

WHITBY TOWN COUNCIL

Minutes of the Extraordinary meeting of the **Town Council of Whitby**, held on **Tuesday 29th September 2020** conducted on-line, via Zoom and livestreamed on the Town Council's Facebook page at 6:00pm.

Present Councillor Mrs L Wild (Mayor) and Councillors Mrs H J Brown, Mrs H Coughlan, R Dalrymple, L Derrick, G Jackson, T Jennison, S Lapsley, J Nock, S Smith, Mrs H Sumner, Mrs N Wilson and C Winspear.

Also M King, Clerk, and Mrs A Cowey, Deputy Clerk, with Steve Wilson -Planning Policy and Conservation Manager, Matthew Lickes – Senior Planning Officer, Peter Harrap Planning Policy Officer and David Walker Planning Services Manager (Scarborough Borough Council) and one members of the public.

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

037/20 APOLOGIES

No apologies received.

038/20 DECLARATION(S) OF INTEREST & REQUEST FOR DISPENSATION

No declarations of interests or requests for dispensations were received.

STANDING ORDERS SUSPENDED

039/20 PUBLIC PARTICIPATION SESSION

A member of the public submitted the following question, and agreed that it would be answered by SBC Planning Officers during or following the presentation:-

“Bearing in mind the possibility of Devolution for North Yorkshire, and the new Planning Laws, will SBC's Local Plan review include a full breakdown of information for all the Towns/districts to ensure “local” housing needs are identified, and that “suitable” housing requirements are identified particularly for local people rather than for holiday/second homes?”

STANDING ORDERS REINSTATED

040/20 SCARBOROUGH LOCAL PLAN – ISSUES AND OPTIONS CONSULTATION

Officers from SBC Planning Services gave a power point presentation about the SBC's Local Plan for the Borough (attached) which should take place every 5 years.

In answer to the member of the public's question Mr Wilson responded in terms of the requirement for housing, that the housing needs assessment will be carried out on the various towns and villages across the Borough – and the special housing requirement breakdown in terms of the last local plan Whitby received 12% of the housing allocation. Opinion Research Surveyors will carry out the work regarding housing spread of population which will be completed by end of November – this will be a public document. All Town and Parish Council's should be consulted on the housing requirement. The Government will be setting the housing numbers which at present could be a minimum of

335 – based on population, housing and economic projected growth. Information on second homes was carried out within the last local plan – second homes percentage wise has not altered over the 5/10 years previously – further information regarding second homes could be obtained through the present council tax system but not sure how accurate that would be.

Councillors asked questions on the following:-

Do SBC have a policy on second homes - *SBC Planning does not have a policy on second homes – affordable housing is different as this is for local use/ controlled for local people/ people with a local connection/ people coming to work in the area. There is no control over private lettings under planning at present.*

Problems are caused by people buying a second homes and registering them as the primary residence to obtain parking concessions – there is a need to prevent this. *Staithe and Robin Hoods Bay come under National Parks which are a separate Planning Authority which has more control over second homes.*

Is there any provision for any extra parking in the future – Planning does not get involved with this, but if a site of available land is put forward for allocation for parking or park and ride it could be considered for inclusion in the local plan if put in WTC response.

Are Planning involved in the Town Deal – *this will not be addressed through the Local Plan*

The Town Deal Pedestrianisation of the swing bridge and provision for the emergency services, taxi service, disabled parking – *These issues are not relevant to the SBC Local Plan*

The Presentation is based upon the content of the White Paper – no decision can be made on what to build and where on a computer – Officers need to visit all areas involved and talk to the people regarding properties to be built. The developers will never build to the government target as this will tend to drive prices down, working against the interest of developers and builders. The White paper is an attempt to centralise the process in terms of design and quality which should come under the local authorities. The White paper will enable builder to build what they like without the need to provide as many affordable homes. *Officers will be going out on site visits in person, will do best to deliver superior designs.*

There are a number of key infrastructure providers but concerned that there are not enough residents or local council's opinion included - there is a need for formal consultation and a need for more reference to the residents and Town and Parish Councils. *Planning go above and beyond who they engage with – this is the first stage and the key providers such as Yorkshire Water have to be involved. All input from residents, Councils etc would be fed back to the relevant departments. The next consultation regarding proposed sites will be later this year or early next year, but this will be an ongoing process.*

Are the National Parks figures for housing included within the SBC total – *yes*

they are

Education particularly secondary education, what plans are being made regarding adult education following the Prime ministers statement – The provision comes under NYCC – planning for housing look at capacity for school and work closely with NYCC – A developer would have to pay the council to cover the increase in capacity per pupil required to provide education.

Does viability equal affordability – under ideal circumstances yes – affordable housing is transferred to a registered provider and the developer only gets back the cost or in some cases less than the cost of building it. Affordable housing is built to the same specification as private housing. Planning Services fight for affordable housing and commuted sums.

The Town Mayor thanked Officers from Scarborough Borough Council for informative presentation informing them that the Town Council would be submitting a corporate response to the Local Plan.

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3 November 2020