



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

Dear Councillor,

24 April 2025

Your attendance is requested at a meeting of the **PLANNING & LICENSING COMMITTEE** to be held in Pannett Art Gallery, on **Tuesday 29 April 2025 at 5pm**, the agenda for which is set out below.

Adam Chugg
Town Clerk

To: Councillors, P Bolton, R Dalrymple, J Harston and
Mrs E Mulheran
Substitute Cllr Brown

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 25th of March 2025 (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

WHITBY TOWN COUNCIL

Minutes of the meeting of the **PLANNING & LICENSING** Committee held in Pannett Art Gallery, on **Tuesday 25 March 2025** 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.

351/24 APOLOGIES

There were no apologies for inability to attend.

352/24 DECLARATION(S) OF INTEREST

No Declarations of interest

STANDING ORDERS SUSPENDED

353/24 PUBLIC PARTICIPATION

No public present

STANDING ORDERS REINSTATED

354/24 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.

355/24 LISTED BUILDINGS

Councillor Harston informed members that:- repair work had been completed on the wall at Bagdale Hall and damaged wall on Victoria Square looked a mess but it will be in the hands of the developer to repair.

356/24 LICENSING

Nothing to report

Signature

Planning Applications Considered on 25 March 2025

1 meeting	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of</i>
	25/019	F25/00197/FL	Prospect Place	25.03.25
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Mr& Mrs Ripley	4 Prospect Place	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	
	<i>Application date</i>			
	WHITBY	North Yorkshire	YO224AD	06/03/25

Retrospective consent for the installation of a velux window and rear dormer Mr& Mrs Ripley, 4 Prospect Place, WHITBY, North Yorkshire, YO224AD

Comment

Support this application

2 meeting	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of</i>
	25/020	ZF25/002541/HAS	Welton Court	25.03.25
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Mr Stuart Gunn	Welton Mews	Welton Court
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	
	<i>Application date</i>			
	WHITBY	North Yorkshire	YO213JZ	07/03/25

Variation of Condition 1 (plans) in relation to application 22/00374/HS, to allow change to first floor roof design Mr Stuart Gunn, Welton Mews, Welton Court, WHITBY, North Yorkshire, YO213JZ

Comment

Support this application

3 meeting	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of</i>
	25/021	ZF25/00143/FL	Eskdale Wharf Church Street	25.03.25
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Mr Nick Franks	Eskside Wharf	Church Street

<i>Town</i>	<i>County</i>	<i>Post Code</i>
<i>Application date</i>		
WHITBY	North Yorkshire	YO224AE 10/03/25

Replace the existing sheet piled outer wall to Eskside Wharf and involves the installation of a new sheet piled wall approximately 1.5m seaward side of the existing sheet piled wall together with the construction of a new reinforced concrete capping beam which will extend to cap off both sheet piled walls. The scheme also includes replacement of the mooring bollards to the capping beam. Mr Nick Franks, Eskside Wharf, Church Street, WHITBY, North Yorkshire, YO224AE

Comment

Support this application subject to highways recommendations

4	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	25/022	ZF25/00089/RG4	West Cliff	29.03.25
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr Lewis Holloway		Jumping Jimmies	West Cliff
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	
	<i>Application date</i>			
	WHITBY	North Yorkshire	YO213HA	11/03/25

Removal of inset trampolines and change of use to allow motorised and non-motorised childrens rides (sui generis) Mr Lewis Holloway, Jumping Jimmies, West Cliff, WHITBY, North Yorkshire, YO213HA

Comment

Support this application subject to no large fixed structures

5	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	25/023	ZF25/00183/HS	Church Street	25.03.25
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Mr Anthony Wadsworth	4 Church Street	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	
	<i>Application date</i>			
	WHITBY	North Yorkshire	YO224AE	12/03/25

Proposed window and roof light to north elevation and replacement roof light to

south elevation Mr Anthony Wadsworth, 4 Church Street, WHITBY, North Yorkshire, YO224AE

Comment

Support this application

6 meeting	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of</i>
25/024	ZF25/00275/HS	Crescent Avenue	25.03.25	
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
		Mr Simon Williams	32 Crescent Avenue	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	
	<i>Application date</i>			
	WHITBY	North Yorkshire	YO213ED	13/03/25

Demolition of existing garden shed and erection of a home office building Mr Simon Williams, 32 Crescent Avenue, WHITBY, North Yorkshire, YO213ED

Comment

Support this application subject to non-residential use

7 meeting	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of</i>
25/025	ZF25/00174/FL	Baxtergate	25.03.25	
	<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
	Mr A Hussain	HSBC	4-5 Baxtergate	
	<i>Town</i>	<i>County</i>	<i>Post Code</i>	
	<i>Application date</i>			
	WHITBY	North Yorkshire	YO211BW	14/03/25

Conversion including internal and external alteration to existing building to form bar with food provision (sui generis) on the ground floor and change of use of first and second floors to form two self-contained holiday let apartments, Mr A Hussain, HSBC, 4-5 Baxtergate, WHITBY, North Yorkshire, YO211BW

Comment

Support this application

8 *Plan Number District Reference Road/Street Date of meeting*

25/026 ZF25/00175/LB Baxtergate 25.03.25

Applicant *House Name* *Road* *Locality*

Mr A Hussain HSBC 4-5 Baxtergate

Town *County* *Post Code*

Application date

WHITBY North Yorkshire YO211BW 14/03/25

Conversion including internal and external alteration to existing building to form bar with food provision (sui generis) on the ground floor and change of use of first and second floors to form two self-contained holiday let apartments, Mr A Hussain, HSBC, 4-5 Baxtergate, WHITBY, North Yorkshire, YO211BW

Comment

Support this application

9 *Plan Number District Reference Road/Street Date of meeting*

25/027 ZF25/00198/LB Prospect Place 25.03.25

Applicant *House Name* *Road* *Locality*

Mr & Mrs Ripley 4 Prospect Place

Town *County* *Post Code*

Application date

WHITBY North Yorkshire YO224AD 17/03/25

Retrospective consent for the installation of a velux window and rear dormer Mr & Mrs Ripley, 4 Prospect Place, WHITBY, North Yorkshire, YO224AD

Comment

Support this application

10 *Plan Number District Reference Road/Street Date of meeting*

25/028 ZF24/01724/HS Uppang Land 25.03.25

Applicant *House Name* *Road* *Locality*

Mr & Mrs C Taylor 108 Uppang Lane

<i>Town</i>	<i>County</i>	<i>Post Code</i>
<i>Application date</i>		
WHITBY	North Yorkshire	YO213JW 17/03/25

Single storey front and side extension, Mr & Mrs C Taylor, 108 Uppgang Lane, WHITBY, North Yorkshire, YO213JW

Comment

Support this application

11
meeting

25/029

<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of</i>
ZF25/00287/HS	Carr Hall Gardens	25.03.25	

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
------------------	-------------------	-------------	-----------------

Mrs Linda Scaife	3 The Barn	Carr Hall Gardens	Ruswarp
------------------	------------	-------------------	---------

<i>Town</i>	<i>County</i>	<i>Post Code</i>
<i>Application date</i>		

WHITBY	North Yorkshire	YO211RW 18/03/25
--------	-----------------	------------------

Replacement timber windows and doors in upvc, Mrs Linda Scaife, 3 The Barn, Carr Hall Gardens, Ruswarp, WHITBY, North Yorkshire, YO211RW

Comment

Support this application

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

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Luxury Leisure (I Miller)		Halifax 67 -68	Baxtergate

<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
WHITBY	North Yorkshire	YO211BL	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	<i>Plan Number</i>	<i>District Reference</i>	<i>Road/Street</i>	<i>Date of meeting</i>
	25/008	ZF24/01916/FL	Guisborough Road	28.01.24

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss Kelsey Nolan	Four Lane Ends Garage	Guisborough Road	

<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
WHITBY	North Yorkshire	YO211LY	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

Web link

WHITBY TOWN COUNCIL

Minutes of the meeting of the **PLANNING & LICENSING** Committee held in Pannett Art Gallery, on **Wednesday 26 February 2025** at 5:00pm.

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

Also A Cowey Deputy Clerk with J Redfern

Prior to the start of the meeting Mr Redfern updated and informed members of the proposed next phase for the Lobster Hatchery and fish market. A grant was obtained to carry out a feasibility study and to employ an architect to get all plans to REBA stage III ready for submission to NYC Planning by the end of March. Plans were circulated showing an artists impression of the finished building with the increased height of the watch tower and the roof design depicting an upturned cobble. Overall the consultation of businesses in the area has been supportive of the concept which will include environmental elements such as solar panels (which will not be visible from the 199 steps) as well as improve the views into weigh room. This project will be of benefit to all and the overall look will celebrate and promote Whitby's fishing industry, past, present and future.

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.

/25 APOLOGIES

There were no apologies for inability to attend.

/25 DECLARATION(S) OF INTEREST

No Declarations of interest

STANDING ORDERS SUSPENDED

/25 PUBLIC PARTICIPATION

No public present

STANDING ORDERS REINSTATED

/25 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.

/25 LISTED BUILDINGS

Councillor Harston informed members that remedial work is taking place at Bagdale Hall to make the building safe.

/25 LICENSING

Nothing to report

Signature

Planning Applications Considered on 26 February 2025

1	<i>Plan Number</i> 25/009	<i>District Reference</i> ZF24/01987/OL	<i>Road/Street</i> Southend Gardens	<i>Date of meeting</i> 11.02.25
	<i>Applicant</i> Mr Glenn Ackroyd	<i>House Name</i>	<i>Road</i> 3A Southend Gardens	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211JY	<i>Application date</i> 23/01/25

Outline application with all matters reserved for the erection of 2no. Semidetached dwellings Mr Glenn Ackroyd, 3A Southend Gardens, WHITBY, North Yorkshire, YO211JY

Comment

Objections - two houses is over development - Capacity of services and infrastructure

2	<i>Plan Number</i> 25/010	<i>District Reference</i> ZF24/01901/HS	<i>Road/Street</i> Well Close Square	<i>Date of meeting</i> 11.02.25
	<i>Applicant</i> Mr Richard Powell	<i>House Name</i>	<i>Road</i> 9 Well Close Square	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213AP	<i>Application date</i> 27/01/25

Installation of 9no. replacement double glazed sashes, 2no replacement sash windows and 2no casement windows Mr Richard Powell, 9 Well Close Square, WHITBY, North Yorkshire, YO213AP

Comment

Support this application

3	<i>Plan Number</i> 25/011	<i>District Reference</i> ZF24/01008/HS	<i>Road/Street</i> Cliff Street	<i>Date of meeting</i> 11.02.25
	<i>Applicant</i> Mrs L McLaughlin	<i>House Name</i>	<i>Road</i> 45A Cliff Street	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213DD	<i>Application date</i> 27/01/25

Formation of hip to gable roof with gable window and dormers to the front and rear Mrs L McLaughlin, 45A Cliff Street, WHITBY, North Yorkshire, YO213DD

Comment

Objections - Over development - Effect on the amenity of neighbours - Effect on the character and appearance of the area

4	<i>Plan Number</i> 25/012	<i>District Reference</i> ZF24/01458/HS	<i>Road/Street</i> Stakesby Vale	<i>Date of meeting</i> 11.02.25
	<i>Applicant</i> Mrs Lindsay Close	<i>House Name</i> Charnwood	<i>Road</i>	<i>Locality</i> Stakesby Vale
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO211JZ	<i>Application date</i> 29/01/25

Partial render of property, Mrs Lindsay Close, Charnwood, Stakesby Vale, WHITBY, North Yorkshire, YO211JZ

Comment

Object - Out of keeping in a conservation area - effect on the character and appearance of the area

5	<i>Plan Number</i> 25/013	<i>District Reference</i> ZF24/01945/FL	<i>Road/Street</i> East Cliff	<i>Date of meeting</i> 11.02.25
	<i>Applicant</i> 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> 29/01/25

Repair works to existing soil vent pipes, New soil vent pipe. Replace timber café door with frameless glazed door Mr Phil Kenwright, Abbey House, East Cliff, WHITBY, North Yorkshire, YO224JT

Comment
Support this application

6	<i>Plan Number</i> 25/014	<i>District Reference</i> ZF24/01979/RM	<i>Road/Street</i> Broomfield Farm	<i>Date of meeting</i> 11.02.25
	<i>Applicant</i> Brierley Homes Ltd	<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> 29/01/25

Approval of reserved matters (appearance, layout, scale, and landscaping) for the erection of 49no. dwellings pursuant to outline planning permission 20/00249/FL Brierley Homes Ltd, Broomfield Farm, Stainsacre Lane, WHITBY, North Yorkshire, YO224NW

Comment
Support in principle but very concerned about the new highway layout and feel this should be discussed at committee level.

7	<i>Plan Number</i> 25/015	<i>District Reference</i> ZF24/01955/FL	<i>Road/Street</i> East Terrace	<i>Date of meeting</i> 11.02.25
	<i>Applicant</i> Richard Andrew Carmichael	<i>House Name</i> Kirbys Flats	<i>Road</i> 1-4 East Terrace	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213HB	<i>Application date</i> 31/01/25

Replacement of multiple leaseholders' very poor condition flat windows with high quality, traditional, heritage, Georgian style, Roseview Ultimate Rose MkII uPVC sliding sash windows for flat numbers 1, 2, 3, 4, 6, 8, 9 and 10 on East and/or South elevations, Richard Andrew Carmichael, Kirbys Flats, 1-4 East Terrace, WHITBY, North Yorkshire, YO213HB

Comment
Object - as a listed building the wooden windows as previously approved should be installed.

8	<i>Plan Number</i> 25/016	<i>District Reference</i> ZF24/01956/LB	<i>Road/Street</i> East Terrace	<i>Date of meeting</i> 11.02.25
	<i>Applicant</i> Richard Andrew Carmichael	<i>House Name</i> Kirbys Flats	<i>Road</i> 1 - 4 East Terrace	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213HB	<i>Application date</i> 31/01/25

Replacement of multiple leaseholders' very poor condition flat windows with high quality, traditional, heritage, Georgian style, Roseview Ultimate Rose MkIII uPVC sliding sash windows for flat numbers 1, 2, 3, 4, 6, 8, 9 and 10 on East and/or South elevations. Richard Andrew Carmichael, Kirbys Flats, 1 - 4 East Terrace, WHITBY, North Yorkshire, YO213HB

Comment
Object - as a listed building the wooden windows as previously approved should be installed.

9	<i>Plan Number</i> 25/017	<i>District Reference</i> ZF25/00131/HS	<i>Road/Street</i> Castle Road	<i>Date of meeting</i> 11.3.25
	<i>Applicant</i> Mrs Huckerby	<i>House Name</i>	<i>Road</i> 19 Castle Road	<i>Locality</i>
	<i>Town</i> WHITBY	<i>County</i> North Yorkshire	<i>Post Code</i> YO213NQ	<i>Application date</i> 06/02/25

Proposed rear conservatory, Mrs Huckerby, 19 Castle Road, WHITBY, North Yorkshire, YO213NQ

Comment
Support subject to neighbour consultation

10	<i>Plan Number</i> 25/018	<i>District Reference</i> ZF24/01558/FL	<i>Road/Street</i> Broomfield Farm	<i>Date of meeting</i> 11.03.25
	<i>Applicant</i> Mr Andrew Tute	<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> 11/02/25

Proposed water pump station, Mr Andrew Tute, Broomfield Farm, Stainsacre Lane, WHITBY, North Yorkshire, YO224NW

Comment
Support this application