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Dear Councillor,

09 June 2021

Your attendance is requested at an advisory meeting of the members of the **TOWN DEVELOPMENT AND IMPROVEMENT COMMITTEE** to be conducted on-line, via Zoom¹, on **Monday 14 June 2021 at 6:00pm**, the agenda for which is set out below.



Michael King
Town Clerk

To: Councillors Dalrymple, Harston, Jackson, Jennison
Sumner, Wild and Winspear (Subs. Derrick and Nock)

Cc: Councillors Barnett, Coughlan, Goodberry, Lapsley,
Redfern, Smith and Wilson.

NOTICE OF MEETING – this meeting is held under the town council's adopted scheme of delegation as an advisory meeting for decisions delegated to the Proper Officer.

AGENDA

1. ELECTION OF CHAIR

To elect a Chair of Town Development & Improvement Committee for 2021/22

2. APOLOGIES FOR ABSENCE

To receive and resolve upon apologies for inability to attend.

3. ELECTION OF VICE CHAIR

To elect a Vice Chair of Town Development & Improvement Committee for 2021/22

4. DECLARATION OF INTERESTS AND REQUESTS FOR DISPENSATION

To declare any interests which members have in the following agenda items.

5. 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).

¹ Link to join Zoom Meeting

<https://us02web.zoom.us/j/88690043391?pwd=WEhFNnJhOXFCU0E1R2UxK2dRcEN5Zz09>

Meeting ID: 886 9004 3391 Passcode: 941747

Dial by your location: 0203 901 7895 or 0131 460 1196

Agenda

- 6. MINUTES** **(page 3)**
To approve as an accurate record the minutes of the Town Development and Improvement Meeting held on 26 April 2020.
- 7. ACTIONS REQUIRED IN ACCORDANCE WITH TERMS OF REFERENCE AT THE FIRST COMMITTEE MEETING OF A NEW COUNCIL YEAR**
To consider actions required in accordance with Terms of Reference at the first Committee meeting of a new Council year:
- a) Review of the terms of reference of the Committee.
 - b) Review of the terms of reference of any sub-committee(s) of the Town Development and Improvement Committee
 - i. Nominations for Allotment Sub Committee
 - ii. Christmas Lights Sub Committee
 - c) Review of delegation arrangements to employees and to any sub-committee(s) of the Town Development and Improvement Committee
 - d) Review of the anticipated Town Development and Improvement Committee workload for the coming year.
- 8. CLERK'S UPDATE ON MATTERS RAISED PREVIOUSLY**
Verbal report from the Clerk
- 9. WHITBY GOLF CLUB** **(page 5)**
Letter from the Finance Director of Whitby Golf Club – attached

Members may consider what response is appropriate.
- 10. TOWN DEAL PEDESTRIANISATION** **(page 7)**
Notes of issues raised with the Town Clerk relating to the trial pedestrianisation of the Swing Bridge.
- 11. PARKING IN LINKS VIEW**
A request has been received by Cllr Jackson from a resident of Dunsley Crescent.

Delivery vans are finding it difficult to turn when leaving Dunsley Crescent and parking in general there means cars struggle to get down the road when pedestrians and dog walkers are walking up from the cliffs. The resident is seriously concerned about an accident or issue occurring due to a selfish lack of consideration for visitors and residents in this area.

Requests for additional parking restrictions may be made to the county council, if the town council believes there is merit in the issue identified by a resident. Requests can be made by the town council through the 'parish portal'.
- 12. MATTERS OF REPAIR AND MAINTENANCE REQUIRED IN TOWN**
Opportunity for members to highlight areas of concern which may be brought to the attention of the appropriate department at either the borough or county council.

WHITBY TOWN COUNCIL

Minutes of the meeting of the **TOWN DEVELOPMENT & IMPROVEMENT** Committee held on **Monday 26 April 2021** conducted on-line, via Zoom at 6:00pm.

Present Councillors J Harston (Chair), B Dalrymple, G Jackson(from item 315), T Jennison (from item 318), Mrs H Sumner, Mrs L Wild and C Winspear.

Also M King, Clerk, H Berry, Curator, Cllr J Redfern and three 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.

TDI165/21 APOLOGIES FOR ABSENCE

None.

TDI166/21 DECLARATION OF INTEREST AND REQUESTS FOR DISPENSATION

No declarations of interests or requests for dispensations were received.

TDI167/21 PUBLIC PARTICIPATION SESSION

None.

TDI168/21 MINUTES

MOVED by Cllr Dalrymple, seconded by Cllr Mrs Sumner and unanimously

RESOLVED that the Minutes of the Town Development and Improvement Committee held on 22 March 2021 are confirmed as an accurate record of the meeting and signed by the Chairman.

TDI169/21 CLERK'S UPDATE ON MATTERS RAISED PREVIOUSLY

The Clerk reported verbally that the issues raised in respect of road safety at the Carrs, Ruswarp were under consideration by North Yorkshire County Council Highways and that a response was anticipated to the member of the public who had raised the issue with the town council. It was also confirmed that items of maintenance raised with Scarborough Borough Council were under consideration for including in that council's capital programme.

MOVED by Cllr Dalrymple, seconded by Cllr Jackson and unanimously

RESOLVED that information be noted.

TDI170/21 HERITAGE OPEN DAYS

Dr John Field, as Chairman of the Whitby Civic Society submitted that Whitby Civic Society has already registered for the weekend of September 17- 19 to either open buildings or take video clips for an online celebration. The national theme of this year's event is Edible England. On behalf of the Whitby Civic Society, he asked Whitby Town Council to become partners in promoting the event. Costs of the event locally are limited to publicity, as owners offer their buildings for free, and in many cases supply the volunteers to open them up to visitors.

Members raised questions about the form of the publicity and about additional buildings, whose owners might be approached to participate.

MOVED by Cllr Mrs Wild, seconded by Cllr Mrs Sumner and unanimously

RESOLVED that the Clerk writes to the Civic Society with details of the council's grants application process to enable a formal request for support towards the costs of publicity material.

TDI171/21 'WILDEYE' PROJECT

Alice Sharp, of Invisible Dust, and Kirsten Carter, of the Yorkshire Wildlife Trust, presented an overview of the 'Wildeye' project which is partially funded through the Esk Estuary activities of the YWT and also, subject to confirmation, through the Whitby and Scarborough Town Deal Funds.

Members considered the issues which had been identified and sought clarification on the procedures and governance of the project.

MOVED by Cllr Mrs Wild, seconded by Cllr Jackson and unanimously

RESOLVED that the information be noted.

TDI172/21 MATTERS OF REPAIR AND MAINTENANCE REQUIRED IN TOWN

The following areas of concern were identified to be brought to the attention of the appropriate department at either the borough or county council.

1. **Street cleanliness in the Harbourside area and shopping streets.**
2. **Tin Ghaut car park** – management of the temporary barriers and signage, which are being disturbed and scattered when not in use.
3. **Grape Lane proposed closure** – to establish the date by which the closure will be enacted.

MOVED *en bloc* by Cllr Jackson, seconded by Cllr Jennison and unanimously

RESOLVED a) That the Clerk write to Scarborough Borough Council in respect of street cleanliness to establish whether there is a schedule of works and how this is monitored, and
b) That the Clerk contact North Yorkshire County Council to Establish the date of the proposed closure order for Grape Lane and the action which can be taken to better manage the temporary signage and barriers at Tin Ghaut.

Letter from the Finance Director of Whitby Golf Club

Dear Councillor

This email has been sent all SBC councillors who represent a ward in Whitby and surrounding area.

I am the Finance Director of Whitby Golf Club Ltd and am currently looking for your support with our protracted negotiations for a new lease with Scarborough Borough Council. I have already spoken/been in touch with some of you and thank you for your advice to date.

With the maintenance of local green spaces and the health and wellbeing of residents firmly at the top of the government agenda my board colleagues and I are currently looking for as much outside help as possible with the delivery of our business plan and quest to secure a new lease. I have written a summary below of the background to these negotiations, which as you will see have been ongoing for a number of years!

To give some context it currently costs the club £120,000 per annum to maintain the golf course land which, as well as being a vital local facility, forms a spectacular gateway to travellers arriving to Whitby along the Sandsend Road. The club has utilised the downtime created by the pandemic to significantly improve the clubhouse to allow access to non-golfers, local residents and visitors and this has proved very popular since the initial easing of restrictions on 12th April. Our major challenge is the urgent need to replace the footbridge over the Upgang Ravine which, having been built in 1962, replaced a structure originally installed in the early 1930s.

Whitby Golf Club has been in existence since 1892 and its members have been the custodians of the land on the cliff tops between Whitby and Sandsend since 1896. It is one of the oldest golf clubs in Yorkshire.

The success of both the game of golf and club here in Whitby have waxed and waned over the years. The club leases the land and clubhouse from Scarborough Borough Council and in 2014 the club agreed a deal to give up 9.2 acres of the course in return for a reduced level of rent. The board at the time undertook independent valuations of the land and understood that it was worth in the region of £3 million.

The club was also actively encouraged by council representatives to allow the council to sell the rest of the course to a private owner as the best way to secure the long-term future of this historic club. In mid-2017 the members agreed to allow the council to sell the course to Yorkshire Ventures to become part of its redevelopment plans for Raithwaite Hall. Correspondence sent to the Estates Manager in December 2017 fully outlined the impact that the failure of any deal would have on club finances. Despite heads of terms agreed by both the club and council negotiations dragged on with many deadlines missed and in February 2019 Yorkshire Ventures went into administration.

I became Director of Finance in August 2019. My first task was to investigate winding the club up, but having reviewed the operation and finances, I identified that there could be a future. Following a number of meetings with representatives from SBC my board colleagues and I were promised the possibility of future funding in return for agreeing a new lease with revised level of rent. In order to secure this, we would have to present a business plan that demonstrated that we could sustain the long-term financial health of Whitby Golf Club.

Since early 2020 the board, along with the enthusiastic support of the members, has been working tirelessly to develop our new business plan. At this stage it is also worth stating that the 4 directors, 2 officers and company secretary all work on an unpaid voluntary basis.

Despite the restrictions of the pandemic, we have delivered significant changes to the golf offer and general facilities at the clubhouse including opening up for visitors to use bar and catering facilities which has been very popular since 12th April with walkers, dog owners and cyclists.

We have a new Junior Academy with 30 members, new adult coaching with focus on Women in Golf (indeed 4 of 6 board members are women - still highly unusual in golf clubs nationwide!), the new Golf Swing Room (simulator) delivered with £10,000 grant funding from the R&A plus we have relaunched our membership packages with focus on more flexibility and better value for all. As a CASC registered sports club we also offer more affordable membership schemes to players on lower incomes.

A full business plan was presented to SBC in November 2020 with request for funding totalling £135,000. This was to cover the cost of replacing the footbridge over the Uppang Ravine, an integral part of the golf course land, and the redevelopment of part of the course. The latter is essential to allow the club to maintain 18 holes of golf, which was set as a condition in the Local Plan of the return of the 9.2 acres we agreed to give up in 2015.

Given the work that has been done to date and the negotiations with SBC the members and local residents were shocked to read that the council has included a further 30 acres of golf course land in the latest Local Plan consultation. Despite our long-term negotiations with SBC this was done without any prior discussion with the board of Whitby Golf Club and has completely undermined our position. The board has already presented a review to SBC which shows that a 9-hole course is not financially viable.

Despite a further very positive progress meeting on Thursday 6th May we are at an impasse. The golf course land and buildings belong to Scarborough Borough Council, but the club is being expected to raise funds to pay for vital infrastructure upgrades to the course AND offer to pay additional rent. SBC keeps raising debt owed by the club - to clarify this is now £28,000 and is in the process of being repaid. I refer you back to paragraph three as to how the club has incurred this debt.

TOWN DEAL PEDESTRIANISATION

There has been continued activity from North Yorkshire County Council (NYCC), Scarborough Borough Council (SBC) and their contractors since the last meeting in April in pursuit of the 'trial' pedestrianisation of the Swing Bridge, which is funded by £400,000 fast-track money released as part of the Town Deal. The remainder of the project (£2.6M) has now been submitted for approval at the next stage to the Ministry of Housing Communities and Local Government (MHCLG) by SBC. Both Cllr Wild and the Town Clerk voted against the inclusion of this project at the Town Deal Board meeting on 29 April. SBC's own evaluation placed pedestrianisation as the lowest scoring of the nine projects.

A number of issues have been raised with the Town Clerk about the way the pedestrianisation 'trial' is being conducted and managed, to bring before members.

The fast-track part of the project was brought forward in July 2020 as a 'shovel ready' scheme to take advantage of the funding, which was originally to be spent by the end of March 2021 – this has now been extended to the end of March 2022.

The described scope of the scheme was a 'more elegant', less make-shift pedestrianisation of the Swing Bridge, to replace the temporary arrangement introduced in 2020 to assist with social distancing. It was to operate during the day, seven days a week.

The elegance was to be reflected in better signage and public realm improvements to reinforce the closure and to dissuade vehicle movements up to what would be a no-through-road.

After consultation by NYCC, the scope of the trial was reduced to weekends and Bank Holidays only. As a result, the signage which is being used is redolent of temporary road works and the advocated signs on major routes into town directing traffic to appropriate car parking have not appeared.

There has been significant remodelling of Tin Ghaut. Residents' parking has been displaced to Church Road car park – reducing its capacity.

It remains unclear whether a traffic order preventing car parking on Tin Ghaut has been made, although there is temporary prohibition enforced with parking cones. Similarly, there has been no clear statement as to whether the turning circle on Tin Ghaut is now permanently or temporarily highway or remains SBC land otherwise not designated for parking. Until the temporary arrangements were put in place, there was unregulated car parking and, for a period, lack of enforcement.

It is still apparent that some of the road markings on Tin Ghaut were set out around parked cars which prevented all the lines being joined up.

Other elements of street furniture and 'landscaping' have been brought onto site. Despite the efforts of Whitby In Bloom to plant out the repurposed containers which have been acquired by SBC, the net effect is not obviously elegant.

The signage on the approach to the town centre has been unpopular with residents. It is typically used for motorway maintenance works. On the Tuesday following the Bank Holiday, the lack of information on these signs to alternative parking around town was exacerbated by the phasing of traffic lights on the A171, which resulted in long queues of traffic leaving Whitby in the afternoon.

Coincidentally, the Park and Ride site is not currently operating on Tuesdays to enable that location to be used for Covid testing. This has also been a source of complaints, which have been forwarded to NYCC.

The £400,000 fast-track funding was for capital expenditure. The temporary signage and expedient measures which are evident include activity which would normally form part of the Highways department's revenue expenditure.

It is unknown what proportion of the £400,000 of the money awarded to Whitby has been spent on administration.

Members may wish to consider seeking clarification from NYCC about the sums expended and from SBC, as the accountable body, on the benefits delivery model agreed with MHCLG for this project and the extent to which it is delivering those benefits.