REPORT OF THE HEAD OF PLANNING SERVICES - HP1g/07/80

SUBJECT: Planning Decisions under the Scheme of Delegation
16.02.07-15.03.07

Application No 07/00051/FL  Parish  Reighton/Speeton
Proposal Amendments to archway to utilise roof void approved under application number 05/01204/FL
Address Reighton House Farm, Church Hill, Reighton, Filey, North Yorkshire, YO14 9RX,
Applicant Mr & Mrs M Marshall
Decision Application Permitted (with conditions)

1 Before the commencement of the development hereby granted, a schedule of materials for all hard surfaced areas within the site shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as maybe required by the Local Planning Authority of materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority.

2 Before the development is commenced, details of the bricks to be used to the external walls of the development hereby permitted, including samples if required, shall be submitted to and approved in writing by the Local Planning Authority and all the bricks used in the development shall conform to the details/samples so approved.

3 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted 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 the site until the development hereby approved has been completed.

4 The roof of the development/alteration/extension hereby approved shall be clad in handmade natural clay pantiles, a sample of which should be submitted to and be approved by the Local Planning Authority before work commences.

   Note: the following hand made natural clay pantiles are available:-
   William Blyth ‘Barco’
   William Blyth ‘Lincoln’
   Goxhill/Sandtoft ‘Greenwood’
   Goxhill/Sandtoft ‘Provincial’

5 All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so maintained.
6 The external face of the frame to all new windows shall be set in a reveal of a minimum of of
80mm from the front face of the adjacent walling and thereafter so maintained.

7 All rooflights utilised in the development hereby approved shall be of a conservation design,
the precise details of which shall first be submitted to and be approved in writing by the Local
Planning Authority, and shall thereafter be maintained.

8 The rainwater goods utilised in the development hereby approved shall be coloured black and
guttering shall be fixed to the external walls by means of gutter spikes and no fascia boarding
shall be used unless otherwise agreed in writing by the Local Planning Authority.

Application No 06/02657/OL Parish Hunmanby
Proposal Outline application for proposed erection of new attached dwelling
to provide accommodation for family business partner
Address Barf Farm, Bridlington Road, Hunmanby, Filey, North Yorkshire,
YO14 9RR
Applicant JH & D Emmerson
Decision Application Permitted (with conditions)

1 No development shall take place without the prior written approval of the Local Planning
Authority of all details of the following matters:-

   i) the design and external appearance of the building, including a schedule of external
   materials to be used

   ii) the means of access

   iii) the means of sewage and surface water disposal.

   iv) the boundary treatment

2 The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly
employed, or last employed, in the locality in agriculture or forestry as defined in Section 336
of the Town and Country Planning Act 1990 or a widow or widower of such a person, and to
any resident dependents.

3 The development hereby permitted shall be carried out in accordance with the plan(s)/letter
received by the Local Planning Authority on 19 February 2007

Application No 07/00100/FL Parish Hunmanby
Proposal Proposed dwelling following demolition of existing store/garage
Address Land Adj 86 Bridlington Street, Hunmanby, Filey, North Yorkshire,
YO14 0JR
Applicant Mr & Mrs Boyes
Decision Application Permitted (with conditions)

1 Before the commencement of the development hereby granted, a schedule of external
materials of construction of buildings and hard surfaced areas shall be submitted to and
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.

2 A one metre square freestanding panel of brickwork showing the type of brick to be used in
the construction of the development hereby permitted 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 the site until the development hereby approved has been completed.

3 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and 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.

4 Prior to the commencement of any other part of the development hereby permitted, the access to the site shall be laid out and constructed in accordance with the following requirements.

(v) provision shall be made to prevent surface water from the site discharging onto the existing or proposed highway in accordance with the Specification of the Local Highway Authority.

(vi) Any access gates shall be made to open inwards only. Note: It is an offence under Section 153 of the Highways Act 1980 to permit any door, gate or bar to open outwards across a highway.

5 Prior to the commencement of the development hereby permitted, visibility splays providing clear visibility of 2 metres x 2 metres measured down the centre line of the access road and the back of the footway of the major road shall be provided. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times thereafter.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent Order, the garage shall not be converted into a habitable room(s) without the express written consent of the Local Planning Authority.

7 No dwelling shall be occupied until the related parking and/or garaging facilities have been constructed in accordance with the approved drawing referenced ‘2/G2216/2’, received by the Local Planning Authority on 17 January 2007, and adopted standards. Once created, these parking and garaging areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

8 Notwithstanding the details included in the application, the proposed first-floor windows to the northern and southern side elevations of the development hereby permitted, serving bathrooms and a shower room/WC, shall be obscure glazed and thereafter so maintained.

9 Notwithstanding the provisions of the Town & 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 additional windows or doors on the northern or southern side elevations of the building.

10 Before the development is commenced, full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. Should the percolation test results be considered unacceptable by the Local Planning Authority
details of an alternative means of providing for surface water drainage shall be submitted for consideration. The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.

Application No 06/02233/FL Parish Filey
Proposal Replacement pitched roof to annexe
Address 10 Cliff Top, Filey, North Yorkshire, YO14 9HG
Applicant Mr & Mrs K N Wilkinson
Decision Application Permitted (with conditions)

1 The finish of the render to be used for the external walls of the extended building shall match the render of the existing outbuilding in terms of colour and texture and shall thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring shall be completed within one month of the development hereby permitted being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

2 The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre-coloured natural red clay pantiles and thereafter be so maintained.

Application No 07/00055/FL Parish Filey
Proposal Replacement of existing shopfront lobby & manual doors with two sets of auto doors, replacement roof mounted plant
Address Mills Metro, 3 Murray Street, Filey, North Yorkshire, YO14 9DA
Applicant Mills Group
Decision Application Permitted (with conditions)

1 All doors and windows on elevations of the building adjacent to the existing highway shall be constructed and installed such that they do not open over the public highway. Any future replacement doors and windows shall also comply with this requirement.

Application No 06/02614/RM Parish Flixton/Folkton
Proposal Proposed new dwelling
Address Land Adjacent Chestnut House, Filey Road, Flixton, Scarborough, North Yorkshire, YO11 3UF
Applicant Mr D Scott
Decision Application Refused

1 As no Tree Survey has been submitted in support of this application, despite the fact that existing trees on this site are covered by a Tree Preservation Order, the proposal contravenes Policy E13 of the adopted Scarborough Borough Local Plan which requires that sufficient details are submitted in support of development proposals to demonstrate that measures are incorporated to protect existing attractive landscape features such as hedgerows and trees.

Application No 07/00010/FL Parish Flixton/Folkton
Proposal Dropped curb for vehicular access/parking
Address 30 Main Street, Flixton, Scarborough, North Yorkshire, YO11 3UB
Applicant Gary Phillip Cannon
Decision Application Permitted (with conditions)
Prior to the commencement of any other part of the development hereby permitted, the access to the site shall be laid out and constructed in accordance with the following requirements:

(i) The crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number EW6 and the Specification of the Local Highway Authority.

(v) Provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or Standard Detail number and the Specification of the Local Highway Authority.

(vi) Any access gates shall be made to open inwards only. Note it is an offence under Section 153 if the Highways act 1980 to permit any door gate, or bar to open outwards across a highway.

NOTE:
You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Application No 07/00091/FL Parish Flixton/Folkton
Proposal Erection of dwelling house and garage
Address Hunters Lodge, Main Street, Folkton, Scarborough, North Yorkshire, YO11 3UH
Applicant Mrs S Van Poeteren
Decision Application Permitted (with conditions)

1 The finish of the walls to be rendered shall match the render of the principal existing building on the site in terms of colour and texture and shall thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring shall be completed within one month of the development hereby permitted being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

2 The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre-coloured natural red clay pantiles and thereafter be so maintained.

3 Notwithstanding the provisions of the Town & 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;
(iv) the installation of satellite dishes.

4 None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped, lopped or pruned without the prior written consent of the Local Planning Authority.

5 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and
6 Prior to the commencement of development the access to the site shall be laid out and constructed in accordance with the following requirements:

(i) the crossing of the highway verge shall be constructed in accordance with the approved details and/or Standard detail number E9A and the Specification of the local Highway Authority

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway

(iii) that part of the access extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10

(iv) provision shall be made to prevent surface water from the site discharging onto the existing highway in accordance with the specification of the local Highway Authority

NOTE:- Be advised that prior to any works commencing, permission is required from North Yorkshire County Council as the local Highway Authority for all works within the public highway. Please contact highways North Yorkshire, Area 3 - Whitby Office, The Garth, White Leys Estate, Whitby (tel 0845 3669 503) which will provide the detailed constructional Specification referred to above, list of approved contractors forms etc.

7 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 road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway at Main Street. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

8 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 230/R3]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

9 The development hereby permitted shall be carried out in accordance with the plan(s)/letter received by the Local Planning Authority on 23 February 07 (no. 290/R/1.A)

Application No 06/02675/FL Parish Muston
Proposal Proposed kitchen extension
Address Fieldway House, West End, Muston, Filey, North Yorkshire, YO14 0ES
Applicant Mr B Marriott
Decision Application Permitted (with conditions)

1 The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.
Application No 07/00043/FL  Parish  Cayton
Proposal  Formation of 3 No new openings in outer wall, installation of new alluminium window frames to match existing, new sectional overhead door to replace existing roller shutter door
Address  Unit 5, Olympian Trading Estate, Cayton Low Road, Eastfield, Scarborough, North Yorkshire, ,
Applicant  Mr Yau Wai Kong - Colin Ellis Property Services
Decision  Application Permitted

Application No 07/00108/FL  Parish  Cayton
Proposal  Proposed extension to managers dwelling
Address  Beach View Caravan Park, Filey Road, Cayton, Scarborough, North Yorkshire, YO11 3NH
Applicant  Mr S King
Decision  Application Permitted (with conditions)

1  The brickwork and roofing tiles of the development hereby permitted shall match those of the principal building on the site.

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

Application No 07/00037/FL  Parish  Seamer
Proposal  Erection of conservatory to rear of private dwelling
Address  3 Falcon Avenue, Crossgates, Scarborough, North Yorkshire, YO12 4UG,
Applicant  Mr & Mrs D Taylor
Decision  Application Permitted (with conditions)

1  The development hereby permitted shall be in accordance with the received plan reference 804/255/34 received by the local planning authority on 23rd January 2007.

Application No 07/00038/FL  Parish  Seamer
Proposal  Replacement of sun room annexe with new conservatory
Address  25 Beacon Road, Seamer, Scarborough, North Yorkshire, YO12 4HT
Applicant  Mr & Mrs J Sowden
Decision  Application Permitted (with conditions)

1  All new and replacement brickwork utilised in carrying out the development hereby permitted shall match that of the principal existing building.

2  The conservatory windows facing the eastern boundary of the site shall be provided in obscure glazing and shall thereafter be so maintained. The pattern/texture shall be of a density to ensure that not 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 to this condition.

Application No 07/00039/FL  
Parish Seamer
Proposal Proposed conservatory extension and replacement garage
Address 24 Napier Crescent, Seamer, Scarborough, North Yorkshire, YO12 4HY
Applicant Mr & Mrs D T Horton
Decision Application Permitted (with conditions)

1 All new and replacement brickwork utilised in carrying out the conservatory hereby permitted shall match that of the principal existing building on the site in terms of the type of brick(s), mortar mix and method of bonding.

Application No 07/00133/FL  
Parish Seamer
Proposal Erection of two storey extension to side elevation
Address 2 Plover Gardens, Crossgates, Scarborough, North Yorkshire, YO12 4TS
Applicant Mr & Mrs P Stonehouse
Decision Application Permitted (with conditions)

1 The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.
2 None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped, lopped or pruned without the prior written consent of the Local Planning Authority.
3 The accommodation hereby permitted shall be and shall remain incidental to the use of the dwelling and shall not be sold or let off separately, and shall be only used by members of the family of the occupier of that dwelling.

Application No 06/02261/FL  
Parish Scarborough
Proposal Conversion of house into 3 No self contained flats, erection of conservatory
Address 1 Avenue Road, Falsgrave, Scarborough, North Yorkshire, YO12 5JU
Applicant Mrs S Nicholson
Decision Application Permitted (with conditions)

1 Details of the means of storage and disposal of refuse shall be submitted to and be approved by the Local Planning Authority and the development hereby permitted shall not commence in advance of that approval. The approved scheme shall be fully implemented prior to occupation of the building and shall thereafter be retained.
2 Details of a bicycle store shall be submitted to and be approved by the Local Planning Authority prior to occupation of any of the flat units. The approved scheme shall be fully implemented prior to the occupation of any of the flat units hereby permitted.
3 The development hereby permitted shall be carried out in accordance with the plan and letter received by the Local Planning Authority on the 10 January 2007.
Application No 06/02329/FL  Parish Scarborough
Proposal Installation of replacement window frames
Address 38 St Marys Walk, Scarborough, North Yorkshire, YO11 1RN,
Applicant Zandra Doubtfire
Decision Application Permitted (with conditions)

1 The development, hereby permitted, shall be carried out in accordance with the letter received on the 23rd February 2007.

Application No 06/02366/FL  Parish Scarborough
Proposal Installation of replacement window frames in uPVC
Address 7A Victoria Park, Northstead, Scarborough, North Yorkshire, YO12 7TS
Applicant Mr A Parkin-Coates
Decision Application Permitted

Application No 06/02501/FL  Parish Scarborough
Proposal Erection of extension to provide dayroom/play facilities for the children's unit
Address Land Adj Children's Unit, Scarborough General Hospital, Woodlands Drive, Woodlands, Scarborough, North Yorkshire, YO12 6QN
Applicant Scarborough NHS Trust
Decision Application Permitted

Application No 06/02607/AA  Parish Scarborough
Proposal New bank signage - illuminated
Address Lloyds TSB, 69 Falsgrave Road, Falsgrave, Scarborough, North Yorkshire, YO12 5EA,
Applicant Lloyds TSB - Property Management
Decision Application Permitted

Application No 06/02610/FL  Parish Scarborough
Proposal Installation of replacement window frames in uPVC
Address White Rails Hotel, 128 Columbus Ravine, Northstead, Scarborough, North Yorkshire, YO12 7QZ,
Applicant Mr & Mrs Sessions
Decision Application Permitted (with conditions)

1 The lead glazing bars shown on windows numbered 11, 13 to 20 and 22, hereby approved, are of a square pattern configuration.
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<td>Scarborough</td>
<td>Erection of kitchen extension to rear elevation</td>
<td>1 Castle Terrace, Scarborough, North Yorkshire, YO11 1QX,</td>
<td>Mr &amp; Mrs Wheatley</td>
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<td>06/02640/FL</td>
<td>Scarborough</td>
<td>Conversion of warehouse into 3 bedroomed dwelling and 2 domestic garages</td>
<td>Rear Of 1 And 3 Park Street, Falsgrave, Scarborough, North Yorkshire, YO12 4AQ</td>
<td>Mr R Parker</td>
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<td>06/02645/FL</td>
<td>Scarborough</td>
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<td>55 Trafalgar Square, Northstead, Scarborough, North Yorkshire, YO12 7PZ</td>
<td>131 Victoria Road Ltd</td>
<td>Application Permitted (with conditions)</td>
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1. The roof tiles and brick work to be utilised in carrying out the development hereby permitted shall match those of the principal existing building on site.

2. Notwithstanding the provisions of the Town & 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, sheds, greenhouses, pergolas or raised decks;
   (ii) alterations including the installation or additional windows and doors and the installation of roof windows.

3. The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.

4. The two private garages shall be used only for domestic purposes ancillary to the occupation of the dwelling house and for no other purpose.

5. Details of any new boundary treatments, including the means of enclosure to the new dwelling, of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

1. The development hereby permitted shall be carried out in strict accordance with drawings received by the Local Planning Authority on the 5th February 2007.

2. No estate planning order (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, sheds, greenhouses, pergolas or raised decks;
   (ii) alterations including the installation or additional windows and doors and the installation of roof windows.

3. The development hereby permitted shall be carried out in accordance with the plans received by the Local Planning Authority on the 16th February 2006.
Application No 06/02652/FL Parish Scarborough
Proposal Proposed formation of 2 No flats at ground floor and lower ground floor
Address 14 South Street, Weaponness, Scarborough, North Yorkshire, YO11 2BP
Applicant R Rixon
Decision Application Permitted (with conditions)

1. All new window frames and external door frames shall be of timber construction, white painted and thereafter so maintained.

2. Details of the design of the railings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of the scheme. The railings shall be installed in accordance with the approved details and thereafter so maintained.

3. Details of the means of refuse storage shall be submitted to and be approved in writing by the Local Planning Authority prior to commencement of the scheme and shall thereafter be so retained.

Application No 06/02653/FL Parish Scarborough
Proposal Installation of replacement window frames in uPVC
Address 1 Cecil Court, Ryndleside, Northstead, Scarborough, North Yorkshire, YO12 6AE
Applicant Mrs Rodgers
Decision Application Permitted (with conditions)

1. The replacement windows, hereby permitted, shall have external glazing bars and thereafter so maintained.

Application No 06/02666/FL Parish Scarborough
Proposal Removal of Condition 1 on application number 00/00446/FL which prevents the use of the property as anything other than holiday accommodation
Address 129 Castle Road, Scarborough, North Yorkshire, YO11 1HX,
Applicant Joanne Gilmoor
Decision Application Permitted (with conditions)

1. Details of the means of storage and disposal of refuse shall be submitted to and be approved by the Local Planning Authority and the flats shall not be permanently occupied in advance of that approval. The approved scheme shall be fully implemented before any of the flats are permanently occupied and shall thereafter be retained.

Application No 06/02676/AA Parish Scarborough
Proposal Freestanding internally illuminated sign above entrance
Address 72-80 Victoria Road, Scarborough, North Yorkshire, YO11 1SF,
Applicant Michael Porter
Decision Application Refused

1. The advertisement proposal is considered to be contrary to Scarborough Borough Local Plan Policies E29A and E30 which state that advertisements within the built up area should be sited and designed to be in scale and harmony with the proportions, frontage width and
fenestration of the host building and the character of the surrounding area. This proposal due to its siting and internally illuminated box design is considered to conflict with these policies creating an incongruous feature on the frontage of the property, adversely affecting the appearance of the area.

### Application No 06/02687/FL

**Parish:** Scarborough  
**Proposal:** Formation of 2 No dormer bedrooms and bathroom in roof void of flat  
**Address:** 4 Queen Margarets Manor, Queen Margarets Road, Weaponness, Scarborough, North Yorkshire, YO11 2RT  
**Applicant:** Mr R Dale  
**Decision:** Application Permitted (with conditions)

1. The roof tiles utilised in carrying out the development hereby permitted shall match those of the principal existing building on the site.

### Application No 07/00016/FL

**Parish:** Scarborough  
**Proposal:** New top floor flat and new windows to rear elevation.  
**Address:** 3 Cambridge Terrace, Weaponness, Scarborough, North Yorkshire, YO11 2LQ  
**Applicant:** Mr P Smith  
**Decision:** Application Permitted

### Application No 07/00062/LB

**Parish:** Scarborough  
**Proposal:** Replace existing signs  
**Address:** Lloyds TSB Bank, 69 Falsgrave Road, Falsgrave, Scarborough, North Yorkshire, YO12 5EA  
**Applicant:** Lloyds TSB Bank  
**Decision:** Application Permitted

### Application No 07/00066/FL

**Parish:** Scarborough  
**Proposal:** Proposed alterations and extensions  
**Address:** 2 Sea View Grove, Weaponness, Scarborough, North Yorkshire, YO11 3JA  
**Applicant:** Mr & Mrs K Makepeace  
**Decision:** Application Permitted (with conditions)

1. The roof tiles and brickwork utilised in carrying out the development hereby permitted shall match those of the principle existing building on the site.

### Application No 07/00074/AA

**Parish:** Scarborough  
**Proposal:** Retrospective application for display of directional arrow signage  
**Address:** 69 Trafalgar Street West, Scarborough, North Yorkshire, YO12 7AX  
**Applicant:** Brian Jackson  
**Decision:** Application Refused
1 Policy E.29A of the Scarborough Borough Local Plan States that, inter alia, advertisement control will be exercised with the aim of protecting the landscape, and townscape of the Local Plan area. Consent will only be granted where individually or cumulatively with other advertisements, proposals will not detract from the appearance of the landscape of any host buildings or harm visual amenity. It is considered that a commercial sign located in a prominent position on a domestic dwelling in a primarily residential area is of significant detriment to the appearance of the host property and the visual amenity and character of the surrounding area. Therefore the proposal would be contrary to policy E.29A of the adopted Scarborough Borough Local Plan.

2 Policy E.30 of the adopted Scarborough Borough Local Plan states that, inter alia, subject to policy E.29A proposal for advertisements within the built up area should be sited and designed to be in harmony with the proportions, frontage, width and fenestration of any host building and the character of the surrounding area and avoid the use of corporate advertising styles where these would disrupt the character of the surrounding area. The commercial signage located on a domestic property would by its design and location be harmful to the character of the host property. The use of corporate signage is in conflict with the residential character of the area. Therefore it is considered that the proposal is contrary to policy E.30 of the adopted Scarborough Borough Local Plan.

Application No 07/00151/FL Parish Scarborough
Proposal Installation of replacement front and rear doors in uPVC
Address 14 Marlborough Street, Scarborough, North Yorkshire, YO12 7HG,
Applicant Mrs PM Walker
Decision Application Permitted

Application No 06/02585/OL Parish Brompton By Sawdon
Proposal Conversion of redundant farm buildings into ancillary/holiday accommodation
Address Wellspring Farm, Sawdon, Scarborough
Applicant Christopher Edleston
Decision Application Permitted (with conditions)

1 The accommodation hereby permitted shall not be used for purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, groups of persons or family for period(s) not exceeding a total of 28 days in any one financial year. The accommodation shall not be used as the main residence of any occupant.

2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:-

(i) the design and external appearance of buildings, including a schedule of external materials to be used;

(ii) the means of access to the site;

(iii) the landscaping of the site;

(iv) the means of sewage and surface water disposal;

(v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.
3 No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall first have been submitted to and approved in writing by the Local Planning Authority.

NOTE:-
You are advised to commission a professional archaeological contractor to carry out this work. North Yorkshire County Council's Heritage and Environment Section are able to provide or agree a written scheme of investigation for the work and provide a list of archaeological contractors upon written request.

4 INFORMATIVE:-
You are advised of the need to apply for Scheduled Monument Consent in association with this development

Application No 06/02674/FL Parish Brompton By Sawdon
Proposal Proposed erection of grain storage building
Address Mount Pleasant Farm, Sawdon Lane, Brompton By Sawdon, Scarborough, North Yorkshire, YO13 9DT
Applicant JA, LM & DJ Nichols
Decision Application Permitted (with conditions)

1 Prior to the first use of the development hereby permitted, the sheeting of the walls and roof shall be coloured dark grey to BS 18B25 and shall thereafter be so maintained.

Application No 06/02617/CA Parish Snainton
Proposal Demolition of existing outbuildings - relating to planning approval 06/00377/OL
Address Land Adjoining Derwent House Farm, 13 High Street, Snainton, Scarborough, North Yorkshire, YO13 9AE
Applicant Jonathan Gledhill
Decision Application Permitted (with conditions)

1 The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the works of re-development of the site in accordance with the details approved under Decision Reference 06/02479/RM dated 2 February 2007.

2 INFORMATIVE :- Your attention is drawn for the need to comply with the provisions of The Party Wall Act 1996 where the rear walls of these buildings adjoin the boundary with neighbouring properties.

Application No 06/02650/FL Parish Newby/Scalby
Proposal Erection of ground floor extensions to form extended kitchen, garden room and study
Address 3 Greenstead Road, Newby, Scarborough, North Yorkshire, YO12 6HN
Applicant Mr R Boddington
Decision Application Permitted (with conditions)

1 The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.
2 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no windows shall be formed in the north or north-western walls of the side extension hereby permitted without the prior written consent of the Local Planning Authority.

Application No 06/02663/FL  
Parish Newby/Scalby  
Proposal Proposed single storey rear extension  
Address 274 Scalby Road, Newby, Scarborough, North Yorkshire, YO12 6EA  
Applicant Mr & Mrs MJ Nolan  
Decision Application Permitted (with conditions)

1 The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.

2 The fixed light window facing south shall be provided in obscure glazing, and shall thereafter be so maintained. 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 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.

Application No 07/00014/FL  
Parish Newby/Scalby  
Proposal Erection of part second storey and single storey side extensions  
Address 5 Foulsyke Cottages, Barmoor Lane, Scalby, Scarborough, North Yorkshire, YO13 0PD,  
Applicant Mr & Mrs J Gray  
Decision Application Permitted (with conditions)

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(s), mortar mix and method of bonding.

2 The finish of the walls to be rendered shall match the render of the principal existing building on the site in terms of colour and texture and shall thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring shall be completed within one month of the development hereby permitted being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

3 The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre-coloured natural red clay pantiles and thereafter be so maintained.

Application No 07/00053/FL  
Parish Newby/Scalby  
Proposal Proposed erection of conservatory to side elevation  
Address 12 Cleveland Avenue, Newby, Scarborough, North Yorkshire, YO12 6DB  
Applicant Mr & Mrs Kenny  
Decision Application Permitted (with conditions)
1 The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.

2 Notwithstanding the details in the application the existing boundary hedge to the east of the proposal should be maintained at a height of 1.5 meters.

Application No 07/00068/FL Parish Newby/Scalby
Proposal Kitchen extension to side gable
Address 1 Roman Way, Scalby, Scarborough, North Yorkshire, YO12 5RF
Applicant Mrs A Webb
Decision Application Permitted (with conditions)

1 The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.

Application No 07/00085/FL Parish Newby/Scalby
Proposal Erection of 2 storey side extension with ground floor workshop, utility, office and en-suite bathroom over
Address 37 Newlands Park Grove, Newby, Scarborough, North Yorkshire, YO12 6PT
Applicant Mr & Mrs C Hoggarth
Decision Application Permitted (with conditions)

1 The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.

2 The finish of the walls to be rendered shall match the render of the principal existing building on the site in terms of colour and texture and shall thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring shall be completed within one month of the development hereby permitted being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Application No 07/00113/FL Parish Newby/Scalby
Proposal Proposed revisions to scheme for conversion of redundant barn to form residential unit (unit 5) and construction of new barn type house (unit 4) previously approved under decision 04/00552/FL plus garaging
Address Ivy Bank House, 525 Scalby Road, Scalby, Scarborough, North Yorkshire, YO13 0NW
Applicant Mr & Mrs Austin
Decision Application Permitted (with conditions)

1 Before the commencement of the development hereby granted, a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and 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.

2 A one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted shall be constructed on site and approved in writing by the Local Planning Authority before the development is commenced. All new stonework shall match that of the approved panel in
terms of the stone used and the coursing, jointing and mortar mix and finish, unless otherwise agreed in writing by the Local Planning Authority. The stone panel so constructed shall be retained on the site until the development hereby approved has been completed.

3 All new stonework utilised in carrying out the extension to the barn building hereby permitted shall match that of the existing barn on the site, including the colour and texture of the stone and the method of coursing and pointing.

4 The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre-coloured natural red clay pantiles and shall thereafter be so maintained. Before the development is commenced, details and a sample of the roof tiles to be used for the new dwelling and the extension to the existing barn shall be submitted to and be approved in writing by the Local Planning Authority and thereafter no development shall take place except in strict accordance with those details.

5 All rainwater goods shall be of cast iron construction and coloured black and thereafter so maintained. The guttering shall be fixed to the external walls by means of gutter spikes and no boarding shall be used unless otherwise agreed in writing by the Local Planning Authority.

6 Details of all windows shall be submitted to and be approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintel detailing, means of opening and reveal of all windows and doors. All windows shall be installed in accordance with the details approved and thereafter so maintained.

7 Details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and all external doors used in the development shall conform to the details so approved.

8 All window frames, glazing bars and door frames shall be of timber construction and painted or stained a dark colour to be submitted to and be approved in writing by the Local Planning Authority prior to the occupation of any dwelling unit and shall thereafter be so maintained.

9 The external face of the frame to all new windows and doors shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling, unless otherwise agreed in writing by the Local Planning Authority, and shall thereafter be so maintained.

10 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any Hedging, shall be submitted to and 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.

11 None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped, lopped or pruned without the prior written consent of the Local Planning Authority.

12 Notwithstanding the provisions of the Town & 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;
(iv) the installation of satellite dishes (on the converted barn only).
Application No 07/00139/FL  Parish Newby/Scalby
Proposal  Change of garage roof profile to allow for upper storage area
Address  555 Scalby Road, Scalby, Scarborough, North Yorkshire, 
Applicant  Mr & Mrs R Haslam
Decision  Application Permitted (with conditions)

1  The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building on the site.

2  The garage shall only be used for private domestic purposes incidental to the enjoyment of the dwelling only and not for any form of business or commercial use.

Application No 07/00229/FL  Parish Newby/Scalby
Proposal  Proposed single storey rear extension
Address  11 Willow Garth, Scalby, Scarborough, North Yorkshire, YO12 5HZ
Applicant  Mr Simon Haddock
Decision  Application Permitted (with conditions)

1  The brickwork and roofing tiles of the development hereby permitted shall match those of the principal existing building on the site.

Application No 06/02683/OL  Parish Eskdaleside Cum Ugglebarnby
Proposal  A dwellinghouse
Address  Stonegarth, 141 Coach Road, Sleights, Whitby, North Yorkshire, YO22 5EH
Applicant  Mr And Mrs B G Davies
Decision  Application Permitted (with conditions)

1  No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters :-

   (i) the layout of the development;

   (ii) the scale and appearance of the development including a schedule of external materials to be used;

   (iii) the landscaping of the site;

   (iv) the means of sewage and surface water disposal;

   (v) the materials and specification for surfacing the access drive to the site.

2  The detailed plans required by condition no 1 above shall make provision for a development of traditional character and shall incorporate the following:
   i) The external materials shall comprise stone coursed and jointed in the local tradition and red clay pantiles.
   ii) The dwelling house and any garage shall be positioned a minimum of 2 metres from the northern boundary to the site to avoid encroachment onto the footpath between Yew Tree Close and Coach Road
iii) The landscaping scheme shall make provision for the retention of trees T1, T4, T5 and T6 as shown in Appendix 5 of the Pre-Development Arboricultural Survey and for the retention of the hedges on the western and eastern boundaries of the site on the Coach Road frontage and between the site and the Coach House respectively.

iv) The access drive shall be to a specialised construction (no-dig driveway), with a minimum clearance of at least 0.5m between the raised access drive and the tree bases (T5 & T6) and shall be surfaced in gravel or a material to be approved by the Local Planning Authority.

3 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

4 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.

5 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water prior to the completion of the approved surface water drainage works and no buildings shall be occupied prior to completion of approved foul drainage works.

6 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 trapped gullies to a design and specification that shall first have been approved in writing by the Local Planning Authority.

7 Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995, (or any order revoking or re-enacting that Order) no tank for the storage of oils, fuels or chemicals shall be erected within the curtilage of the dwelling house hereby approved.

8 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing. Once created, these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times. Any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site. Any access gates shall be made to open inwards only. Note: It is an offence under Section 153 of the Highways Act 1980 to permit any door, gate or bar to open outwards across a highway.

9 The trees T1, T4, T5 and T6 (as shown in Appendix 5 of the Pre-Development Arboricultural Survey), which are to be retained shall be protected during construction works as follows:

   (a) Chestnut pale 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 it shall be replaced with a tree of such size and species as may be specified in writing by the Local Planning Authority.

10 Prior to the commencement of the development works of tree maintenance to the protected trees T1, T4, T5 and T6 shall be carried out in accordance with the following schedule:
T1, T4 and T5 - removal of basal growth and deadwood.
T6 - removal of deadwood and crown clean. All works shall be carried out by a qualified tree
surgeon/arboriculturist in accordance with the requirements of BS:3998:1989.

11 The existing hedge(s) along the western and eastern boundaries of the site shall be retained
and maintained and details of any proposed maintenance measures shall be submitted to and
approved in writing by the Local Planning Authority before the commencement of the
development hereby granted. In the event of the existing hedgerow being removed or dying,
it shall be replaced to a specification that shall first have been approved in writing by the Local
Planning Authority. The new hedgerow plants 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.

Application No 06/02684/FL Parish Eskdaleside Cum
Ugglebarnby
Proposal Two storey rear extension
Address 6 Lowdale Lane, Sleights, Whitby, North Yorkshire, YO22 5BU
Applicant Mr G Clarke
Decision Application Permitted (with conditions)

1 The walls to the extension hereby granted shall have a smooth finish and be painted white or
a colour to be agreed with the Local Planning Authority within one month of the completion of
building works.

Application No 07/00042/AA Parish Whitby
Proposal Application for replacement illuminated signage
Address Lloyds TSB, 46 Flowergate, Whitby, North Yorkshire, YO21 3BB
Applicant Lloyds TSB
Decision Application Permitted (with conditions)

1 The luminance of each externally illuminated sign shall not exceed the maximum
recommended by the Institution of Lighting Engineers in their Technical Report No 5 "The
Brightness of illuminated Advertisements" and the siting and positioning of the means of
illumination shall be such that no distraction is caused by glare to users of the highway.

2 The signs hereby approved shall be halo illuminated only.

Application No 06/02672/FL Parish Whitby
Proposal Application for a 3 bedroom bungalow
Address 2 Fairmead Way, Whitby, North Yorkshire, YO22 4JL
Applicant Mr A Dixon
Decision Application Permitted (with conditions)

1 Before the development is commenced samples of the facing bricks and roof tiles to be used
for the dwellinghouse hereby approved shall be submitted to and approved in writing by the
Local Planning Authority and all the bricks and roof tiles used for the development shall
conform to the details so approved.

2 The floor level of the dwellinghouse shall be such that its roof ridge height is no higher than 1
metre above the roof ridge level of no 4 Fairmead Way.
3 The first floor bedroom window in the rear gable of the dwellinghouse hereby approved shall be obscure glazed to the satisfaction of the Local Planning Authority and be so maintained.

4 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;

5 Prior to the commencement of the development hereby approved a parking area of dimensions to be approved by the Local Planning Authority shall be provided to accommodate two cars in the front garden of no 2 Fairmead Way to the satisfaction of the Local Planning Authority.

6 Prior to the occupation of the dwellinghouse hereby permitted, the access to the site shall be laid out and constructed in accordance with the following requirements:-

   i) The crossing of the footpath shall be constructed in accordance with the Standard Detail Number E6R and the Specification of the Local Highway Authority.

   ii) Any access gates shall be made to open inwards only. Note: It is offence under Section 153 of the Highways Act 1980 to permit any door, gate or bar to open outwards across a highway.

Note:
The applicant should be advised that prior to any works commencing, permission is required from North Yorkshire County Council as the Local Highway Authority for all works within the public highway. The applicant should contact Highways North Yorkshire, Area 3 - Whitby Office, The Garth, White Leys Estate, Whitby, N. Yorks, YO21 3PD. Tel: 0845 3669 503, which will provide the detailed constructional specification, list of approved contractors, forms etc, referred to in the Condition on their Planning Approval.

7 The dwelling shall not be occupied until two parking spaces each of a size not less than 4.8 metres x 2.4 metres have been provided within the curtilage of the dwelling, in accordance with standards set out in the North Yorkshire County Council Parking Design Guide. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Application No 06/02689/FL Parish Whitby
Proposal Change of use of first floor living accommodation to restaurant dining area
Address Greens, 13 Bridge Street, Whitby, North Yorkshire, YO22 4BG
Applicant Greens Restaurant
Decision Application Permitted (with conditions)

1 The alterations to the ground and first floors of the building shall be carried out in strict accordance with Drwg Nos 06-29-17A and 06-29-18A received by Scarborough Borough Council on 17th February 2007.
Application No 06/02690/LB Parish Whitby
Proposal Listed building consent for conversion of upper floor to restaurant dining area, including new staircase from ground floor, and improvements to manager’s living accommodation
Address Greens, 13 Bridge Street, Whitby, North Yorkshire, YO22 4BG
Applicant Greens Restaurant
Decision Application Permitted

Application No 07/00020/FL Parish Whitby
Proposal Rear conservatory
Address 11 Captain Cook Crescent, Whitby, North Yorkshire, YO22 4HL
Applicant Owner/Occupier
Decision Application Permitted (with conditions)

1 The brickwork of the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

Application No 07/00067/FL Parish Whitby
Proposal New shop frontage
Address Scoresby House, 13 Flowergate, Whitby, North Yorkshire, YO21 3BA,
Applicant Sizecheck
Decision Application Permitted (with conditions)

1 The development hereby granted shall be carried out in accordance with the details submitted in Drawing No D8607-05 Rev B received by Scarborough Borough Council on 5th March 2007.

2 Details of the external colour scheme of the shop front shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby granted.

3 Details of any security lighting, general site illumination or illumination of signs shall be submitted to and be approved by the Local Planning Authority in consultation with the Local Highway Authority before these elements are first brought into use.

4 All doors and windows on elevations of the building adjacent to the existing highway shall be constructed and installed such that they do not open over the public highway. Any future replacement doors and windows shall also comply with this requirement.

5 No part of the proposed ramped access shall not be within the highway boundary.

Application No 07/00061/AA Parish Whitby
Proposal Application for illuminated and non illuminated signs
Address Lidl Foodstore, Stakesby Road, Whitby, North Yorkshire, YO21 1HH
Applicant Lidl UK
Decision Application Permitted (with conditions)
1 The luminance of each externally illuminated sign shall not exceed the maximum recommended by the Institution of Lighting Engineers in their Technical Report No 5 “The Brightness of Illuminated Advertisements” and the siting and positioning of the means of illumination shall be such that no distraction is caused by glare to users of the highway.

Application No 07/00080/AA Parish  Whitby
Proposal Application for advance sign (1.83m x 2.43m) to be positioned on trailer
Address Field At Junction Of A171/A169, Guisborough Road, Whitby, ,
Applicant Victoria Farm Garden Centre Ltd
Decision Application Refused

The display of this advance sign which would be situated in open countryside adjacent to the North York Moors National Park in a designated Area of Special Control for Advertisements would be seriously harmful to the visual character of the area and set an undesirable precedent in conflict with Policy E32 of the Scarborough Borough Local Plan which states inter alia that
"Outside the development limits of towns and settlements, consent to display advertisements will be given for advertisements which are attached to the building to which they relate or are located within the curtilage of that building provided the scale, design, and materials do not detract from the rural setting.
The requirement for advance signs should be met by the official white on brown directional signs for tourist attractions.
Other advertisements outside the development limits of settlements will not be permitted."

Application No 07/00097/FL Parish  Whitby
Proposal Revised plans for bungalow to form an annex
Address 38 Queens Drive, Whitby, North Yorkshire, YO22 4HW
Applicant Mr And Mrs D Hansell
Decision Application Refused

1 Approval of this application would result in an incongruously cramped development detrimental to the character and appearance of the area.

2 The annex bungalow proposed for this site would detract from the reasonable privacy standards of neighbouring dwellinghouses and would have an overbearing impact due to its close proximity to existing residential property.

3 Approval of this application would create a precedent whereby it would be difficult to resist similar applications to build residential accommodation in the gardens of dwellinghouses in this locality to the detriment of the character of this estate.

4 Approval of this application would give precedent to others and become increasingly harder to resist, thus leading to a proliferation of private streets contrary to the provisions on the Highways Act 1980 and the Policy of the County Council.

5 For the above reasons approval of this application would be in conflict with Policies E12 and H10 of the Scarborough Borough Local Plan which state, inter-alia, that new development should:-
   * Respect the scale, character, appearance and physical form of its surroundings
   * Not harm the amenities of nearby residents
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1. The brickwork, render and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

2. The development hereby permitted shall be carried out in accordance with the plan received by the Local Planning Authority on 12th February reference D8762-01 revision B.

3. The sectional concrete garage to be replaced by the garage hereby approved shall be removed from site and safely disposed prior to completion of the new garage.

1. The brickwork and roofing slates of the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

1. Prior to the commencement of any other part of the development hereby permitted, the access to the site shall be laid out and constructed in accordance with the following requirements:-
   (i) The crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail Number E6W and the Specification of the Local Highway Authority.
   (ii) That part of the access extending 4.8 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
   (iii) That part of the access extending into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and the Specification of the Local Highway Authority.
Note:
The applicant should be advised that prior to any works commencing, permission is required from North Yorkshire County Council as the Local Highway Authority for all works within the public highway. The applicant should contact Highways North Yorkshire, Area 3 - Whitby Office, The Garth, White Leys Estate, Whitby, N. Yorks, YO21 3PD. Tel: 0845 3669 503, which will provide the detailed constructional specification, list of approved contractors, forms etc, referred to in the Condition on their Planning Approval with reference to both paving works and safety crash barrier.

2 The proposed Safety Crash Barrier and Retaining wall structures shall not obstruct the visibility splay of the proposed access or the existing neighbouring access.

3 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 4A]. Once created, these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

4 Before the commencement of the development hereby granted samples of the facing bricks to be used for the retaining wall and the block paving for the surfacing of the driveway shall be submitted to and approved in writing by the Local Planning Authority.

5 Before any development is commenced, the 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 the 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 12 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.

Application No 06/02658/FL  Parish Osgodby
Proposal Proposed erection of parasol at front of pub with timber fence enclosing area
Address Poachers Pocket, Osgodby Lane, Osgodby, Scarborough, North Yorkshire, YO11 3QH
Applicant Wolverhampton & Dudley Breweries PLC
Decision Application Refused

1 The proposed 'al fresco' area due to its obtrusive siting and inappropriate design when considered against the back-drop of the principal elevation of the host building is considered to be contrary to Policy E14 of the Scarborough Borough Local Plan which states that alterations to existing buildings will not be permitted where the proposal detracts from the character, appearance and historic significance of the building.

2 The design of the parasol, decking and balustrade in terms of design and materials of construction is considered to be unsympathetic to the appearance of the streetscene. The proposal is therefore considered to be contrary to Policies E14 and H10 of the Scarborough Borough Local Plan which seeks to protect the appearance of the locality.

3 The development due to its close proximity and relationship with the main entrance to the public house is considered to have an overbearing effect, resulting in increased levels of disturbance due to potential noise and smell from use of the 'al fresco' area. This is considered to have an adverse effect upon the local amenity for customers to the public house and nearby residents. The proposal is therefore considered to be contrary to Policy
H10 of the Scarborough Borough Local Plan which states that development should not be of an overbearing nature or impact adversely upon local amenity.

Application No 06/02660/LB Parish Osgodby
Proposal Proposed erection of parasol to front of pub with timber fence enclosing the area
Address Poacher’s Pocket, Osgodby Lane, Osgodby, Scarborough, North Yorkshire, YO11 3QH
Applicant Wolverhampton & Dudley Breweries PLC
Decision Application Refused

1 It is considered that the proposed 'al fresco' area is contrary to Policy E25 of the Scarborough Borough Local Plan due to its siting resulting in an adverse impact upon the setting of the listed building. This proposal is considered to be insensitive development due to its prominent siting directly east of the principal elevation of the historic building.

2 It is considered that the proposed development comprising of a contemporary designed canopy finished in fabric, the wooden decking and balustrading has an adverse impact upon the special interest of the historic building and the setting of the public house. The proposal is considered to be contrary to Policy E25 of the Scarborough Borough Local Plan which states that development should make use of authentic materials and traditional methods of construction.

Application No 07/00072/FL Parish Eastfield
Proposal LPG tank for central heating
Address 8 Shire Croft, Harvest Way, Eastfield, Scarborough, North Yorkshire, YO11 3NQ,
Applicant A Thornley
Decision Application Permitted (with conditions)

1 The existing hedging to the south and east boundary's and the wall to the front garden of the site shall be retained and maintain until such a time when the LPG tank, hereby approved, is no longer used and has been fully removed from the site. In the event of the existing hedgerow being removed or dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority.

2 Before the commencement of the development hereby permitted, full details of the means of fully screening the LPG tank and all associated accoutrements, shall be submitted to and approved in writing by the Local Planning Authority, and details so approved shall be so maintained until a time when the LPG tank is no longer used and has been fully removed from the site.

Head of Planning Services

List of Background Papers

Those documents referred to in this report.