

## **PLANNING & DEVELOPMENT COMMITTEE**

At a meeting held on Thursday, 5 September 2019

Present:-

Councillor E Broadbent (Chairman) in the Chair;  
Councillors P H Trumper, Ms R Swiers, Mrs M Watson, G Goodberry, D C Jeffels, S Campbell, Ms T Norton, S Sharma, M Stonehouse, W Forbes, J Casey, J Grieve, P Kershaw, P Riley and Mrs J E Mortimer (as a substitute for C Pearson)

### **1. DECLARATIONS OF INTERESTS**

Councillor Riley declared a personal interest in agenda item 5, Planning Application - (19/01453/FL) The Parade, Moor Road, Filey, since various iterations of the scheme had been discussed at Reighton Parish Council under his chairmanship.

### **2. MINUTES**

**RESOLVED:** that the minutes of the meeting held on 1 August 2019 be approved as a correct record and signed by the Chairman.

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

There were no public questions.

### **4. PLANNING APPLICATION - (18/02708/RG4) FORMER ATLANTIS SITE, PEASHOLM GAP, SCARBOROUGH**

The Committee considered:-

- i. a planning application for the proposed mixed use development comprising a multiplex cinema, residential apartments, restaurants, shops, a gym, a sky bar & a multi-storey car park, at the Former Atlantis site at Peasholm Gap
- ii. a report of the Planning Services Manager (Reference 19/173)

Updating the report, the planning officer advised that both the Lead Flood Authority and Yorkshire Water had submitted comments to the effect that previous objections be maintained.

**RESOLVED** that the application be deferred to seek to resolve these matters.

### **5. PLANNING APPLICATION - (19/01453/FL) THE PARADE, MOOR ROAD, FILEY**

The Committee considered:-

- i. a planning application for the development of 55 holiday homes, with associated landscaping, at the Parade, Moor Road, Filey, for Essential Vivendi Ltd
- ii. a report of the Planning Services Manager (Reference 19/174)

Updating the report, the planning officer advised that:

- The applicant had submitted details of bin storage on site and had requested that these plans be included in the list of approved plans as set out in Condition 1 in the report
- Yorkshire Water had since received additional information from the applicant in respect of surface water drainage works which entailed that Condition 9 in the report was no longer required
- In respect of Condition 11 in the report, the applicant had already started using the new access between the highway and the application site for construction vehicles. Planning Services had instructed the Council's solicitor to take formal action against the applicant to secure the cessation of this activity which may take several weeks to come into force.

In accordance with the Council's Public Speaking Scheme, the agent, Mr David Barker, spoke in support of the application. Members then commented on the application. In response to concerns raised about the ecological management of the site, the planning officer advised that a new off-site area of ecological benefit near Flixton had already been established for which the applicant was responsible, the ecological value of meadowland and other areas of the site were to be enhanced, and the application was subject to recommendations in an ecological report. In addition a separate licence issued by Natural England would be required. In response to concerns raised about inadequate signage, highway safety and the risk of visitors accessing the site from Sands Road, the planning officer undertook to communicate these concerns to the Highway Authority and suggest additional signage. In respect of concerns expressed about the possibility of the creation of a play area on site and its detrimental effect on wildlife, the planning officer proposed an additional condition that no play provision nor equipment be permitted within the application site.

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

- the completion of a S106 Agreement obligating the applicant to retain and maintain the ecological habitat on land near Flixton before any development commences (application reference 18/00864/FL)
- agreement of an extension of time for officers to determine the application to enable the said Agreement to be completed
- the Lead Local Flood Authority confirming that they are satisfied with the proposals
- the conditions set out in the report with the addition of bin storage plans to the approved plans listed under Condition 1, the removal of Condition 9, and the addition of a condition that no play provision nor equipment be permitted within the application site

## 6. **PLANNING APPEALS**

The Committee considered a report of the Planning Services Manager (Reference 19/170) in respect of current appeals which had been lodged against decisions of the Council. There were no updates to the report.

**RESOLVED** that progress with current appeals and recent appeal decisions be noted.

**Chairman**