement of any part of the development hereby permitted, the accesses to the site shall be laid out and constructed in accordance with the specification of the local Highway Authority.

6. Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2.4 metres x 45 metres
measured down the centre line of the access and the nearside channel line of the major road shall be provided at the junction of the access with the county highway. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times thereafter.

7. Prior to the commencement of any works on site, a settlement facility for the removal of suspended solids from surface water run-off during construction works shall be provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained throughout the construction period.

8. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

9. The site shall be developed with separate systems of drainage for foul and surface water on and off site and no piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.

10. No development shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

11. No development shall take place until works have been carried out to provide adequate facilities to the disposal and treatment of any waste materials, including trade effluents, in accordance with details to be submitted to and approved by the Local Planning Authority.

12. Flood warning notices shall be erected in numbers, positions and with wording to be agreed with the Local Planning Authority. The notices shall be kept legible and clear of obstruction.

13. The design and construction details of any tables and chairs and any other equipment to be positioned outside for use in conjunction with the café in the Water Resource Centre shall be as may be approved by the Local Planning Authority and all these items shall be stored within the building at times when the café is not operating.

14. The permission hereby granted does not authorise any retail sales from within the Water Resource Building or the use of the café as a hot food take away.

15. None of the business units in the Water Resource Building shall be amalgamated to form larger units without the prior written approval of the Local Planning Authority.

16. The scheme of landscaping and tree planting shown on Drawing Ref: SF PP01B and PP02B shall be carried out in its entirety within a period of six months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.
17. Notwithstanding the details indicated on the submitted plans the height of the gate and railings to the external fire escape shall be increased in height to 2.4 metres.

12. **PLANNING APPLICATION - (06/00400/FL) - WHITBY SPA PAVILION, NORTH TERRACE, WHITBY**
The Committee considered:
(i) a planning application for replacement entrance porch and window and door alterations to form internal booking office and disabled wc's, for Scarborough Borough Council; and
(ii) a report by the Head of Planning Services (Reference HPlg/07/65).
RESOLVED that, third party representations having been considered, permission be **GRANTED**, subject to the following conditions:
1. The development hereby approved shall be carried out in strict accordance with the following plans unless otherwise agreed in writing by the Local Planning Authority:-
   * Existing and proposed scheme Feb 07, Revision D, 13,03,07*
   * Scheme details, Revision C,13,03,07*
2. All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so maintained.
3. The external face of the frame to all new windows shall be set in reveals to match those of existing windows of the principal building on the site.
4. Before the development is commenced, details of the roof sheeting and samples to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all sheeting used in the development shall conform to the details/samples so approved.

(In accordance with their declarations under Agenda item 1 Councillors Booth and Watson withdrew from the meeting until the above item had been determined)

13. **APPLICATION - (0700386/FL) - 1 POLICE HOUSES, LARPOOL LANE, WHITBY**
The Committee considered:
(i) an application to modify a Section 106 Agreement to allow a bungalow restricted to occupation by relatives to be occupied as holiday accommodation, for Mr and Mrs S Little; and
(ii) a report by the Head of Planning Services (Reference HPlg/07/66).
Two further letters received were reported to the Committee: a letter of support from Mr S Darge of 69 Eskdale Road, Whitby and a letter of objection from Mr M Nellis of 2 Police Houses, Whitby.
RESOLVED that, third party representations having been considered, permission be **GRANTED**, subject to the bungalow being adapted for occupation by the disabled to the satisfaction of the Local Planning Authority prior to it being occupied as holiday letting accommodation and subject to the bungalow not being occupied by the same person, groups of persons or family for a period exceeding a total of 28 days in any one financial year.
14. SCARBOROUGH BOROUGH LOCAL DEVELOPMENT FRAMEWORK AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT - REVIEW
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/73), which sought Members’ comments on a newly revised draft Scarborough Borough Local Development Framework Affordable Housing Supplementary Planning Document. Members welcomed the report which proposed new lower thresholds and higher percentages for affordable housing as a basis for negotiation with developers, and consideration of a local occupancy approach to housing policy in certain circumstances. Officers were also requested to include the Council’s planning policy on affordable housing in the induction training for new councillors.
RESOLVED that:
(i) The Scarborough Borough Local Development Framework Draft Affordable Housing Supplementary Planning Document (2007) be published for consultation setting out proposals to increase the number of housing developments that will be expected to incorporate elements of affordable housing and increase the proportion of affordable housing to be negotiated on those sites;
(ii) The draft Supplementary Planning Document forms the basis for negotiations on residential schemes where a decision will be made after the proposed adoption of the document in September 2007; and
(iii) The option for implementing a ‘local occupancy’ housing policy approach within the Local Development Framework be re-consulted upon alongside the draft Supplementary Planning Document.

15. SUPPLEMENTARY PLANNING DOCUMENTS - TRANSPORT ASSESSMENTS AND TRAVEL PLANS
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/49), which proposed amendments to the draft Supplementary Planning Documents on Travel Plans and Transport Assessments arising from public consultation.
RESOLVED that:
(i) The proposed amendments to the draft Supplementary Planning Documents on Travel Plans and Transport Assessments arising from public consultation be agreed, covering:
(a) The length of time for implementation of Section 106 contributions;
(b) The requirements for a transport statement;
(c) Thresholds for the submission of transport assessments; and
(d) Minor clarifications within the text.
(ii) The Travel Plan and Transport Assessment Supplementary Planning Documents as amended be recommended to Council for formal adoption.
16. APPLICATIONS FOR HISTORIC BUILDINGS AND AREAS GRANTS
The Committee considered the under-mentioned applications for grant aid and a budget summary prepared by the Head of Planning Services (Reference HPlg/07/55).

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<th>Details of Applications</th>
<th>Total Cost of Works (£)</th>
<th>Grant recommended (£)</th>
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<tr>
<td>Scarborough Heritage Grants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(a) Mr P Cross – re-instatement of 6 sliding sash windows at 1 St Helens Square, Scarborough</td>
<td>6,500.00</td>
<td>3,250.00</td>
</tr>
<tr>
<td>(b) Mr C A Hall – re-roofing in natural salte, reinstatement of sliding sash windows, new gutters, downpipes and pointing at 50 &amp; 52 Eastborough, Scarborough</td>
<td>30,587.18</td>
<td>10,000.00</td>
</tr>
<tr>
<td>(c) Mr R Neal - reinstatement of 8 sliding sash windows and restoration of eaves entablature at 38, Eastborough, Scarborough</td>
<td>8,139.00</td>
<td>2,071.00</td>
</tr>
</tbody>
</table>

RESOLVED that:–
(i) the report be received; and
(ii) the recommended grant aid be approved.

17. STREET NAMING - CROSSGATES
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/68) inviting Members to select a name for a new street in Crossgates.

RESOLVED that the name of Wold View Park be selected.

(In accordance with his declaration under Agenda item 1 Councillor Watson withdrew from the meeting while the above item was under consideration)

Chairman