

PANNETT PARK | WHITBY | YO21 1RE
TEL: (01947) 820227 | E MAIL: info@whitbytowncouncil.gov.uk

Dear Councillor,

06 October 2020

Your attendance is requested at a meeting of the **PLANNING COMMITTEE** to be conducted on-line, via Zoom¹, on **Tuesday 13 October at 6:00pm**, the agenda for which is set out below.

Anne Cowey
Deputy Clerk & Civic Officer

To: Councillors R Dalrymple, L Derrick, J Harston, G Jackson,
J Nock, Mrs N Wilson and C Winspear
(Cllr G Stephenson substitute)

NOTICE OF MEETING – Public notice of the meeting is given in accordance with schedule 12, paragraph 10(2) of the Local Government Act 1972.

AGENDA

- 1. APOLOGIES FOR ABSENCE**
To receive and resolve upon apologies for inability to attend.
- 2. DECLARATION OF INTERESTS**
To declare any disclosable pecuniary interests or any other interests which members may have in the following agenda items and attached planning applications and consider any dispensation requests.
- 3. PUBLIC PARTICIPATION**
Standing Orders will be suspended for up to 15 minutes to allow for questions or statements about business items on the agenda, submitted by members of the public (limited to 3 mins per person).
- 4. PLANNING APPLICATIONS**
To consider the attached planning applications.
- 5. LISTED BUILDINGS**
To highlight any concern people may have relating to listed buildings within the Parish of Whitby.
- 6. BROOMFIELD FARM**
To receive a letter from Spawforths regarding Keyland Development Ltd, Land at Broomfield Farm (herewith)

¹ The Zoom Meeting ID: 889 2837 6503
Passcode: 295441

Planning Applications to be Considered on 13 October 2020

1	<i>Plan Number</i> 20/087	<i>District Reference</i> 20/01679/LB	<i>Road/Street</i> St Hilda's Terrace	<i>Date of meeting</i> 13.10.2020
	<i>Case Officer</i>			
	<i>Applicant</i> Michael & Angela Milner & Sanderson	<i>House Name</i>	<i>Road</i> 18 St Hilda's Terrace	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213AE	<i>Application date</i> 22/09/20
	Boundary wall alterations, Michael & Angela Milner & Sanderson, 18 St Hilda's Terrace, WHITBY, North Yorkshire, YO213AE			
2	<i>Plan Number</i> 20/088	<i>District Reference</i> 20/01804/FL	<i>Road/Street</i> Stakesby Road	<i>Date of meeting</i> 13.10.2020
	<i>Case Officer</i>			
	<i>Applicant</i> Lidl Great Britain Limited	<i>House Name</i>	<i>Road</i> Lidl Stakesby Road	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211HH	<i>Application date</i> 22/09/20
	Demolition of two houses to provide extensions to foodstore and car park with associated external works and alterations, Lidl Great Britain Limited, Lidl, Stakesby Road, WHITBY, North Yorkshire, YO211HH			
3	<i>Plan Number</i> 20/089	<i>District Reference</i> 20/01960/HS	<i>Road/Street</i> Stakesby Road	<i>Date of meeting</i> 13.10.2020
	<i>Case Officer</i>			
	<i>Applicant</i> Mr & Mrs Cunane	<i>House Name</i>	<i>Road</i> 59 Stakesby Road	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211JF	<i>Application date</i> 23/09/20
	Removal of existing detached garage erection of a two storey sided extension and decking to the rear, Mr & Mrs Cunane, 59 Stakesby Road, WHITBY, North Yorkshire, YO211JF			
4	<i>Plan Number</i> 20/090	<i>District Reference</i> 20/01847/HS	<i>Road/Street</i> St Marys Crescent	<i>Date of meeting</i> 13.10.2020
	<i>Case Officer</i>			
	<i>Applicant</i> Adam Noble	<i>House Name</i>	<i>Road</i> 38 St Marys Crescent	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224ER	<i>Application date</i> 24/09/20
	Erection of single storey side and rear extension, Adam Noble, 38 St Marys Crescent, WHITBY, North Yorkshire, YO224ER			
5	<i>Plan Number</i> 20/091	<i>District Reference</i> 20/01899/FL	<i>Road/Street</i> Station Square	<i>Date of meeting</i> 13.10.2020
	<i>Case Officer</i>			
	<i>Applicant</i> Greggs PLC (Mr Dominic Fallone)	<i>House Name</i>	<i>Road</i> Fulton Foods	<i>Locality</i> 16 Station Square
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211DU	<i>Application date</i> 28/09/20
	Refurbishment of frontage and replacement of external air conditioning units Greggs PLC (Mr Dominic Fallone), Fulton Foods, 16 Station Square, WHITBY, North Yorkshire, YO211DU			
6	<i>Plan Number</i> 20/092	<i>District Reference</i> 20/01900/AA	<i>Road/Street</i> Station Square	<i>Date of meeting</i> 13.10.2020

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Greggs PLC (Mr Doninic Fallone)		Fultons Foods	16 Station Square

<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
WHITBY	North Yorkshire	YO211DU	28/09/20

Installation of 3 no. fascia signs and 2 no. projecting signs, Greggs PLC (Mr Dominic Fallone), Fultons Foods, 16 Station Square, WHITBY, North Yorkshire, YO211DU

7	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	20/093	20/01912/FLA	St Hilda's Terraced	13.10.2020

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Hanlon & Ms E Matthews		Church Hall	St Hildas Terrace
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
WHITBY	North Yorkshire	YO213AG	29/09/20

Variation of condition 1 of decision reference 18/02561/FL dated 19.10.2018 Mr S Hanlon & Ms E Matthews, Church Hall, St Hildas Terrace, WHITBY, North Yorkshire, YO213AG

8	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	20/094	20/02034/HS	Borough Place	13.10.2020

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Rush		14 Borough Place	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
WHITBY	North Yorkshire	YO224BJ	02/10/20

Erection of rear extension at first floor, Mr D Rush, 14 Borough Place, WHITBY, North Yorkshire, YO224BJ

9	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	20/095	20/01174/LB	Bagdale	

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Peter Gilgan	Basement flat	14 Bagdale	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
WHITBY	North Yorkshire	YO211QS	06/10/20

Windows to be changed to French Windows, Mr Peter Gilgan, Basement flat, 14 Bagdale, WHITBY, North Yorkshire, YO211QS

10	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	20/096	20/01968/HS	Royal Crescent	13.10.2020

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Trudi Lowe	Flat 4	2 Royal Crescent	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
WHITBY	North Yorkshire	YO213EJ	29/09/20

Replacement windows in upvc, Ms Trudi Lowe, Flat 4, 2 Royal Crescent, WHITBY, North Yorkshire, YO213EJ

(All plans are available to view in the Office prior to the meeting – Plans are also available to view on- line on Scarborough Borough Council's planning portal — click on: environment and planning – click on planning – view planning application online – insert the district reference.)

spawforths

Town Clerk: Michael King
Whitby Town Council,
Pannett Park,
Whitby,
North Yorkshire
YO21 IRE

[POST / EMAIL]

16th September 2020

Dear Sir,

**RE: KEYLAND DEVELOPMENT LTD, LAND AT BROOMFIELD FARM,
STAINSACRE LANE, WHITBY**

We are writing in response to your objections regarding the above planning application in order to see if we can address some of the matters you have raised and explore in greater detail your areas of concern.

Keyland are always interested in engaging with local town and parish councils, communities and neighbouring landowners wherever they are proposing new development, and in the case of Broomfield Farm they are particularly keen to try and find a way of entering into an open and ongoing dialogue with Whitby Town Council as they start to work more closely with you on the Towns Fund initiative project located on part of the Broomfield Farm site. Furthermore, as the Towns Fund submission that is to be made this autumn is predicated on an outline planning permission being granted this year (2020) for the whole of the site, we hope that by addressing the matters you have raised in your objection letters, you may then be able to support their proposals as well as help us establish a positive line of communication between yourselves and the wider Whitby community going forwards.

The objections you have sent to Scarborough Council cover a number of points that we would like to now respond to in turn.

Inappropriate Development Close to the Sewerage Works

Yorkshire Water and Keyland regard the control of the odour from the existing water treatment works as one of their highest priorities for the site. They are spending significant time and resources on monitoring the current odour levels across the site as well as putting in place effective control mechanisms to ensure that the amenity of the new residents is not adversely affected. This is being done to not only make the scheme commercially attractive, but also to make certain that Keyland's reputation for delivering responsible housing development on Yorkshire Water land is not damaged once the new homes start to be

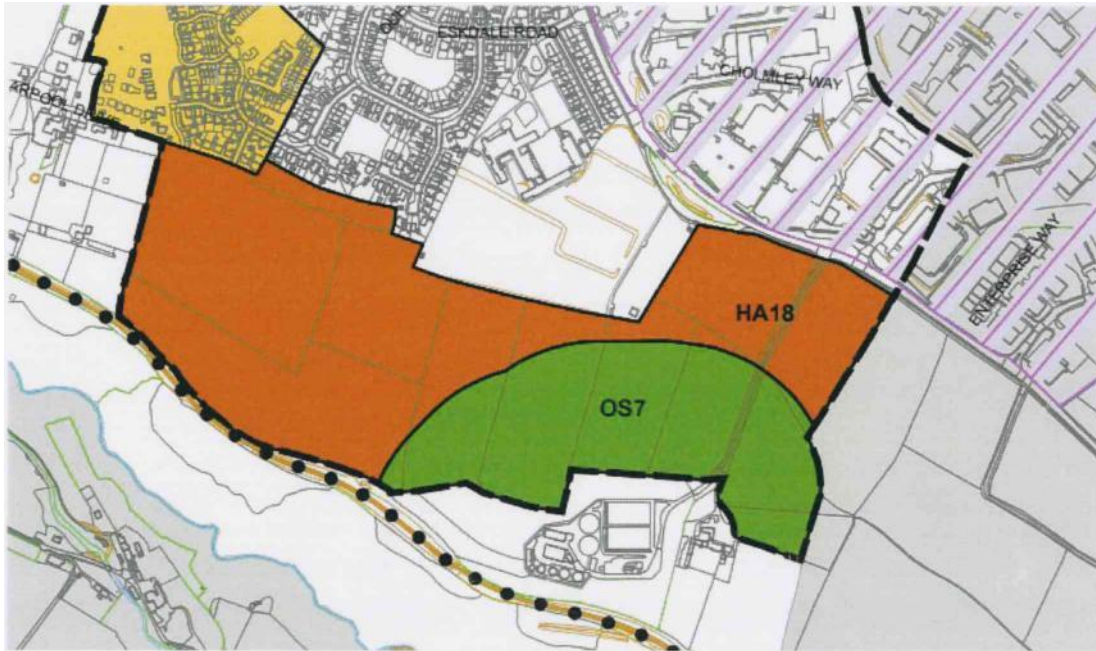
occupied. Detailed odour control assessments have therefore been prepared and submitted to Scarborough Council, which we are happy to direct you to if you wish to read them, and Keyland are also happy to accept a planning condition that links odour control mitigation measures to the delivery of the development and/or occupation of the new homes. Following our original planning submission at the start of the year and additional technical assessments undertaken by Yorkshire Water, you will also note that Keyland have submitted a revised scheme that extends the green buffer around the Water Treatment works as a further precautionary measure and that consequently increases the separation distance with the new homes.

Over Development

The number of homes we have included in the proposal is in line with normal "edge of centre" housing densities and reflects the proposed housing mix which includes terraced homes sitting on smaller plots of land, through to larger detached properties sitting on larger plots. This has resulted in a proposed maximum development density of 25 homes per gross hectare of development land (10 homes per gross acre). 30% of the site is also allocated for greenspace (public open space, surface water ponds and bio-diversity) which is a significantly higher proportion than is typical for this type of development, although we do acknowledge that this is in part due to the exclusion zone being created around the water treatment works. Given the development restrictions that the coastline and National Park boundaries place on the availability of land for future growth of the town, Scarborough Council, like all local authorities, has a responsibility to ensure that the land that they identify for development in the local plan is used as efficiently and effectively as possible, thereby reducing the amount of housing land that needs to be released at the next Local Plan review. The revised scheme we have now put forward aims to strike an appropriate balance of meeting a significant proportion of the identified local housing need, while also delivering a large amount of on-site public open space and ensuring the scheme is still commercially viable for a range of housing developers.

Wildlife, Broomfield Farm and Local Plan Policies

As you are aware, the site that is being applied for lies within an area of land allocated for housing and for open space in the Scarborough Local Plan (referred to in the Local Plan as allocations **HAIR** and **0S7** respectively). What is less immediately apparent when reading the Local Plan policies is that the extent of area 0S7 is ultimately determined by the scale of the buffer zone required around the treatment plant and this may have led to the conclusion that our current proposals are not in accordance with the council's policy. We hope by including the two extracts from the Local Plan below, this will help clarify things.



2. Land adjacent to the housing allocation has been designated as open space (Open Space Allocation OS7). In effect, this land will act as a 'buffer zone' between surrounding residential development and the existing sewage treatment plant. The extent of this zone may be altered at time of application to reflect the findings of the odour dispersal model at that time. Within this zone, residential development is restricted due to odour generated by the treatment plant. While the whole area has been identified as open space, the precise requirement for open space provision will be proportionate to the level of housing development taking place on site HA18;

You will also note that this policy requires the open space to be proportionate to the scale of development that is taking place. This has been calculated by Scarborough Council as being 1.9 Ha, however the actual amount being proposed is approximately 3.9 Ha which is clearly a significant improvement on the minimum requirement.

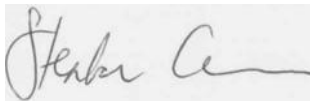
We do also recognise however that there needs to be sensitivity in how the scheme relates to Broomfield Farm, their ongoing wildlife activities and longer term expansion plans. The revised proposals that were submitted to Scarborough Council in July 2020 seek, in part, to recognise these concerns and the updated proposals now create a much wider separation zone between the proposed development and the Farm than was shown in the original application. In addition, the decision has been made to further minimise the impact of the proposed housing by developing a "Zero Carbon Custom-build Community" scheme (which forms part of the wider Whitby Towns Fund submission) on this eastern part of the site which should also ensure that the farm and their wildlife activities benefit from the much reduced car movements and significant landscape proposals that these innovative proposals bring with them.

Further Questions and Next Steps

As Keyland hope to be working much more closely with Whitby Town Council and the local community over the coming months and years to design and help deliver the Towns Fund project, should you wish to explore any aspect of either our current planning application or Zero Carbon proposals in more detail (and of course meet some of the Keyland/consultant team involved with these projects), we would be very happy to attend one of your meetings in person or via a video link at a time and date that is convenient to you.

We hope you find our above clarifications useful, and look forward to speaking with you in due course.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adrian Spawforth', is centered on a light grey rectangular background.

Adrian Spawforth **ARB RIBA MRTPI**

Managing Director

[Email.adrian.spawforth@spawforths.co.uk](mailto:adrian.spawforth@spawforths.co.uk)

Cc:

Marcus Whitmore, Scarborough Borough Council