

PLANNING & DEVELOPMENT COMMITTEE

Thursday, 3rd October, 2019

Present:-

Councillor E Broadbent (Chairman);

Councillors C Pearson, 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, Mrs J E Mortimer and N Robinson

1. DECLARATIONS OF INTEREST

Cllr Glenn Goodberry declared a personal and non-prejudicial interest in agenda item 4 (Planning Application - Land south and west of Sneaton Castle Farm) as he was one of the ward members for the locality of the proposed extra care facility.

2. MINUTES

RESOLVED - that the minutes of the meeting held on 5 September 2019 be approved as a correct record and signed by the Chairman.

3. PUBLIC QUESTION TIME

There were no public questions.

4. PLANNING APPLICATION 19/01202/FL - LAND TO THE SOUTH AND WEST OF SNEATON CASTLE FARM, CASTLE ROAD, WHITBY

The Committee considered:

- i. a planning application for erection of Extra Care Accommodation (Use Class C2 - Retirement Living Plus), with associated private amenity space, landscaping and car parking; and
- ii. a report of the Planning Services Manager (Reference 19/1202).

The Planning Officer provided a summary of the detailed report and also referred to the previous day's site visit at which various aspects had been considered, e.g. relative heights of the proposed build from different positions. Relevant site visit information also formed part of the meeting's visual presentation. He reported that the applicant had clarified that the height in the report should be about 11 metres or lower in some cases but not 12 metres. This was correct but there was some height variance depending on viewing position. Following queries raised at the site visit, he confirmed that there was robust fire prevention and response mechanisms, e.g. fireproof doors, escape stairwells, dry risers and access for emergency services. He also confirmed that further representations had been received from Whitby Town Council, which confirmed that it continued to object to the proposal in its revised form.

The Planning Officer also clarified that the earlier full permission on part of the site and the earlier Reserved Matters approval on another part had resulted in 22 dwellings in total being permitted on the current application site rather than 14 units as stated in the report. Sixty-five extra care units were now proposed. He added that two new conditions were proposed following discussions with

the applicant - in respect of the C2 use and also a minimum age restriction for residents.

The Planning Officer referred to other aspects of the proposals such as a bus service for residents and various highway conditions, including the improvements to the pedestrian crossing point on High Stakesby Road. The Lead Local Flood Authority had submitted some late comments and delegated authority was sought to resolve the issues raised should the committee grant planning permission.

Under the Council's Public Speaking Scheme, Andrew Mangham (agent for the applicant) spoke in favour of the application. As a local Ward member, Cllr David Chance spoke in objection to the application.

Members considered the application and report. They felt that in principle a mainly two storey high building would be more appropriate for the site and its context.

There were other design and amenity concerns, e.g. loss of light and overlooking from the balconies on the north elevation with a suggestion that these be removed and others placed more appropriately on the south facing elevation. The Planning Officer explained that balconies could be taken off the proposals, or amended to Juliet screens, which would be agreeable to the applicant.

RESOLVED that permission be **REFUSED** due to the height and length of the building fronting Castle Road being out of character with the area.

5. PLANNING APPLICATION 19/01844/RG4 - FUTURIST THEATRE, FUTURIST BUILDINGS, FORESHORE ROAD

The Committee considered:

- i. a planning application for the Retention of a 32-metre high Ferris wheel until 10 November 2019; and
- ii. a report of the Planning Services Manager (Reference 19/1844).

The Planning Officer provided a summary of the detailed report.

Members considered the application and report.

RESOLVED that permission be **GRANTED** subject to the conditions set out in the report.

6. PLANNING APPLICATION 19/01224/RM - LAND AT HA2 - PHASE 4, MIDDLE DEEPDALE, EASTFIELD

The Committee considered:

- i. a planning application for all matters reserved in relation to 106 dwellings (HA2 - Phase 4) approved in outline under planning permission reference 11/01914/OL; and
- ii. a report of the Planning Services Manager (Reference 19/1224).

The Planning Officer provided a summary of the detailed report. As a local Ward member, Cllr Tony Randerson spoke in relation to the application. He sought assurances that a good proportion of the affordable housing builds would be offered for social housing and highlighted the need for 1-bed places. He recognised the need for viability and also noted the need to ensure income from the land sales was used for regeneration purposes.

Members supported the need for good levels of affordable builds and for social housing. The Planning Officer clarified that it was hoped affordable housing percentages would reach 15%, for the overall HA2 Site (1999 Local Plan), which would be above the 10% target requirement in the current Local Plan.

Members raised concern about the lack of green energy proposed and environmental initiatives were suggested such as more solar panels, effective electric charging points and wildlife friendly terrains. They queried design aspects such as bin storage and whether bins could be placed at the rear of buildings and what enforcement was possible to ensure bins were put away and not left out continuously. Some environmental powers already existed.

The Planning Officer confirmed that informatives could be added to the decision notice to 'encourage' residents to take responsibility for storing bins in rear gardens and also for appropriate fencing design to be implemented in support of wildlife. He added that another condition proposed was to ensure compliance with the Police Designing Out Crime Officer's advice.

The Planning Services Manager added that sustainable development was a key principle in planning policy and that the Local Plan was due to be reviewed and increasing environmental standards could be part of the process, but this had to go through the necessary consultation and adoption stages before it could become policy.

RESOLVED that permission be **GRANTED** subject to the conditions set out in the report and during the meeting (informatives to 'encourage' residents to responsibly store bins and appropriate fencing design to support wildlife and another condition to ensure compliance with police design advice).

7. PLANNING APPLICATION 19/01743/FLA - OLD PRINT WORKS, MELROSE STREET, SCARBOROUGH

The Committee considered:

- i. a planning application for Variation of condition 1 relating to 18/02818/FL dated 26.02.19 for the Erection of new 1 and 2 storey commercial buildings and recladding and extending an existing commercial building and speculative development for A1, B1, B2, B8 and D2 uses; and
- ii. a report of the Planning Services Manager (Reference 19/1743).

The Planning Officer provided a summary of the detailed report. He explained that the proposal would reduce its footprint, and in response to members' concerns, he would add an informative note for the developer to ensure HGVs

were appropriately parked. He added that the developer was content with the proposed parking advice notices for HGV drivers.

RESOLVED that permission be **GRANTED** subject to the conditions set out in the report and during the meeting (informative note to ensure appropriate parking of HGVs).

8. PLANNING APPEALS

The Committee considered a report of the Planning Services Manager (Reference 19/187) 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.

9. WHITBY BUSINESS PARK AREA ACTION PLAN - FIVE YEAR REVIEW

The Planning Services Manager informed members that the current Whitby Business Park Area Action Plan (WBPAAP) had been comprehensively considered and remained 'fit for purpose' so did not need to be formally reviewed further. The need to next review the Plan would be considered within five years of the date of this latest decision, i.e. by November 2024.

RESOLVED that it is **RECOMMENDED to Cabinet and Council** that the Whitby Business Park Area Action Plan (WBPAAP) continues to be fit for purpose and does not need to be formally reviewed at this time and the need to next review the Plan will be considered within five years of the date of this decision (November 2024).

10. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

The Planning Services Manager informed members that following updating and adoption of Affordable Housing Supplementary Planning Document (SPD) earlier this year, further work had been carried out to provide guidance on the provision of 'Discount for Sale' homes. It was important that the SPD was now updated to include new forms of affordable tenure types to guide prospective developers.

RESOLVED that it is **RECOMMENDED to Cabinet and Council** to adopt the revised Affordable Housing Supplementary Planning Document and that the document is thereafter used in the determination of planning applications.

Chairman