

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

Dear Councillor,

20 April 2022

You are summoned to attend a meeting of the **TOWN DEVELOPMENT AND IMPROVEMENT COMMITTEE** to be conducted in the **Pannett Gallery**, on **Monday 25 April 2021 at 6:00pm**, the agenda for which is set out below.



Michael King
Town Clerk

To: Councillors Dalrymple, Harston (Chair), Jackson, Jones, Nock, Mrs Sumner and Mrs Wild

Subs. Councillors Mrs Smith and Mrs Wilson

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 AND REQUESTS FOR DISPENSATION

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

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. MINUTES OF MEETING HELD ON 14 MARCH 2022

(page 3)

To approve the minutes of the meeting held on 14 March 2022.

5. CLERK'S UPDATE ON MATTERS RAISED PREVIOUSLY

A) Whitby Golf Club

(page 5)

B) Verbal report from the Clerk

Agenda

6. NOTICES OF MOTION

A) MOVED by Councillor Jones, seconded by Councillor Mrs Wilson **(page 9)**

That Whitby Town Council should engage with North Yorkshire County Council and the five primary schools in Whitby to identify and bridge the potential funding gap that may exist in Bikeability being free at the point of use for Year 5 and 6 primary school pupils in Whitby.

B) MOVED by Councillor Jackson, seconded by Councillor Mrs Wild **(page 11)**

That the council comment on the issues raised in the press regarding the increasing number of second homes in Whitby and its effect on the availability of properties for local home occupiers.

7. WHITBY CLIFF LIFT

(page 13)

To consider information received on the condition of the cliff lift.

8. 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 14 March 2022** conducted in the Pannett Gallery at 6:00pm.

Present Councillors Harston (Chair), G Jackson, A Jones, J Nock, Mrs S Smith (sub), Mrs L Wild and Mrs N Wilson (sub).

Also M King, Clerk; P Thompson & L Williams (Scarborough Borough Council); Councillors A Abbott & Mrs H Coughlan; and two 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.

TDI213/22 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Dalrymple and Mrs Sumner.

TDI214/22 DECLARATION OF INTEREST AND REQUESTS FOR DISPENSATION

No declarations of interests or requests for dispensations were received.

STANDING ORDERS SUSPENDED

TDI215/22 PUBLIC PARTICIPATION SESSION

Standing Orders were suspended to enable a member of the public to raise an issue to be considered at Minute TDI219 (below) to speak.

STANDING ORDERS REINSTATED

TDI216/22 NOTES OF MEETING HELD ON 31 JANUARY 2022

MOVED by Cllr Nock, seconded by Cllr Jackson and unanimously

RESOLVED that the list of actions of actions delegated to the Clerk, taken following the advisory meeting of the Town Development and Improvement Committee held on 31 January 2022 are accepted as an accurate record and noted.

TDI217/22 CLERK'S UPDATE ON MATTERS RAISED PREVIOUSLY

The Clerk confirmed that the issues raised at the last meeting had been passed onto the relevant bodies. Correspondence had been received and circulated to members relating to Project Sunshine and to the seasonal closure of the Swing Bridge in 2022.

Paul Thompson, SBC Interim Director for Neighbourhoods and Climate Change, outlined the process for Phase II of the Sunshine Fund, for which the borough council had allocated £2 million in 2022/23. During an 'initial consultation' to enable SBC to prioritise where it can undertake works to ensure the best return on investment, there is a strong commitment to ensure that this funding benefits all areas.

Preliminary objectives for the scheme are that projects should:

- Improve the visual appearance of the public realm primarily for our residents but also to reflect the aspiration to be a modern visitor

destination

- Promote a positive visitor experience, maximising expenditure in the local economy and encouraging repeat visits
- Promote accessibility for all
- Renovate/repair/replace damaged/tired infrastructure
- Recognise the Borough's commitment to Better Places
- Ideally be on areas of land in public ownership

Those areas in Whitby covered in Phase I are: West Cliff railings, planting scheme, repainting and repair of street furniture, litter bins, repairs to the Cala beck duckboard path and street cleanliness.

Suggestions to date for Phase II included: the wider public realm, cemetery gates and fencing, bins (including compacting bins) in the Band Stand area, 'refresh' of Dock End hard landscaping and additional planters in the town centre.

MOVED by Cllr Jackson, seconded by Cllr Harston and unanimously

RESOLVED (a) that the following areas be recommended to Scarborough Borough Council for prioritisation in Phase II of the Sunshine Fund:

- Weed removal in pavements, gullies and gutters in various locations
- Downpipes and gullies at the Fish Quay
- Additional capacity bins on West Cliff (Pavilion)
- Reinstatement of tennis courts adjacent the leisure centre
- Airey Hill play park
- West Cliff cliff-lift
- Khyber Pass weed clearance and landscaping
- Bin on Byland Road, adjacent Stakesby Primary Academy
- Appropriate signage advising on cliff stability
- Worn and undermined steps on West Beach prom to Upgang
- Commissioning local artists
- 'Heritage style' lighting columns on West Cliff
- Accumulated rubbish (former Pier Road WCs); and

(b) that Councillors Harston, Jones and Wild participate in a 'walk-around' review of these sites with Paul Thompson.

A response to the email received from Helen Watson, Improvement Manager Area 3 Highways, NYCC was considered.

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

RESOLVED (c) that Whitby Town Council objects to the current approach to temporary closure of the Swing Bridge and that the Highways Department of NYCC should:

- Advise and sign-post appropriate pedestrian use of the Swing Bridge
- Introduce additional variable vehicle signage and temporary

traffic control at Helredale Road and Prospect Hill junctions

- Make better use of existing Park and Ride facilities
 - Provide additional Park and Ride on the eastern approach to Whitby
 - Consider restrictions covering known events and festivals including (but not limited to) Goth, Steam Punk and music festivals
 - Install automatic number plate recognition (ANPR) cameras on the Swing Bridge with appropriate enforcement
 - Publish and publicise a recommended diversionary route for traffic not otherwise able to cross the Swing Bridge
 - Publish and publicise arrangements to accommodate vehicles displaced from town centre parking; and
- (d) that representatives of NYCC Highways be requested to attend Council on 29 March to discuss these proposals in more detail.

TDI218/22 MATTER REFERRED FROM COUNCIL MEETING – SUPERCAR EVENT

Council (15 Feb 22) considered a proposal to host a 'Supercar Event' in Front Marina Car Park on 1 October 2022, using Langborne Road to parade the cars. The organisers, working in conjunction with Scarborough Borough Council, had requested a letter of support from the town council to submit with an application for funding from Government. Council resolved that consideration of the event should be deferred to this meeting of the Town Development and Improvement Committee for further consideration.

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

RESOLVED that Whitby Town Council supports the Supercar Event proposed to take place on 1 October 2022.

TDI219/22 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 the borough, county council or school.

1. **Esk Terrace parking**, commuter parking in this location to the detriment of residents.
2. **Tuckers Field**, bollards (two and one) on the footpath leading to Tuckers field from Upgang Lane were obscure and required painting to improve their visibility in low lighting.
3. **Fly-posting notices on New Quay Road**, action by SBC street scene to remove fly-posting and out-of-date authorised notices.
4. **Street Lighting**, failed lighting between Nos 5 and 8 Langdale Terrace (Street Light: 4, Crescent Avenue) and on Esk Terrace (S2).
5. **Pavement Licences**, enquire for a list of premises granted licenses to trade in the highway (pavement), the conditions of those licences regarding obstruction and the enforcement of those licences.
6. **Parking adjacent to Ruswarp Church of England Voluntary Controlled**

Primary School, particularly at school drop-off and pick-up times causing obstruction in the highway and a potential hazard to other road users.

MOVED *en bloc* by Cllr Nock, seconded by Cllr Mrs Wild and

RESOLVED unanimously a) That the Clerk write to Scarborough Borough Council in respect of parking, bollards and fly-posting and to North Yorkshire County Council in respect of street lighting and pavement licences; and
b) That the Clerk contact Ruswarp Church of England Voluntary Controlled Primary School to enquire about the reported parking issues.

draft

Whitby Golf Club was last considered by this committee at its advisory meeting, held on 14 June 2021**210614/09 WHITBY GOLF CLUB**

Members considered correspondence from the Whitby Golf Club and verbal updates from the Clerk and members on meetings and discussions held on the issue of the absence of a renewed lease between the borough council and the club.

MOVED by Councillor Jennison, seconded by Councillor Nock and unanimously

ADVISED a) that the council should express its wholehearted support for Whitby Golf Club; and
b) that the Clerk write to the Chief Executive of Scarborough Borough Council to urge it, as landlord, to consider writing off the debt owed by the club to the borough council, undertaking repair or otherwise making good the Upgang footbridge and to enter into a new lease with the club to enable it to apply for grant funding.

Under delegation from Council, a letter was emailed to Mike Green and cc'd to Nick Edwards on 15 June 2021 (*Appendix A*).

I have recently received an update on discussions which continue between officers of the borough council and the golf club.

Nick Edwards has suggested that he and a representative of the golf club could perhaps be invited to discuss progress made on the issues raised in the June letter at a meeting of the council after 5 May.

At its last meeting, this committee resolved on a list of projects to be recommended to Scarborough Borough Council for prioritisation in Phase II of the Sunshine Fund (TDI217/22).

Because the issue relating to the Golf Club had already been referred to the borough council, it was explicitly not included in consideration for investment from the Sunshine Fund. On reflection, members have raised whether this committee may wish to reiterate its request, made in June 2021, with specific reference to the Sunshine Fund as a potential source for investing in the Upgang footbridge.

The relevance of the bridge to the purposes of the Sunshine Fund is a matter for the borough council to determine.

M A KING
Town Clerk & RFO

A COWEY (Mrs)
Deputy Clerk & Civic Officer



Whitby
Town Council

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

Mr Mike Greene
Chief Executive
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough YO11 2HG

15 June 2021

Ref: Whitby Golf Club

Dear Mike

At a meeting of members of the Town Development and Improvement Committee, held yesterday, it was resolved that I write to you to express Whitby Town Council's wholehearted support for the board and members of Whitby Golf Club and to urge whatever steps are necessary for Scarborough Borough Council to provide practical support to the club.

The town council is aware that the golf club is currently without a lease and that there has been a protracted discussion with Scarborough Borough Council as the club's landlord regarding a new lease. Members understand that there is a diminishing sum of back rent in arrears, which the club is undertaking to pay-off in instalments and that this sum hampers the issue of a new lease; that there has been a previous transfer in title relating to a parcel of land in return for a (one-off) reduction in rent; and that the footbridge crossing the Upgang Ravine, is structurally unsound and requires refurbishment or replacement. It would appear that the club is caught in an impasse, where it cannot seek or secure external funding while it is without a lease.

The town council wholeheartedly supports the Whitby Golf Club as an important facility for residents, visitors, and the wider locality. It is a vital contribution to the aspect and approach to Whitby from the northwest. It delineates the distinction between Whitby and Sandsend and it occupies a strip of coast which is not otherwise suited to development.

Whitby Town Council urges Scarborough Borough Council to take all practical steps to address any technical barriers to agreeing a new lease with Whitby Golf Club. Furthermore, the town council requests that the borough council enters into a lease with Whitby Golf Club on terms and duration that would provide the club with a stable base for its operation and would enable it to secure external funding. Whitby Town Council would

request that the borough council takes responsibility for the refurbishment or replacement of the footbridge crossing the Upgang Ravine.

Yours sincerely,

Michael King FCMI MBA PGDip BSc(Hons)
Town Clerk

cc Nick Edwards

Notice of Motion regarding the NYCC run (and DfT funded) “Bikeability” cycling road safety scheme

North Yorkshire County Council is considering introducing a £10 per pupil charge to access the Bikeability scheme offered to all Year 5 and 6 students due to reduced access to Government funding to the county council.

In 2020/21, the DfT provided NYCC with a grant of £168,165 to provide 3,637 places in the Bikeability scheme. This required the council to commit £43,000 from its own funds and £36,000 to be generated from school fees (£10 per pupil). In 2021, NYCC decided to use an alternate funding source (capability fund) from the DfT to foot the “school fee” bill, so students were not charged.

For 2022/23, the DfT have provided £186,165 to provide 4,137 places. Due to an increase in costs, this has left a funding shortfall of £87,499. It is planned that this be met by £41,370 from other NYCC funds (BES) and £41,370 from school fees. Due to no alternative funding being found so far, the £10 charge per pupil looks likely to go ahead.

The development of cycling skills and knowledge of cycling road safety play a crucial part in improving the health and fitness of both the children and their parents as well as making cycling a genuine transport option for future generations and hence in lowering car usage and the pollution which that creates.

An individual’s financial situation should not a be a barrier to learning these important skills and knowledge, particularly at a time of rising bills and cost of living, and the town council should resolve to take a pro-active role in ensuring that Whitby Parents/Guardians are not charged for their children’s participation in this scheme if North Yorkshire County Council is unable to find an alternative funding solution.

There are five primary schools in Whitby with students in Years 5 & 6. Based on 2019 data, it is estimated that there may be between 95 and 117 students in each year group. On the basis that funding is provided to each pupil once across those years, the annual cost of meeting the £10 per pupil shortfall is estimated to be between £950 and £1,170 per year.

School	Type	Number of pupils in Year 6 (2019)
Ruswarp Church of England Voluntary Controlled Primary School	Maintained school	15
Airy Hill Primary School	Academy	27
Stakesby Primary Academy	Academy	21
East Whitby Primary Academy	Academy	23
West Cliff Primary School	Academy	20
Total		106
(=/- 10%)		95 - 117
Cost @ £10/pupil		£950 - £1,170

One (Ruswarp) is a maintained school, financed directly by NYCC. The other four are academies and receive funding from the Department for Education through the Funding Agency for Schools. It is not known whether the schools may choose to directly fund any deficit in the scheme funding from NYCC.

It should be noted that the town council has the power to spend in this area under s137 of Local Government Act 1972. There is currently no budget allocated that is appropriate to this scheme and any expenditure by the town council would have to be funded by a transfer from reserves.

Whitby Town Council should seek confirmation from North Yorkshire County Council (via the relevant officer and portfolio holder) of the cost of the scheme for primary schools within the Parish of Whitby if no alternative funding solution can be found and should similarly seek confirmation from the five primary schools of their approach to any funding gap for the school or for individual pupils on affordability grounds.

Motion: That Whitby Town Council should engage with North Yorkshire County Council and the five primary schools in Whitby to identify and bridge the potential funding gap that may exist in Bikeability being free at the point of use for Year 5 and 6 primary school pupils in Whitby.

A) Second Homes

Below is a summary of information published by the UK Parliament in January 2022 – there is a full briefing paper available - [Second homes and holiday-lets in rural communities](#)

Statistics on second homes

The Department for Levelling Up, Housing and Communities (DLUHC) has produced a fact sheet on second homes, and the characteristics of the people owning them: [English Housing Survey 2018 to 2019: second homes – fact sheet](#). These figures are based on estimates from the English Housing Survey (EHS).

In 2018/19, an estimated 772,000 households reported having second homes. The EHS defines these as “homes that are primarily used as holiday homes (by family, friends or let to others as a holiday let) or are occupied while working away from home.” Some households have multiple second homes. In total, the EHS estimates that English households owned 873,000 second homes, of which 495,000 were second homes located in the UK.

Some local-authority level data on second home ownership is available from Council Tax records. The Office for National Statistics (ONS) explored this data in a report published in [September 2021: House prices in tourist hotspots increasingly out of reach for young and low paid](#) (see map titled ‘Second home ownership is concentrated in tourist hotspots’).

Concerns about second homes

The term ‘second home’ is usually used to refer to a property which is not the owner's sole or main residence. However, the term can cover a range of uses, including: a second home in which the owner regularly resides; a holiday home; or a property purchased as an investment and left unoccupied. Furthermore, a holiday home may be used occasionally and left empty for most of the year, or it might be used for short-term holiday lets and occupied for most of the year.

The impact of second homes on local communities is complex and multi-faceted. On the one hand there are concerns that where the number of second homes comprises a significant proportion of the housing market, it can reduce housing supply and push up house prices to unaffordable levels for local people.

A high number of second homes which remain empty for long periods may also impact on local services and community cohesion. On the other hand, if second homes are used regularly as holiday homes, they may boost local economies and the tourism trade, or a second home may enable someone to work in and contribute to the local economy of an area, while being able to return to a family home in another part of the country on a regular basis.

In December 2021, in a Westminster Hall [debate on affordable housing: planning reform](#) led by Derek Thomas MP, several Members raised the matter of second homes and holiday lets in their constituencies.

In the UK, policies to mitigate the impacts of high rates of second home ownership may be implemented by local government (for example through planning restrictions and council tax) and by central government (for example through the planning law and policy, taxes, and regulation of short-term lettings/holiday accommodation).

A review of evidence on second homes in July 2021, commissioned by the Welsh Government, concluded that there is currently limited evidence of the effectiveness of various policy interventions on the demand for second home ownership.

The Government's stance on second homes and holiday lets was set out in reply to a Parliamentary Question in June 2021:

The Government recognises the benefits that second homes and short-term holiday lettings can bring to local economies and to the tourism sector. Holiday letting increases consumer choice and encourages the dispersal of tourism across the country, bringing domestic and international tourists to new areas and allowing households with underused accommodation to supplement their income.

However, the Government also recognises the adverse effect that large numbers of second homes can have on some areas, and that is why we introduced a series of measures to help mitigate those effects, such as a 3% higher rate of Stamp Duty Land Tax (SDLT) for those purchasing additional properties.

Under our new First Homes scheme for first-time buyers, which provides properties with a discount of at least 30%, local authorities are able to restrict eligibility to local people for the first 3 months of marketing to ensure that local first-time buyers are prioritised.

The Government recently published the [Tourism Recovery Plan](#) which includes a commitment to consult on a possible tourist accommodation registration scheme. Such a scheme could be used to underpin future government interventions, for example regarding the regulation of short term letting. The Government is committed to hearing views of all interested parties on the scheme.

Whitby Cliff Lift

The borough council owns and operates the cliff lift on the West Cliff, leading to the beach management centre and chalets on the esplanade.

Scarborough Borough Council have provided the following update to borough councillors.

As you will be aware Whitby's cliff lift operates in a shaft within the cliff itself.

The shaft has experienced water ingress for many years but in the past 18 months or so the situation, combined with the humid environment, has worsened.

It is now at a point where elements of the lift structure are suffering from corrosion. Even new parts fitted at the beginning of one season require replacement the following one.

We are working to identify a way forward that ensures the safe operation of the lift but unfortunately this this is taking longer than anticipated.

The lift is currently closed and there is no timescale for its re-opening.

We appreciate that the lift is a well-used facility by the chalet users. You have our reassurance that we are doing all we can to resolve the current situation.