

FILEY TOWN COUNCIL

PLANNING MEETING HELD 1 SEPTEMBER 2014

Present : Councillor Richard Walker (Chairman) and Councillors Susan Bosomworth, Diane Glanvill, Jeff Meek, John Shackleton, Kevin Wilkie (Vice-Chairman) and Mrs Prentice the Planning Clerk. Also present were Mr David Hand, Mr Peter Harrap and Mr Matt Lickes, SBC Forward Planning Team, Boro Cllrs Mike Cockerill and Colin Haddington, Mrs G Robinson, Town Clerk and approx. 50 members of the public.

NOTICE OF MEETING

RESOLVED : That the Public Notice of the meeting had been given in accordance with Schedule 12 para 10(2) of the Local Government Act 1972. 629/014

APOLOGIES

Members were informed that Cllr Kerry Burton had sent his apologies via Cllr Walker although no reason was given.

RESOLVED : That the above apology be accepted. 630/014

DECLARATIONS OF INTEREST

Members were reminded of the need to consider whether they needed to declare a DPI (disclosable pecuniary interest) or personal interest as detailed in Appendix A and Appendix B of the Town Council's Code of Conduct.

RESOLVED : It be noted that no declarations of interest were made. 631/014

Cllr Walker informed everyone present of the emergency evacuation procedure in the event of an emergency taking place.

BOROUGH LOCAL PLAN

Members of the Borough Council's Forward Planning team were welcomed to the meeting and proceeded to give a power point presentation.

Mr Hand commenced by stating that the Local Plan sets out the planning vision and a strategy for the growth of the Borough up to 2030 as there had been a relaxation in planning policy by the Government with the new policy being more supportive towards housing development and a new Borough Local Plan had to be produced to reflect these changes hence the consultation document. Mr Hand went on to state that at the present time there were no planning applications for development on any of the proposed sites, these were only being earmarked for possible future development between now and 2030. Any application received would still be subjected to the normal planning approval and neighbours would receive notification of any applications in their area and they could then comment further at that time.

The Borough Council were expected to provide 9200 properties in the Borough up to 2030 with Scarborough and Whitby having to provide the bulk of these properties, as well as large developments at Cayton and Scalby. It was proposed that there would be an additional 140 properties in Filey spread over 4 sites which equated to just 2.2% of the total. The former Gas Showroom site had also been earmarked for either the doctors surgery expansion or community use.

He went on to state that the Borough Council had received 1100 comments from the public on the Borough Local Plan consultation up to the deadline on 8 August 2014 with several of these raising issues with the proposed development site off Wooldale Drive Ha21. These responses would be evaluated and a further revised Local Plan would then be published which would be subject to a further consultation period of 6 weeks. When accepted by the members of the Borough Council, the new Borough Local Plan would be submitted to the Secretary of State where it would be subject to an Independent Examination and any concerns over certain elements could be made by formal representation through the Independent Examination in Public.

Standing Orders were suspended to permit the public to ask questions

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BOROUGH LOCAL PLAN (cont)

Cllr Walker then invited questions from the public who commented on the lack of school places, only one dentist practice as well as an over stretched doctors surgery. Boro Cllr Cockerill informed the members of the public about the history of why this site off Wooldale Drive had been chosen for proposed future development following land-owners submitting several areas of land which had been duly evaluated and reduced to the 4 sites in Filey being :

- HA20 - Land to north of Scarborough Road, Filey
- HA21 - Land off Church Cliff Drive, Filey (Wooldale Drive)
- HA22 - Filey Tennis Courts, Southdene, Filey
- HA23 - Silver Birches, Station Avenue, Filey

Members of the public raised questions on Section 106; site drainage and future flooding and also queried why the access to the proposed site would be from Wooldale Drive as the existing Church Cliff Drive entrance would be preferable. Mr Hand replied to all the questions and stated that the land in question at HA21 was at the present time a flood risk 3 and therefore until the flood alleviation scheme was in situ there could be no development on this site until then.

Mr Hand went on to state that he would extend the deadline for comments on this site for a further 14 days following which this consultation would be closed however further comments could be submitted at the next stage and suggested that those who wished to comment further contact the Borough Council so that they could be placed on a database which would ensure that they were contacted immediately any further consultation was available.

Further questions were raised regarding the failure in community involvement; the Conservation Area boundary, other priorities for Sports and Leisure and whether Social Housing would be included on this site should future development take place. Mr Hand replied that there would be 30% Social Housing included. The Town Clerk asked if the priorities in the Filey Town Plan would be included and was informed that this document would sit alongside the Borough Local Plan.

Members of the public also requested that at any future meeting a qualified Highway Engineer be requested to attend especially with regard to the proposed access, Mr Hand stated that he would request this but could not guarantee that they would attend as they would be North Yorkshire County Council employees and not the Borough Council.

Cllr Haddington informed those present that he sat on the Borough Council's Planning Committee and had taken on board the comments of the residents and would bear these in mind when the Draft Borough Local Plan was discussed. Cllr Haddington also suggested that a further meeting be held, possibly at the Evron Centre, when other members of the public could attend especially as approx. 20 persons had not been allowed into the meeting as a result of health and safety regulations.

At this point Cllr Walker thanked the members of the public for attending and they subsequently left the meeting at 8.50pm.

RESOLVED : That Mr Hand and Mr Harrap be thanked for their informative presentation and a further meeting be awaited as soon as possible. **632/014**

Draft Green Space – Supplementary Planning Document

Members had previously been circulated with a copy of the above documents and received a presentation from Mr Matt Lickes of SBC's Forward Planning team who explained that the original "Negotiation of Play, Greenspace & Sports Facilities in Association with New Housing Developments" Supplementary Planning Document was first published in 2007 and was updated on an annual basis however the information on which this document was based is now out of date and the new Green Space SPD will subsequently replace this. A Green Space Audit had taken place and identified that in terms of green space per head of population Filey had a very high percentage mainly due to Glen Gardens, Filey Country Park etc.

continued overleaf

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Draft Green Space – Supplementary Planning Document (cont)

Where a green space requirement, either on-site and/or off-site for a given development is calculated it is set out accordingly within the relevant planning application and a Section 106 Agreement, for off-site provision, would be entered into between the developer and the Borough Council. This money would be then ring-fenced towards the provision of a new play area within walking distance of the proposed development.

Mr Lickes stated that the document covers Urban Parks/Natural Parks and Green Spaces, Amenity Green Space, equipped play areas and outdoor sports facilities. Mention was also made on the Lawns Cemetery overspill land and the need to ensure that this area remains earmarked for this purpose and not developed and assurance was given by Mr Hand that this piece of land was earmarked for the cemetery overspill.

Questions were asked regarding equipment for the adult population and the difference between the Section 106 and Community Infrastructure Levy (CIL) and why the Borough Council had not adopted a CIL policy. Mr Hand explained that under a CIL policy any funding generated in one area could be spent anywhere in the Borough and was not ring fenced for where it was generated, it was also not cost effective to run such a scheme and quoted other authorities who had adopted this policy but had since gone back to the Section 106 Scheme.

*Cllr Meek left the meeting during the above discussion
as he had a prior engagement at 9pm*

Other relevant questions were asked following which it was :

RESOLVED : That Mr Lickes be thanked for his informative presentation. 633/014

At this point the Forward Planning members and the Town Clerk left the meeting at 9.15pm

PLANNING APPLICATIONS

Consideration was given to the following planning applications which had been received from the Scarborough Borough Council and it was :

RESOLVED : That the following observations be made on the under mentioned applications. 634/014

<u>Applicant, Development & Location</u>	<u>Observation</u>
Erection of timber store to house caravan/motor home/vehicles at Ivy Cottage, Royal Oak, Filey for Mr J Tarring.	No objections
Erection of single storey extension at 17 Brigg Road, Filey for Mr F Whittle	No objections

DATE OF NEXT MEETING

RESOLVED : It be noted that the next meeting of the Planning Committee would be held on MONDAY 15 SEPTEMBER 2014 at 7pm in the Committee Room. 635/014

Meeting closed at 9.30pm

Councillor Richard Walker
Chairman