

WHITBY TOWN COUNCIL

Report of the meeting of the **PLANNING** Committee held in Pannett Art Gallery, Pannett Park, Whitby at 6pm on Tuesday, the 27th November 2009.

Present: Councillor Mrs A J Smith (Chair) with Councillors Mrs D M Calderley, T N Carson, J Dickinson, T Jennsion and S R Smith.

Mrs A Cowey, Deputy Town Clerk and Civic Officer and 2 members of the public.

NOTICE OF MEETING – Public Notice of the Meeting has been given in accordance with Schedule 12, paragraph 10 (2) of the Local Government Act 1972

P 220/09 APOLOGIES

For absence were received from Councillors J Dickinson, J Freeman and W F Jones.

P 221/09 DECLARATION(S) OF INTEREST

Councillor Dickinson declared an interest in planning application 09/1900/FL Old Spa Booking Office, West Cliff.

Councillor Freeman declared an interest in planning application 09/1964/FL Land to the south of Fairmead Court and application 09/02021/HS Folly Garden, Green Lane.

Councillor Smith declared an interest in planning 09/01652/FL, 6 Waterstead Cottages.

Councillor Carson declared an interest in agenda item 7 Whitby Rugby Union Football Club.

P 222/09 PUBLIC PARTICIPATION

Mr Charlton and Mr Burn representatives from Whitby Rugby Union Football Club requested that a letter of support be sent from Whitby Town Council regarding their application for section 106 monies to be made available for major improvements works to the clubs changing rooms. Both Mr Charlton and Mr Burn answered all questions put to them by members.

It was agreed that agenda item 7 be moved to and discussed first.

P 223/09 WHITBY RUGBY CLUB

RECOMMEND that a letter of support be sent from the Planning Committee to Scarborough Borough Council supporting Whitby Rugby Union Football Clubs request for section 106 funding. (Councillor Carson declared an interest and did not take part in the voting procedure).

P224/09 PLANNING APPLICATIONS

The Planning Applications, as detailed at Annex A, were considered and the Planning Committees recommendations duly recorded and submitted to the

Planning Authority.

**P225/09 NORTH YORK NATIONAL PARK AUTHORITY DESIGN GUIDE:
PART 1 & 2**

RECOMMEND that the above document be received.

**P226/09 PLANNING POLICY ON DEVELOPMENT AND COASTAL CHANGE –
CONSULTATION**

**Members discussed and answered all the required questions within the
above consultation document.**

RECOMMEND that the members answers to the Planning Policy on
Development and Coastal Change as discussed and agreed be returned to the
Department for Communities and Local Government.

Planning Applications Considered

Applications considered on 10-11-09

1	<i>Plan Number</i> 09/124	<i>District Reference</i> 09/01566/HS	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr S McClure	<i>House Name</i>	<i>Road</i> 12 Anchorage Way	<i>Locality</i>
	<i>Town</i>	<i>County</i> North Yorkshire	<i>Post Code</i> YO211NU	<i>Application date</i> 28/10/09

**09/124 - Amended plan
Alterations to proposed rear extension**

Recommend Refusal - as previous submission

affects the amenity of neighbours, affects the amenity and character of the area - members feel that this would be overdevelopment of the site and the upstairs windows could not be reached without placing ladders in the next door garden.

2	<i>Plan Number</i> 09/136	<i>District Reference</i> 09/01857/HS	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Miss Fiona Marshall	<i>House Name</i>	<i>Road</i> 12 Fairmead Way	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224JL	<i>Application date</i> 20/10/09

Single storey extension to create lobby and larger bathroom bedroom, Miss Fiona Marshall, 12 Fairmead Way, WHITBY, North Yorkshire, YO224JL

Recommend Refusal subject to clarification of plans - anomalies regarding parking and door/windows

3	<i>Plan Number</i> 09/137	<i>District Reference</i> 09/01918/FL	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> George Harrison (Whitby) Ltd	<i>House Name</i>	<i>Road</i> Crescent Avenue	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213EW	<i>Application date</i> 15/10/09

Redevelopment of site to provide a block of three flats with car parking, George Harrison (Whitby) Ltd, Land on the South Side of, Arundel Place, WHITBY, North Yorkshire

Recommend Refusal - Affect on amenity of neighbours - disturbance - conflict with nearby uses - affect on character and appearance of an area - capacity of services and

infrastructure - flood risk - highways and access - views of consultees and interested parties and over development.

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Whitby Town Council

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Planning Applications Considered

Applications considered on 10-11-09

4	<i>Plan Number</i> 09/138	<i>District Reference</i> 09/02134/FL	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Ms Sarah Lorrains	<i>House Name</i>	<i>Road</i> 11 Heworth Drive	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213UA	<i>Application date</i> 27/10/09
Change of use, Ground floor to form Launderette, Ms Sarah Lorrains, 27 Skinner Street, WHITBY, North Yorkshire, YO213AU				

Recommend approval subject clarification of adequate electrical, water supply and extraction disposal of waste water and humid air. The extractor process and flues should not affect the amenity of neighbours.

5	<i>Plan Number</i> 09/139	<i>District Reference</i> 09/02082/FL	<i>Site Reference</i>	<i>Other Reference</i>
	<i>Applicant</i> Mr Adam and Mrs Alicia Powell	<i>House Name</i>	<i>Road</i> 90 Upgang Lane	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213JW	<i>Application date</i> 30/10/09
Demolition of existing garage and erection of extension for use as hairdressing salon, widening driveway and block paving forecourt, Mr Adam and Mrs Alicia Powell, 90 Upgang Lane, WHITBY, North Yorkshire, YO21 3JW.				

Recommend refusal - as previously stated - over development. Harmful affect to nearby residents (H10). Conflict of nearby users. Highways and access problems. Whitby Town Council does not want to see a proliferation of large businesses in residential areas.

Planning Applications Considered on 27-10-09

1	<i>Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>	<i>Other Reference</i>
	09/128	09/01652/FL		
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr Neil Boocock		30 Helredale Road	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
		North Yorkshire	YO224JG	20/10/09
09/128 - Amended plan				

1 New parking space to north of No 6 Waterstead Cottages for use of No 3, 2 Amendment to site boundary.

As previous submission :-

Members object on the following grounds

the affect on the character and appearance of the area - loss of designated green space

flood risk - the effect of water run off on neighbours and stability of bank

Highways and access - interference with access to the footpath and limited car access

2	<i>Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>	<i>Other Reference</i>
	09/132	09/1964/FL		
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr. Ian Simpson	Sanctuary Housing	Unit 5 Killingbeck Drive	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
	LEEDS		LS146UF	14/10/09

18 new affordable homes consisting of 6 two bed units 10 three bed units and 2 four bed units and new access from Larpool Lane, Land to south of Fairmead Court Whitby

Recommend Refusal - outside local development framework - over development - flood risk - highways and access - views of consultees and interested parties - detracting from the surroundings of listed building (viaduct) - PPG 14 - PPG 17 - no covenants appear to be in place to ensure that the properties remain affordable housing.

Members ask that this development be decided by committee rather that delegated to an individual Planning Officer.

Members request a breakdown on the number of properties for sale and the number of properties to be rented within this development.

3	<i>Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>	<i>Other Reference</i>
	09/133	09/02008/HS		
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr M Frankland		26 Pembroke Way	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
	WHITBY	North Yorkshire	YO211NT	13/10/09

Proposed two storey front and side extension, Mr M Frankland, 26 Pembroke Way, WHITBY, North Yorkshire, YO211NT

As previously recommend:-

Recommend refusal

The affect on the amenity of neighbours

The affect on the character and appearance of the area

Issues with highways and access

Sustainability - the loss of the garage would set a precedent and any hardstanding would require a permeable surface

4	<i>Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>	<i>Other Reference</i>
	09/134	09/01900/FL		
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr Chris Dickinson		7 Blenheim Avenue	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
	WHITBY	North Yorkshire	YO213HR	15/10/09

To replace 2 doors and 1 window in timber and provide disabled access ramp, Mr Chris Dickinson, Old Spa Booking Office, West Cliff, WHITBY, North Yorkshire

Recommend Approval subject to the use of matching windows and doors to the originals (allow double glazing).

5	<i>Plan Number</i>	<i>District Reference</i>	<i>Site Reference</i>	<i>Other Reference</i>
	09/135	09/02021/HS		
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr M Walker	Folly Gardens	Green Lane	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
	WHITBY	North Yorkshire	YO224EN	16/10/09

New vehicle and pedestrian entrance, Mr M Walker, Folly Gardens, Green Lane, WHITBY, North Yorkshire, YO224EN

As previously

recommended -

Recommend Refusal - not safe - the entrance is on the brow of a steep hill on a narrow road - Green Lane is not suitable for an increase in traffic - Community Safety - Highways and Access.