PLANNING AND DEVELOPMENT COMMITTEE

At a meeting held on Thursday 1 March 2007
Present: Councillor Mrs L Haycock (Chairman in the Chair)
Councillors D L Billing, J S Blackburn, E Broadbent (as substitute for J Warburton),
R G Cartwright, Mrs D Clegg, C Haddington, M Kelly, Miss S Kettlewell,
B S Pearson, J M Preston, Mrs M J A Preston, E M Smith,
Mrs E M Vickers and B F Watson

(For information)

1. DECLARATIONS OF INTERESTS
Councillors D L Billing, J S Blackburn, E Broadbent and E M Smith all declared a personal, non-prejudicial interest in Agenda item 10 relating to land adjacent to A64, Seamer Road, Scarborough as they are all members of the North Yorkshire County Council, which submitted the application for comments.

2. MINUTES
RESOLVED that, the Minutes of the meeting held on 8 February 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/07/60), which contained information on new planning appeals and new enforcement proceedings.
RESOLVED that the report be received.

5. PLANNING DECISIONS ISSUED BY NORTH YORKSHIRE COUNTY COUNCIL 26/01/07 – 16/02/07
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/61), which gave details of planning decisions issued by the North Yorkshire County Council.
RESOLVED that the report be received.

6. PLANNING DECISIONS UNDER THE SCHEME OF DELEGATION 26/01/07 TO 15/02/07
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/59), which gave details of decisions made by the Head of Planning Services under the Scheme of Delegation.
RESOLVED that the report be received.

7. PLANNING APPLICATION – (06/02570/FL)
58 SCARBOROUGH ROAD, FILEY
The Committee considered:
(i) a planning application for demolition of existing buildings and construction of residential apartment block comprising 12 flats for Wilson Construction Limited;

(ii) a report by the Head of Planning Services (Reference HPlg/07/27).

Members were advised that amended plans had been received which corrected a drafting error and showed an additional bedroom instead of a kitchen in two of the flats and that paragraph 6.10 of the report should refer to 66 not 56 Scarborough Road. In accordance with the Council’s Public Speaking Scheme, Mr Clark, the Applicant, attended the meeting and spoke in support of the application before the Committee commenced its debate of this item. Members expressed concerns at the proximity of the proposed building to 56 Scarborough Road and enquired whether the footprint of the building could be moved to the west within the plot. The Planning Officer advised that the current scheme had been achieved following several meetings with the applicant and his architect and took account of impact on the levels of light at the neighbouring property. Members were also advised that the new drive way was already narrow in places and that the landscaping to the western boundary was intended to protect the neighbours at 66 Scarborough Road from vehicle noise associated with the site.

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

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

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

5. Samples of the window framing to be used 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 of the window framing used in the development shall conform to the sample so approved.
6. Before the commencement of the development hereby granted, a schedule of external materials of construction of 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.

7. Before the commencement of development hereby granted, and notwithstanding the details included in the application, 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.

8. The trees on this site which are covered by the TPO 1/2006 Tree Preservation Order, and all other trees within the site other than the Sycamore to the immediate east of the existing access, proposed for removal on Drawing No. ‘13/G2143/5’, received by the Local Planning Authority on 6 December 2006, shall be retained and protected at all times during construction and building operations 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. Soil levels around the protected trees should not be altered and no vehicular compaction should be allowed. Protection and construction measures should be in accordance with B.S. 5837:2005.

(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 may be specified in writing by the Local Planning Authority.

9. Prior to the commencement of development, full constructional details for the drive adjacent to the 2 No. Sycamore trees adjacent to the western site boundary, and the subject of TPO 1/2006, shall be submitted to and be approved in writing by the Local Planning Authority. Hand-excavations only shall be allowed around the root zones of all protected trees within the site.
10. 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 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.

11. Notwithstanding the details included in the application, precise details of the means of storage and disposal of refuse shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, the bin storage areas so approved shall be provided before the occupation of any dwelling unit and shall thereafter be so maintained. Refuse shall not be stored at the front of the property. Before any of the dwelling units to which this planning permission relates are first occupied, a scheme for the management and collection of domestic refuse from all of the flats shall be submitted to the Local Planning Authority for approval. Such collection scheme as is approved by the Council shall be fully implemented and continue in operation whilst the building is in use for residential apartments.

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), no walls, fences or other means of enclosure shall be erected on the site without the prior written consent of the Local Planning Authority.

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

14. 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.

15. 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.

16. 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 existing access road extending 12 metres into the site shall be constructed in accordance with the Specification of the Local Highway Authority.
(ii) Any gates, barriers or other means of enclosure shall be erected a minimum distance of 12 metres back from the carriageway of the existing highway and shall open into the site.

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.

(iii) That part of the access extending 12 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.

17. Prior to the commencement of the development hereby permitted, visibility splays providing clear visibility of 2.4 metres x 70 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.

18. Prior to the first use of the development, the vehicular access, parking and turning facilities shall be formed in accordance with the submitted Drawing No. ‘13/G2143/5’, received by the Local Planning Authority on 6 December 2006. Once created, these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

19. No development shall take place until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the local planning authority. The plan shall include:-

(a) an appropriate scale plan showing “Wildlife Protection Zones” where any construction activities are restricted and where protective measures will be installed or implemented;

(b) details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;

(c) a timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed;

(d) persons responsible for:-

(i) compliance with legal consents relating to nature conservation;

(ii) compliance with planning conditions relating to nature conservation;

(iii) installation of physical protection measures during construction;

(iv) implementation of sensitive working practices during construction;

(v) regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;

(vi) provision of training and information about the importance of “Wildlife Protection Zones” to all construction personnel on site.
All construction activities shall be implemented in accordance with the approved details and timing of the plan unless otherwise approved in writing by the Local Planning Authority.

20. A habitat management plan shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The plan shall include:
   (i) description and evaluation of the features to be managed;
   (ii) ecological trends and constraints on site that may influence management;
   (iii) aims and objectives of management;
   (iv) appropriate management options for achieving aims and objectives;
   (v) prescriptions for management actions;
   (vi) preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);
   (vii) personnel responsible for implementation of the plan;
   (viii) monitoring and remedial/contingencies measures triggered by monitoring.

The plan shall be carried out as approved, unless otherwise approved in writing by the Local Planning Authority.

21. No removal of hedgerows, scrub or trees shall be carried out on site between the 1st of March and 31st August inclusive any year, unless otherwise approved in writing by the Local Planning Authority.

22. No demolition works or work in the existing building's roof space and soffits shall be carried out on site between the 1st of March and 31st August inclusive any year, unless otherwise approved in writing by the Local Planning Authority.

NOTE:
Appropriate licences will be required from DEFRA if any confirmed roost sites are to be destroyed or affected.

23. No development shall take place until full details of measures for bat mitigation and conservation have been submitted to and approved by the Local Planning Authority. These measures should include:
   (a) inspection of existing buildings on site within one month prior to their demolition to determine presence or absence of roosting or hibernating bats;
   (b) no building containing bats shall be demolished until the bats have been safely excluded using such measures as have been previously submitted to and approved by the Council;
   (c) provision, 12 months prior to demolition of existing buildings and the commencement of development, of a new bat roost/hibernacula constructed to a design and in a location previously approved by the Council;
   (d) provision of an area of buffer habitat around the new bat roost/hibernacula;
   (e) retention of hedgerows identified as being important for foraging bats within the development site;
   (f) provisions for the management in perpetuity of the buffer habitat, hedgerows used for foraging, and the new bat roost/hibernacula.
The works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the Local Planning Authority.

NOTE:
If no bats are found to be present then steps (c), (d), (e) and (f) of this condition are not required. Appropriate licences will be required from DEFRA if any confirmed roost sites are to be destroyed or affected.

8. PLANNING APPLICATION – (06/02611/FL)
BLUE DOLPHIN HOLIDAY PARK, GRISTHORPE

The Committee considered:
(i) a planning application for re-organisation of western park area comprising a new 66 static caravan community, 250 touring pitches, 50 tenting pitches, re-furbished touring area/washroom, significant landscaping areas and off-site drainage works, for Bourne Leisure Limited;
(ii) a report by the Head of Planning Services (Reference HPlg/07/26).

Members were informed that in paragraph 6.3, line 5 the word “ignore” should be replaced by “improve” and that email comments had been received on 19 February from the County Archaeologist who had no objections but suggested a condition be included regarding the programming of a scheme of archaeological investigation. An email had been received on 20 February from Yorkshire Water Authority who had no objections but suggested conditions with regard to details for disposal of foul and surface waters. A verbal response of no objections had been received on 28 February from the Head of Environment Health Services and a verbal response in support of the application received on 1 March from Head of Tourism and Leisure Services. Members raised concerns with regard to problems with drainage in this area and stressed the need to ensure that the proposed re-organisation does not have any adverse impact. Officers advised that the issue of drainage had been carefully considered by the Applicant in consultation with the Environment Agency and Yorkshire Water Authority and appropriate conditions would be imposed. Members also suggested that enforcement action should be taken if the site was occupied on a permanent basis and officers responded that action would be taken if breaches of conditions were brought to their attention. Members welcomed the investment and felt the improvements would enhance tourism within the area.

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

1. The scheme of landscaping and tree planting detailed on Drawing reference ‘W951 2’ and the submitted ‘Landscape Statement referenced ‘ADP Job No. W951,’ (both received by the Local Planning Authority on 12 December 2006) shall be carried out in its entirety in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority before the development commences. All trees, shrubs, hedgerows 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.

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 existing hedges along the boundaries of the site shall be retained and maintained in accordance with the details included in the submitted ‘Landscape Statement’ referenced ‘ADP Job No. W951,’ (received by the Local Planning Authority on 12 December 2006). 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.

4. The site shall be used for the purposes of accommodating not more than 66 static caravans, 250 touring caravans and 50 tents, which shall be sited with strict adherence to the layout and specific areas allocated to each form of accommodation shown on Drawing Reference ‘W951 2’ (received by the Local Planning Authority on 12 December 2006).

5. The occupation of the 66 static caravans on this site shall be limited to the period 1 March in each year to 4 January in the following year. The caravans shall be occupied for holiday purposes only and shall not be used as a sole or main residence by any person.

6. The 250 touring caravan pitches and 50 tent pitches hereby approved shall operate only between 1 March and 31 October in any calendar year and outside that period no caravans or tents shall be sited within those areas.

7. No caravan or motor caravan shall occupy a touring caravan pitch for a continuous period in excess of twenty-eight days and shall not return within fourteen days of vacating a pitch.

8. No tent shall be sited within the tenting area for a continuous period in excess of twenty-eight days and shall not return within fourteen days of vacating a pitch.

9. The roofs of the static caravan units stationed on this site shall be coloured only in accordance with a range of colours to be submitted to and approved in writing by the Local Planning Authority before the development commences.

10. The details and position of any external lighting to be installed within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and, thereafter, shall be installed in accordance with the details so approved.

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

12. 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 prior to the commencement of development.

13. 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 in writing by the Local Planning Authority. The surface water drainage works shall be implemented in full before the construction of impermeable surfaces draining to this system unless otherwise agreed in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, no units or pitches shall be occupied or brought into use prior to completion of the approved foul drainage works.

14. 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 installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

15. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

16. 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 in writing by the Local Planning Authority.

9. PLANNING APPLICATION – (07/00032/FL)
2 BETTON RISE, EAST AYTON
The Committee considered:
(i) a planning application for erection of a single-storey extension for Mr W Baldwin;
(ii) a report by the Head of Planning Services (Reference HPlg/07/28).
Members were informed that amended plans had been received which increased the length of the extension by one foot and these were displayed at the meeting.
RESOLVED that permission be GRANTED, subject to the following condition(s):
1. The extension hereby permitted shall be erected in brickwork and tiles which match those of the existing principal building on the site.
2. The development hereby permitted shall be carried out in accordance with the plans received on 23 January 2007.
10. **PLANNING APPLICATION – (07/00054/CC)**

**LAND ADJACENT A64, SEAMER ROAD, SCARBOROUGH**

The Committee considered:

(i) a planning application for erection of A64 Park and Ride site, for North Yorkshire County Council;

(ii) a report by the Head of Planning Services (Reference HPlg/07/56).

The Planning Officer raised concerns with regard to the lack of detail in the application, the need for more extensive and high quality landscaping, the location of the facilities within the site and the design and materials of the proposed buildings and advised that no details had been provided of the lighting scheme. The Head of Tourism and Leisure Services’ comments with regard to the importance of the park and ride scheme and a suggestion that information panels should be included within the site were reported to Members. Officers advised that there was no provision for information panels within the current scheme and suggested that his concerns together with the comments of Members and the Head of Tourism and Leisure Services should be passed on to the applicant and that the Head of Planning Services should attend the County Council Planning meeting when the application was to be considered to convey Members’ objections under the Public Speaking Scheme. Members criticised the regimented appearance of the rows of parking spaces, the meagre landscaping and the removal of trees and hedgerows, which had taken place within the site. Members referred to the Urban Renaissance Group’s suggestion of a green corridor approach to the town and compared the proposal with other park and ride schemes within North Yorkshire and expressed their disappointment at the proposals. Members agreed that waiting facilities were essential for bus passengers and suggested that additional pick up points should be located within the site. Members agreed that a good quality and customer friendly facility was required in order to attract customers. Members enquired how many parking spaces had been allocated for use by the disabled and suggested that more should be provided. Members were reminded that the land between the application site and Dean’s Garden Centre had already been identified in the Local Plan for park and ride and advised that this could be used in future to provide additional spaces.

Members suggested that, once the County Council had considered the comments reported back to them from this meeting, this was such an important application that a special meeting of the committee should be arranged and that a revised scheme should be produced and presented for consideration by the Committee. A County Councillor who was present advised that he would be attending a meeting next week and suggested that he would request that a joint site visit should be arranged.

**RESOLVED** that North Yorkshire County Council be advised that, whilst the Council welcomes the provision of a park and ride facility in this location as part of the Scarborough Integrated Transport Strategy, it has grave concerns about the landscaping, layout, design, and lighting, as set out in Paragraphs 6.1 to 6.7 of this report.
11. PLANNING APPLICATION – (06/02191/FL)
3 NORTH LEAS SHOPS, NORTH LEAS AVENUE, SCARBOROUGH

The Committee considered:

(i) a planning application for change of use from vacant shop to bookmakers (betting office), for Mr C A Lisles;

(ii) a report by the Head of Planning Services (Reference HPlg/07/36).

In accordance with the Council’s Public Speaking Scheme, Mr Creasey, the Applicant’s Agent, attended the meeting and spoke in support of the application before the Committee commenced its debate of this item. Members expressed their concern at the closure of the post office in this locality but appreciated that efforts had been made to market the business.

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

1. Before the development is first brought into use, the ground floor of the host property shall be adapted so as to provide sound insulation against internally generated noise, in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority.

2. Before the development commences a window display shall be provided to the principle window of the shop front. This display shall change on a regular basis every 6 months unless otherwise agreed in writing by the Local Planning Authority.

12. PLANNING APPLICATION – (06/02537/FL)
BEACH CAFÉ, BLAND’S CLIFF SLIPWAY, FORESHORE ROAD, SCARBOROUGH

The Committee considered:

(i) an application to remove Condition 2 of Planning Permission 05/00665/FL (which requires the kiosk to be removed from the site during the winter months) and to permit opening at weekends between 1 November and 1 March each year, for Mrs V M Watson;

(ii) a report by the Head of Planning Services (Reference HPlg/07/52).

Members referred to the recently formulated Beach Policy and the need to implement and enforce the Policy.

RESOLVED that permission be REFUSED for the following reason(s):-

1. The Local Planning Authority consider that the siting of the catering kiosk on the South Bay beach is only acceptable on a seasonal basis so as to enable the appreciation of the clean sweep of the beach and the South Bay by residents and visitors alike throughout the quieter months of the year when activities on the beach are more limited. The retention of the kiosk throughout the year would not allow the beach to be appreciated in its unobstructed state, and would also hinder annual inspection of the sea defence wall adjacent the kiosk. The retention of the kiosk throughout the year would conflict with Policies L2 and L4 of the Scarborough Borough Local Plan, which seek to ensure that the scenic attraction and physical beauty of the South Bay and its role as a visitor focus are maintained and enhanced.

2. The Local Planning Authority consider that there is no need for the kiosk to remain sited and in operation throughout the year, as during the months of November to February inclusive, when use of the beach
is more limited, catering for both residents and visitors is provided for by the many catering outlets within the buildings lining Foreshore Road, Scarborough which are within very easy reach of the South Bay beach.

13. OUTLINE PLANNING APPLICATION – (07/00024/OL)
MOUNT FARM CLOSE, WHITBY
The Committee considered:
(i) an outline planning application for a dwellinghouse for Scarborough Borough Council;
(ii) a report by the Head of Planning Services (Reference HPlg/07/31).
RESOLVED that, third party representations having been considered, permission be GRANTED, subject to the following condition(s):
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 means of access to the site;
   (iv) the landscaping of the site, including details of the means of enclosure;
   (v) the means of sewage and surface water disposal;
   (vi) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.
2. The development hereby permitted shall comprise a single storey dwellinghouse.
3. The development shall not be commenced until full details of the proposed vehicular access, parking and turning arrangements have been submitted to and been approved in writing by the Local Planning Authority. Those arrangements shall be constructed in accordance with the specification so approved before the development is first brought into use unless otherwise approved by the Local Planning Authority. Once created, these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
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.

14. REVIEW OF SCARBOROUGH BOROUGH LOCAL DEVELOPMENT FRAMEWORK LOCAL DEVELOPMENT SCHEME
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/45), which assessed progress with the current Local Development Scheme and identified areas where change was necessary.
RESOLVED that:-
(i) the report be received,
(ii) Subject to any changes agreed by Members, it is recommended that: the Scarborough Borough Local Development Framework Local Development Scheme 2007-2010 be agreed for submission to Government:
   (a) setting out revisions to the scope and timing of local development plan documents; and
   (b) committing to the production of the following development plan documents:
      • Core Strategy
      • Housing Allocations
      • Development Policies, (incorporating designations and non-residential allocations).

A 15. ADOPTION OF THE SCARBOROUGH BOROUGH COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT FOR PLANNING
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/55), which summarised the main issues raised by the Planning Inspector from the examination of the Statement of Community Involvement and outlined minor alterations required by the Inspector and the next steps in the process.
RESOLVED that:-
(i) the report be received;
(ii) the recommended alterations and additions contained in the report of the Planning Inspector appointed to examine the submission SCI be approved, and
(iii) the Statement of Community Involvement as amended by the Planning Inspector be recommended to Council for adoption.

A 16. SCARBOROUGH BOROUGH LOCAL PLAN – POLICIES PROPOSED TO BE SAVED UNDER THE PLANNING & COMPULSORY PURCHASE ACT 2004
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/44), which explained the need to save policies contained within the Local Plan following the replacement of the Local Plan system with the Local Development Frameworks, outlined the work carried out to date and further work which is still required. The report set out the criteria for assessing proposals and included a schedule of policies to be saved and those to be deleted. Members raised queries regarding the possibility of “gaps” in policy being created and of neighbouring authorities having different policies and the officers responded.
RESOLVED that:-
(i) the report be received and
(ii) The Secretary of State be recommended to save the following policies of the Scarborough Borough Local Plan beyond 27 September 2007: E1-E3, E5-E7, E11, E12, E14, E18, E23, E27, E34-E36, E39, I2, I4-I6,
17. LISTED BUILDINGS AT RISK IN SCARBOROUGH CONSERVATION AREA
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/23), which informed Members of the current situation with regard to Listed Buildings At Risk within the Scarborough Conservation Area. Members were provided with a presentation showing examples of works carried out and where work was still required.
RESOLVED that the report be received.

18. PLANNING PERFORMANCE STATISTICS – INTERIM REPORT
The Committee considered a report by the Head of Planning Services (Reference HPlg/07/51), which provided performance figures relating to key elements of the Planning Service and advised that the authority is currently in the top quarter in the country. Members suggested that comparators would be helpful in future reports and congratulated the planning department on their achievement.
RESOLVED that:-
(i) the report be received and
(ii) the statistics relating to planning performance be noted.