

PANNETT PARK | WHITBY | YO21 1RE
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Dear Councillor,

11 April 2024

You are summoned to a meeting of the **PLANNING & LICENSING COMMITTEE** to be held in Pannett Art Gallery, Pannett Park, Whitby on **Tuesday 16 April 2024 at 6:00pm**, the agenda for which is set out below.

Anne Cowey
Deputy Clerk & Civic Officer

To: Councillors R Dalrymple, G Goodberry, J Harston
and Mrs E Mulheran.

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**
To receive and resolve on 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. MINUTES** **page 3**
To confirm as a correct record the minutes of the meetings of the Planning and Licencing Committee held on the 26 March 2024 (attached)
- 5. PLANNING APPLICATIONS** **page 9**
To consider the attached planning applications.
- 6. LISTED BUILDINGS**
To highlight any concern people may have relating to listed buildings within the Parish of Whitby.
- 7. LICENSING**
To consider any licencing applications for Whitby
- 8. APPEALS** **page 11**
To consider the following appeals:
 - a) ZF23/01355/FL - APL/00022/23 Erection of 1 no. dwellinghouse, Land Adjacent, 2 Fairmead Way, Whitby, North Yorkshire, YO22 4JL
 - b) Extension to touring caravan site Broodings Farm, Guisborough Road, Whitby, North Yorkshire, YO21 1TL

WHITBY TOWN COUNCIL

Minutes of the meeting of the **PLANNING & LICENSING** Committee held in the Pannett Art Gallery on **Tuesday 26 March 2024** at 6.00pm.

Present: Councillor Mrs N Wilson (Chair) with Councillors, R Dalrymple, G Goodberry, J Harston and Mrs Mulheran.

Also: Mrs A Cowey, Deputy Clerk

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

420/23 APOLOGIES FOR ABSENCE
No apologies for absence.

421/23 DECLARATION OF INTERESTS & REQUESTS FOR DISPENSATION
Councillor Mrs Mulheran declared an interest in planning application ZF24/00255/HS, 58 Mulgrave Road, YO21 3JL

422/23 PUBLIC PARTICIPATION
No public present.

423/23 PLANNING APPLICATIONS.

RESOLVED that the Planning Applications, as detailed at Appendix A, were considered and the Planning & Licensing Committee's recommendations duly recorded and submitted to the Planning Authority.

Councillor Mrs Mulheran did not vote on planning application ZF24/00255/HS

424/23 LISTED BUILDINGS
Concern was raised about the condition of the roof window at 15 St Hilda's Terrace which appears to have fallen out.

425/23 LICENSING
No applications received.

Planning Applications Considered on 26 March 2024

1	<i>Plan Number</i> 23/116/AMENDED	<i>District Reference</i> ZF23/01126/FL	<i>Road/Street</i>	<i>Date of meeting</i> 26.03.24
	<i>Applicant</i> Mr Kris Blake	<i>House Name</i> Aelfleda Terrace	<i>Road</i> East Side Church Street	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i>	<i>Application date</i> 18/03/24

**23/116 - Amended plan Mr Kris Blake, Aelfleda Terrace, East Side Church Street, WHITBY, North Yorkshire
REVISED SCHEME PROPOSING AN ALTERNATIVE DESIGN AND MATERIAL**

Comment

OBJECT - overdevelopment - Impact on a conservation area - impact on neighbours - visual impact - plans deviate from the existing building line.

2	<i>Plan Number</i> 24/016	<i>District Reference</i> ZF23/01839/FL	<i>Road/Street</i> St Mary's Crescent	<i>Date of meeting</i> 26.03.24
	<i>Applicant</i> Mr Colin Cain	<i>House Name</i>	<i>Road</i> 48 St Mays Crescent	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224ER	<i>Application date</i> 21/02/24

Change of use from residential to holiday let, Mr Colin Cain, 48 St Mays Crescent, WHITBY, North Yorkshire, YO224ER

Comment

OBJECT - Effect on the amenity of neighbours - further impact on major parking issues - inappropriate commercial venture in a residential area.

3	<i>Plan Number</i> 24/017	<i>District Reference</i> ZF24/00255/HS	<i>Road/Street</i> Mulgrave Road	<i>Date of meeting</i> 26.02.24
	<i>Applicant</i> Mr & Mrs M Turner	<i>House Name</i>	<i>Road</i> 58 Mulgrave Road	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213JL	<i>Application date</i> 04/03/24

Erection of single storey extension to rear, balcony to the side, proposed rooflights and relocation of chimney, Mr & Mrs M Turner, 58 Mulgrave Road, WHITBY, North Yorkshire, YO213JL

Comment

OBJECT - Impact on the privacy of neighbours - proximity to neighbours within the 20 meters - Effect on the amenity of neighbours

4	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	24/018	ZF24/00258/FL	Crescent Terrace	26.03.24
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Riviera Guest House (Mrs J Ward)	Riviera Hotel	4 Crescent Avenue	North Terrace	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
WHITBY	North Yorkshire	YO213EL	07/03/24	

Erection of first floor rear extension with balcony above and associated alterations. Installation of Juliette balconies to front, Riviera Guest House (Mrs J Ward), Riviera Hotel, 4 Crescent Avenue, North Terrace, WHITBY, North Yorkshire, YO213EL

Comment

Support this planning application

5	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	24/019	ZF24/00227/RG4	Langborne Road	26.03.24
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Alex Kalebic	Former Tourist Information Cent	Langborne Road		
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
WHITBY	North Yorkshire	YO211YN	11/03/24	

Installation of new access doors, bi-fold windows, access steps with handrail and steel guarding, Mr Alex Kalebic, Former Tourist Information Centre, Langborne Road, WHITBY, North Yorkshire, YO211YN

Comment

Support this planning application

6	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	24/020	ZF24/00224/FL	Belle Vue Terrace	26.03.24
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Brian Hewison		3 Belle Vue Terrace		
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
WHITBY	North Yorkshire	YO213EY	19/03/24	

Change of use from B& B (C1) to 4No flats (C3) and creation 2 No, extra car park spaces in the rear yard and replacement windows, Mr Brian Hewison, 3 Belle Vue Terrace, WHITBY, North Yorkshire, YO213EY

Comment

Support subject to the use of heritage style windows with bars

7	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	24/021	ZF23/01584/LB	The Ropery	26.03.24
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
McLean Cleans Ltd	Unit B4B and B4C	St Hilda's Business Centre	The Ropery	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
WHITBY	North Yorkshire	YO224EU	19/03/24	

Installation of ventilation equipment and pipework, Cleans Ltd, Unit B4B and B4C, St Hilda's Business Centre, The Ropery, WHITBY, North Yorkshire, YO224EU

Comment

Support this application

8	<i>Plan Number</i> 24/022	<i>District Reference</i> ZF24/00240FL	<i>Road/Street</i> Green Lane	<i>Date of meeting</i> 26.03.24
	<i>Applicant</i> Mr Neil Hutchinson	<i>House Name</i> Land and Buildings Sough of Ca	<i>Road</i> Green Lane	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i>	<i>Application date</i> 19/03/24

Erection of a maintenance store (B2/B8), Mr Neil Hutchinson, Land and Buildings South of Caedmon New Gardens, Green Lane, WHITBY, North Yorkshire

Comment
Support this application

Planning Applications to be Considered on 16 April 2024

1	<i>Plan Number</i> 24/023	<i>District Reference</i> ZF24/00308/LB	<i>Road/Street</i> Church Street	<i>Date of meeting</i> 16.04.24
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Case Officer

<i>Applicant</i> Mrs Jill Blackburn	<i>House Name</i> Middle Earth Tavern	<i>Road</i> 25-26 Church Street	<i>Locality</i>
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224AE	<i>Application date</i> 22/03/24

Erection of steel frame attached to West elevation comprising 6no. Lampposts and lanterns with timber planking, to form attached shelter, Mrs Jill Blackburn, Middle Earth Tavern, 25-26 Church Street, WHITBY, North Yorkshire, YO224AE

Web link

<https://planning.scarborough.gov.uk/online-applications/applicationDetails.do?keyVal=S9GY1CNSIVY00&activeTab=summary>

2	<i>Plan Number</i> 24/024	<i>District Reference</i> ZF24/00141/FL	<i>Road/Street</i> Flowergate	<i>Date of meeting</i> 16.04.24
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Case Officer

<i>Applicant</i> Untitled Properties Ltd (Mr Mike Smith)	<i>House Name</i>	<i>Road</i> Church House Centre	<i>Locality</i> Flowergate
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213BB	<i>Application date</i> 27/03/24

Alteration and change of use of community centre (Sui Generis) to form community centre with assisted living/respite accommodation (Sui generis), with associated enlargement of 2no rear window openings and installation of replacement windows to side and rear, Untitled Properties Ltd (Mr Mike Smith), Church House Centre, Flowergate, WHITBY, North Yorkshire, YO213BB

Web link

<https://planning.scarborough.gov.uk/online-applications/applicationDetails.do?keyVal=S7TU1TNSI7100&activeTab=summary>

3	<i>Plan Number</i> 24/025	<i>District Reference</i> ZF23/01583/FL	<i>Road/Street</i> The Ropery	<i>Date of meeting</i> 16.04.24
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Case Officer

<i>Applicant</i> McLean Cleans Ltd	<i>House Name</i> Unit B4B and B4C St Hildas Bus	<i>Road</i>	<i>Locality</i> The Ropery
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224EU	<i>Application date</i> 09/04/24

Retrospective change of use to laundry including installation of external ventilation, McLean Cleans Ltd, Unit B4B and B4C St Hildas Business Centre, The Ropery, WHITBY, North Yorkshire, YO224EU

Web link

<https://planning.scarborough.gov.uk/online-applications/applicationDetails.do?keyVal=S1CF92NSFIP00&activeTab=summary>

Item 8. Appeals



Clerk To Whitby Town Council
Whitby Town Council
Pannett Park
WHITBY
YO21 1RE

Planning Services (Scarborough Area)
North Yorkshire Council
Town Hall
St Nicholas Street
Scarborough
North Yorkshire
YO11 2HG
Tel: 0300 131 2 131
Email: planning.services.sca@northyorks.gov.uk
Web: www.northyorks.gov.uk

Our Ref 23/00546/FL - APL/00004/24
Date 3 April 2024

Town & Country Planning Act 1990 S.78 (As Amended) – Notice of Receipt of Appeal

Proposal Extension to touring caravan site
Site Address Broadings Farm , Guisborough Road, Whitby, North Yorkshire, YO21 1TL
Appellant Mr Morley
Appeal start date 27 March 2024

North Yorkshire Council have received an appeal against the above decision. As an interested party, I am writing to inform you of your right to express your views regarding this appeal.

Documents associated with this appeal by Mr Morley are available to view on the Council's web site via the Public Access system (please use the appeal search facility and enter the reference **APL/00004/24**). If you do not have access to the internet, facilities may be accessible at the Town Hall, Scarborough, please check opening times and availability.

This appeal will be administered by the Planning Inspectorate who have decided it is to be determined by the written representations method which involves submission of documents by the Council and the Appellants, and a site visit by an Inspector, who will make a decision taking into account any comments you submitted at the planning application stage, and any further comments you might wish to make now. We will send any comments you made at application stage to the Inspector. If you wish to make any additional comments or modify/withdraw your previous comments you can do so online at <https://acp.planninginspectorate.gov.uk/> If you do not have access to the internet you can send your comments to **The Planning Inspectorate, 3M, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**. Please include the reference **APP/U2750/W/24/3341193** in your communications with the Planning Inspectorate. All information provided in your comment, including your name and address, will be published but personal telephone numbers and email addresses and signatures of individuals will be removed.

Any representations should be received before **1 May 2024**. If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned. Please ensure all comments/documents you supply are General Data Protection Regulation compliant. Please note, from 1 April 2024 the Planning Inspectorate will no longer accept interested party comments sent via email. Any comments submitted by email will not be considered and will be returned. Comments from interested parties on appeals will only be accepted through the Appeals Casework Portal, or via letter to Temple Quay House. The Planning Inspectorate does

not acknowledge representations. Please note that your representations will be made available to both parties in this appeal, and to members of the public.

After considering the information presented, it will be open to the Inspector to grant planning permission if he/she sees fit. A copy of the appeal decision can be found on www.gov.uk or alternatively it can be found by entering the appeal reference **APL/00004/24** on the Scarborough area of Public Access at www.northyorks.gov.uk

The Planning Inspectorate have produced various booklets on how to take part in planning appeals, these are available free of charge from the Gov.uk website.

If you need any further guidance please contact the Planning Support Team (Scarborough).

Yours faithfully

Planning Services



Clerk To Whitby Town Council
Whitby Town Council
Pannett Park
WHITBY
YO21 1RE

Planning Services (Scarborough Area)
North Yorkshire Council
Town Hall
St Nicholas Street
Scarborough
North Yorkshire
YO11 2HG
Tel: 0300 131 2 131
Email: planning.services.sca@northyorks.gov.uk
Web: www.northyorks.gov.uk

Our Ref ZF23/01355/FL - APL/00022/23
Date 7 March 2024

Town & Country Planning Act 1990 S.78 (As Amended) – Notice of Receipt of Appeal

Proposal Erection of 1 no. dwellinghouse
Site Address Land Adjacent, 2 Fairmead Way, Whitby, North Yorkshire, YO22 4JL
Appellant Mr Arnold Dixon
Appeal start date 6 March 2024

North Yorkshire Council have received an appeal against the above decision. As an interested party, I am writing to inform you of your right to express your views regarding this appeal.

Documents associated with this appeal by Mr Arnold Dixon are available to view on the Council's web site via the Public Access system (please use the appeal search facility and enter the reference **APL/00022/23**). If you do not have access to the internet, facilities may be accessible at the Town Hall, Scarborough, please check opening times and availability.

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Any representations should be received before **10 April 2024**. If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned. Please ensure all comments/documents you supply are General Data Protection Regulation compliant. Please note, from 1 April 2024 the Planning Inspectorate will no longer accept interested party comments sent via email. Any comments submitted by email will not be considered and will be returned. Comments from interested parties on appeals will only be accepted through the Appeals Casework Portal, or via letter to Temple Quay House. The Planning Inspectorate does not acknowledge representations. Please note that your representations will be made available to both parties in this appeal, and to members of the public.

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Yours faithfully

Planning Services