

## PPG15 Planning and the Historic Environment

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“The historic environment is of particular importance for tourism and leisure”

1.6 The government urges local authorities to maintain and strengthen their commitment to stewardship of the historic environment.

1.7 ... a key element of government policy for conservation is that there should be adequate processes of consultation.

May I just remind the committee that the planning officers' report has WTC, Head of Environmental Services, English Heritage, Yorkshire Water Services, Whitby Civic Society and Esk Terrace Residents Association all as “comments awaited” and that the consultation period ends tomorrow. Can this committee definitely be assured that adequate processes of consultation have been undertaken in this instance?

.8 Policies are formulated ... where new development is proposed in order to provide income for the upkeep of historic buildings.

WTC can find no evidence of an income for the upkeep of the engine shed, especially as the developer told our committee that he can see no commercial use for the building and that he expects it to be a liability on his books for the foreseeable future.

2.16 Authorities are required to consider applications for planning permission ... which affect a listed building to have special regard to ... the desirability of preserving the setting of the building and the economic viability as well.

Please pay particular attention when making your decision to the effect on economic viability of the lack of access to the Engine Shed.

2.17 The setting of a listed building should not be interpreted too narrowly: the setting often includes land some distance from it. Even where a building has no ancillary land the setting may encompass a number of other properties. Where a listed building forms an important visual element in a street, it would probably be right to regard any development in the street as being within the setting of the building.

It appears to WTC that listed building consent is required for developments which lie within the immediate area of this important listed building.

Whitby Town Council believe that a decision on this planning permission should be deferred until a listed building consent for this terrace and for the block of flats on the same site have been fully prepared and can be considered in tandem. We would also request that the planning history of this whole site be reviewed so that lessons can be learnt for the future.

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