



PANNETT PARK | WHITBY | YO21 1RE  
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Dear Councillor,

22 January 2025

Your attendance is requested at a meeting of the **PLANNING & LICENSING COMMITTEE** to be held in Pannett Art Gallery, on **Tuesday 28 January 2025 at 5pm**, the agenda for which is set out below.

Anne Cowey  
Deputy Clerk & Civic Officer

To: Councillors, P Bolton, R Dalrymple, J Harston and  
Mrs E Mulheran  
*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**  
To receive 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**  
To confirm as a correct record the minutes of the meetings of the Planning and Licencing Committee held on the 12 November 2024 (attached)
- 5. PLANNING APPLICATIONS**  
To consider the attached planning applications – Appendix A.
- 6. LISTED BUILDINGS**  
To highlight any concern people may have relating to listed buildings within the Parish of Whitby.
- 7. LICENCING**  
To consider any Licencing applications for Whitby

**8. APPEAL**

To Consider the following Appeal received by North Yorkshire County Council.

Certificate of existing use of land as camp site (Sui Generis use) as defined by The Town and Country Planning (Use Classes) Order 1987 (as amended), Campsite At 2 Folly Gardens, Whitby YO22 43N (herewith)

## Appendix A

### Planning Applications to be Considered on 28 January 2025

**1**    *Plan Number*    *District Reference*    *Road/Street*    *Date of meeting*  
**24/108**                      ZF24/01076/HS                      The Avenue                      26.11.24

*Case Officer*

<i>Applicant</i> Mrs Tara Gilks	<i>House Name</i> 3 Croft Farm	<i>Road</i> The Avenue	<i>Locality</i> RUSWARP
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211NY	<i>Application date</i> 15/11/24

**Replacement of timber windows with UPVC, Mrs Tara Gilks, 3 Croft Farm, The Avenue, RUSWARP, WHITBY, North Yorkshire, YO211NY**

*Web link*

**2**    *Plan Number*    *District Reference*    *Road/Street*    *Date of meeting*  
**24/109**                      ZF24/01590/HS                      Captain Cook Crescent                      26.11.24

*Case Officer*

<i>Applicant</i> Mrs Lisa Bruce	<i>House Name</i>	<i>Road</i> 9 Captain Cook Crescent	<i>Locality</i>
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224HL	<i>Application date</i> 15/11/24

**Erection of single storey side extension, Mrs Lisa Bruce, 9 Captain Cook Crescent, WHITBY, North Yorkshire, YO224HLE**

*Web link*

**3**    *Plan Number*    *District Reference*    *Road/Street*    *Date of meeting*  
**24/110**                      ZF24/01611/HS                      Castle Road                      28 January 2025

*Case Officer*

<i>Applicant</i> Mr Angus Nicholson	<i>House Name</i>	<i>Road</i> 22 Castle Road	<i>Locality</i>
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213NQ	<i>Application date</i> 02/12/24

**Widen existing vehicle crossing, Mr Angus Nicholson, 22 Castle Road, WHITBY, North Yorkshire, YO213NQ**

*Web link*

**4**    *Plan Number*    *District Reference*    *Road/Street*    *Date of meeting*  
**24/111**                      ZF24/01612/HS                      Holly Tree Court                      07.01.25

*Case Officer*

<i>Applicant</i> Wilf Noble Construction & Plant Hire Ltd (Mr A Nicholson)	<i>House Name</i>	<i>Road</i> 8 Holly Tree Court	<i>Locality</i>
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211JQ	<i>Application date</i> 02/12/24

**New vehicle crossing to the side, Wilf Noble Construction & Plant Hire Ltd (Mr A Nicholson), 8 Holly Tree Court, WHITBY, North Yorkshire, YO211JQ**

*Web link*

<b>5</b>	<i>Plan Number</i> <b>24/112</b>	<i>District Reference</i> ZF24/01871/FL	<i>Road/Street</i> Hudson Street	<i>Date of meeting</i> 07.01.25
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Case Officer

<i>Applicant</i> Mr Mark Verity	<i>House Name</i> Havelock Guest House	<i>Road</i> 30 Hudson Street	<i>Locality</i>
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213EP	<i>Application date</i> 05/12/24

**Change of use as guest house (C!) to use as guest house or large holiday let (sui generis) Mr Mark Verity, Havelock Guest House, 30 Hudson Street, WHITBY, North Yorkshire, YO213EP**

Web link

<b>6</b>	<i>Plan Number</i> <b>24/113</b>	<i>District Reference</i> ZF24/01780/FL	<i>Road/Street</i> Church Street	<i>Date of meeting</i> 07.01.24
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Case Officer

<i>Applicant</i> Ms J 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> 19/12/24

**Extension of street café area, Ms J Blackburn, Middle Earth Tavern, 25-26 Church Street, WHITBY, North Yorkshire, YO224AE**

Web link

<b>7</b>	<i>Plan Number</i> <b>24/114</b>	<i>District Reference</i> ZF24/01870/LB	<i>Road/Street</i> East Cliff	<i>Date of meeting</i> 07.01.25
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Case Officer

<i>Applicant</i> YHA (Mr Phil Kenwright)	<i>House Name</i> Abbey House	<i>Road</i> East Cliff	<i>Locality</i>
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224JT	<i>Application date</i> 19/12/24

**Extension to existing soil vent pipe, new cast iron soil vent pipe and replacement glazed door, YHA (Mr Phil Kenwright), Abbey House, East Cliff, WHITBY, North Yorkshire, YO224JT**

Web link

<b>8</b>	<i>Plan Number</i> <b>24/115</b>	<i>District Reference</i> ZF24/01629/LB	<i>Road/Street</i> High Street, Ruswarp	<i>Date of meeting</i> 28.01.25
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Case Officer

<i>Applicant</i> Tricore Developments Ltd (Mr Dom Woodward)n RUSWARP	<i>House Name</i>	<i>Road</i> Former St Bartholomews Church	<i>Locality</i> High Street
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211NH	<i>Application date</i> 23/12/24

**Works associated with conversion of former Church into 2no. Dwellings, Tricore Developments Ltd (Mr Dom Woodward), Former St Bartholomews Church, High Street, RUSWARP, WHITBY, North Yorkshire, YO211NH**

Web link

**9**    *Plan Number*    *District Reference*    *Road/Street*    *Date of meeting*  
**24/116**                      ZF/24/01832/LB                      Flowergate                      28.01.25

*Case Officer*

*Applicant*                      *House Name*                      *Road*                      *Locality*  
Mr David Reece                      The Art Café Cotemporary                      42A Flowergate                      Galle

*Town*                      *County*                      *Post Code*                      *Application date*  
WHITBY                      North Yorkshire                      YO213BB                      23/12/24

**Conversion of upper floors to dwelling with internal alterations, Mr David Reece, The Art Café Cotemporary Gallery, 42A Flowergate, WHITBY, North Yorkshire, YO213BB**

*Web link*

**10**    *Plan Number*    *District Reference*    *Road/Street*    *Date of meeting*  
**24/117**                      ZF24/01831/FL                      Flowergate                      28.01.25

*Case Officer*

*Applicant*                      *House Name*                      *Road*                      *Locality*  
Mr David Reece                      The Art Café Contemporary                      42A Flowergate                      Gall

*Town*                      *County*                      *Post Code*                      *Application date*  
WHITBY                      North Yorkshire                      YO213BB                      23/12/24

**Change of use of upper floors to 1no. Dwelling, Mr David Reece, The Art Café Contemporary Gallery, 42A Flowergate, WHITBY, North Yorkshire, YO213BB**

*Web link*

**11**    *Plan Number*    *District Reference*    *Road/Street*    *Date of meeting*  
**25/001**                      ZF24/01887/HS                      The Ropery                      28.01.25

*Case Officer*

*Applicant*                      *House Name*                      *Road*                      *Locality*  
Mr & Mrs B & J Gallagher                                           48 The Ropery

*Town*                      *County*                      *Post Code*                      *Application date*  
WHITBY                      North Yorkshire                      YO224EY                      08/01/25

**Demolition of extension and construction of new single storey side extension. Formation of parking area with ramped access. Existing access steps relocated. Mr & Mrs B & J Gallagher, 48 The Ropery, WHITBY, North Yorkshire, YO224EY**

*Web link*

**12**    *Plan Number*    *District Reference*    *Road/Street*    *Date of meeting*  
**25/002**                      ZF24/01920/FL                      Royal Crescent Avenue                      28.01.25

*Case Officer*

*Applicant*                      *House Name*                      *Road*                      *Locality*  
c/o Agent                      Langley Hotel                      16 Royal Crescent

*Town*                      *County*                      *Post Code*                      *Application date*  
WHITBY                      North Yorkshire                      YO213EJ                      13/01/25

**Change of use from hotel (C1) to holiday accommodation (Suis Generis), new rooflights and works to the roof, c/o Agent, Langley Hotel, 16 Royal Crescent, WHITBY, North Yorkshire, YO213EJ**

*Web link*

**13** Plan Number 25/003 District Reference ZF24/01934/HS Road/Street Valley Road Date of meeting 28.01.24

Case Officer

Applicant Mr J Taplin House Name Road 3 Valley Road Locality  
Town WHITBY County North Yorkshire Post Code YO213JN Application date 10/01/25

**Extension, alterations and roof conversion, Mr J Taplin, 3 Valley Road, WHITBY, North Yorkshire, YO213JN**

[Web link](#)

**14** Plan Number 25/004 District Reference ZF24/01903/OL Road/Street Date of meeting 28.01.25

Case Officer

Applicant Terra Green Yorkshire House Name Land between Resolution Way South of Mayfield Road an Road Post Code Application date 13/01/25  
Town WHITBY County North Yorkshire

**Outline application for residential development with all matters reserved except access, Terra Green Yorkshire, Land between Resolution Way and Pembroke Way, South of Mayfield Road, WHITBY, North Yorkshire**

[Web link](#)

**15** Plan Number 25/005 District Reference ZF2401910/FL Road/Street Grape Lane Date of meeting 28.01.25

Case Officer

Applicant Mr V Roberts House Name Road 6 Grape Lane Locality  
Town WHITBY County North Yorkshire Post Code YO224BA Application date 14/01/25

**Change of use of basement and ground floor to form micro pub single storey rear extension. Change of use of first and second floor to form 3 1 bedroom flats and use of roofspace as holiday accommodation, Mr V Roberts, 6 Grape Lane, WHITBY, North Yorkshire, YO224BA**

[Web link](#)

**16** Plan Number 25/006 District Reference ZF24/01911/LB Road/Street Grape Lane Date of meeting 28.01.25

Case Officer

Applicant Mr V Roberts House Name Road 6 Grape Lane Locality  
Town WHITBY County North Yorkshire Post Code YO224BA Application date 10/01/25

**Change of use of basement and ground floor to form micro pub single storey rear extension. Change of use of first and second floor to form 3 1 bedroom flats and use of roofspace as holiday accommodation with internal alterations and repair to listed building, Mr V Roberts 6 Grape Lane, WHITBY, North Yorkshire, YO224BA,**

**17** *Plan Number*      *District Reference*      *Road/Street*      *Date of meeting*  
**25/007**                      ZF24/01954/FL                      Baxtergate                      28.01.25

*Case Officer*

<i>Applicant</i> Luxury Leisure (I Miller)	<i>House Name</i> Halifax	<i>Road</i> 67 -68 Baxtergate	<i>Locality</i>
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211BL	<i>Application date</i> 15/01/25

**Change of use from Bank (Class E) to adult gaming centre (sui generis), Luxury Leisure (I Miller), Halifax, 67 -68 Baxtergate, WHITBY, North Yorkshire, YO211BL**

*Web link*

**18** *Plan Number*      *District Reference*      *Road/Street*      *Date of meeting*  
**25/008**                      ZF24/01916/FL                      Guisborough Road                      28.01.24

*Case Officer*

<i>Applicant</i> Miss Kelsey Nolan	<i>House Name</i> Four Lane Ends Garage	<i>Road</i> Guisborough Road	<i>Locality</i>
<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211LY	<i>Application date</i> 16/01/25

**Erection of side and rear extensions, alterations to parking, formation of plant enclosure and relocation of bin store, Miss Kelsey Nolan, Four Lane Ends Garage, Guisborough Road, WHITBY, North Yorkshire, YO211LY**

# WHITBY TOWN COUNCIL

Minutes of the meeting of the **PLANNING & LICENSING** Committee held in Pannett Art Gallery, on **Tuesday 12 November 2024** at 6:00pm.

**Present** Councillor J Harston (Chair) with Councillors P Bolton, R Dalrymple and E Mulheran

**Also** A Cowey Deputy Clerk

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

## 213/24 APOLOGIES

No apologies for inability to attend

Members were made aware that Councillor Nock had resigned as substitute on the Planning Committee

## 214/24 DECLARATION(S) OF INTEREST

No declarations of interest

### STANDING ORDERS SUSPENDED

## 215/24 PUBLIC PARTICIPATION

No public present

### STANDING ORDERS REINSTATED

## 216/24 PLANNING APPLICATIONS

**RESOLVED** that the Planning Applications, as detailed at Annex A, were considered and the Planning Committees recommendations duly recorded and submitted to the Planning Authority.

## 217/24 LISTED BUILDINGS

Nothing to report

## 218/24 LICENSING

Nothing to report



## Planning Applications Considered on 12 November 2024

<b>1</b>	<i>Plan Number</i> <b>24/100</b>	<i>District Reference</i> ZF24/01569/HS	<i>Road/Street</i> Uppang Lane	<i>Date of meeting</i> 12.11.24
	<i>Applicant</i> Mr J Fisher	<i>House Name</i>	<i>Road</i> 124 Uppang Lane	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213JJ	<i>Application date</i> 28/10/24

**Alterations to existing roof structure with rear dormer windows and revised internal layout, Mr J Fisher, 124 Uppang Lane, WHITBY, North Yorkshire, YO213JJ**

*Comment*  
**Support this application**

<b>2</b>	<i>Plan Number</i> <b>24/101</b>	<i>District Reference</i> ZF24/01627/HS	<i>Road/Street</i> Church Street	<i>Date of meeting</i> 12.11.24
	<i>Applicant</i> Mrs K Devereux	<i>House Name</i>	<i>Road</i> 16 White Horse Yard	<i>Locality</i> Church Street
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224BW	<i>Application date</i> 12/11/24

**Replacement of timber windows in Upvc, Mrs K Devereux, 16 White Horse Yard, Church Street, WHITBY, North Yorkshire, YO224BW**

*Comment*  
**Support this application subject to the use of traditional heritage style windows**

<b>3</b>	<i>Plan Number</i> <b>24/102</b>	<i>District Reference</i> ZF24/01628/LB	<i>Road/Street</i> Church Street	<i>Date of meeting</i> 12.11.24
	<i>Applicant</i> Mrs K Devereux	<i>House Name</i>	<i>Road</i> 16 White Horse Yard	<i>Locality</i> Church Street
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224BW	<i>Application date</i> 31/10/24

**Replacement of timber windows in Upvc, Mrs K Devereux, 16 White Horse Yard, Church Street, WHITBY, North Yorkshire, YO224BW**

*Comment*  
**Support this application subject to the use of traditional heritage style windows**

<b>4</b>	<i>Plan Number</i> <b>24/103</b>	<i>District Reference</i> ZF24/01503/FLA	<i>Road/Street</i> Church Street	<i>Date of meeting</i> 12.11.24
	<i>Applicant</i> Kerry Levitt	<i>House Name</i> Old Town Hall	<i>Road</i> Church Street	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224AE	<i>Application date</i> 30/10/24

**Variation of Condition 1 in relation to application ZF23/00615/RG3, Kerry Levitt, Old Town Hall, Church Street, WHITBY, North Yorkshire, YO224AE**

*Comment*  
**Support this application**

<b>5</b>	<i>Plan Number</i> <b>24/104</b>	<i>District Reference</i> ZF24/01010/HS	<i>Road/Street</i> Abrahams Quay	<i>Date of meeting</i> 30.10.24
	<i>Applicant</i> Mr J Mercer	<i>House Name</i>	<i>Road</i> 19 Abrahams Quay	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224EW	<i>Application date</i> 30/10/24

**Installation of replacement french doors to rear and proposed velux window to front, Mr J Mercer, 19 Abrahams Quay, WHITBY, North Yorkshire, YO224EW**

*Comment*

**Support this application subject to the use of traditional heritage style windows**

<b>6</b>	<i>Plan Number</i> <b>24/105</b>	<i>District Reference</i> ZF24/01365/FL	<i>Road/Street</i> West Cliff	<i>Date of meeting</i> 12.11.24
	<i>Applicant</i> Whitby Pumptrack CIC	<i>House Name</i> Adjacent to Pitch And Putt And	<i>Road</i>	<i>Locality</i> WestCliff
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213HA	<i>Application date</i> 29/10/24

**Construction of pump track, Whitby Pumptrack CIC, Adjacent to Pitch And Putt And Archery, WestCliff, WHITBY, North Yorkshire, YO213HA**

*Comment*

**Support this application**

<b>7</b>	<i>Plan Number</i> <b>24/106</b>	<i>District Reference</i> ZF24/00505/FL	<i>Road/Street</i> Stainsacre Lane	<i>Date of meeting</i> 12.11.24
	<i>Applicant</i> Mr Allan Burnett	<i>House Name</i> Broomfield Farm	<i>Road</i> Stainsacre Lane	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO224NW	<i>Application date</i> 04/11/24

**Erection of fencing with vehicular and pedestrian gates, Mr Allan Burnett, Broomfield Farm, Stainsacre Lane, WHITBY, North Yorkshire, YO224NW**

*Comment*

**Support this application subject to highways approval**

<b>8</b>	<i>Plan Number</i> <b>24/107</b>	<i>District Reference</i> ZF24/01664/HS	<i>Road/Street</i> York Terrace	<i>Date of meeting</i> 12.11.24
	<i>Applicant</i> Mr Max Jackson	<i>House Name</i>	<i>Road</i> 6 York Terrace	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211PT	<i>Application date</i> 05/11/24

**Erection of 2 storey rear extension and dormer windows to front and rear, Mr Max Jackson, 6 York Terrace, WHITBY, North Yorkshire, YO211PT**

*Comment*

**OBJECTIONS - The proposed dormer windows do not line up and contravene the resident design guidelines SPD -  
over development - out of keeping with area**