

FILEY TOWN COUNCIL

PLANNING MEETING HELD 13 OCTOBER 2014

Present : Councillor Richard Walker (Chairman) and Councillors Susan Bosomworth, Jeff Meek, John Shackleton, Kevin Wilkie and Mrs Prentice the Planning Clerk. Also present were Cllr John Casey and Boro Cllr Mike Cockerill

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. 739/014

APOLOGIES

Members were informed that no apologies had been received.

RESOLVED : That this be noted. 740/014

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 : That no declaration of interest were made. 741/014

At this point Cllr Walker suspended Standing Orders to permit Cllr Casey and Boro Cllr Cockerill to take part

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. 742/014

Applicant, Development & Location

Demolition of old Police Station and construction of a retail unit with apartments above at 7 Murray Street, Filey for Mr B Thompson.

Observation

(see attached)

Standing Orders were re-instated at this point

Erection of rear single storey extension and installation of balcony at 77 West Avenue, Filey for Mrs Sally Tibbetts.

No objections

DATE OF NEXT MEETING

RESOLVED : It be noted that the next meeting of the Planning Committee would be held on MONDAY 10 NOVEMBER 2014 at 7pm in the Committee Room. 743/014

Meeting closed at 8.15pm

Councillor Richard Walker
Chairman

FILEY TOWN COUNCIL

COMMENTS IN RESPECT OF FORMER POLICE STATION

Reference 14/01851/FL

1. Members were pleased to be informed by Boro Cllr M Cockerill that this planning application was now to be considered by the members of the Planning and Development Committee, as was the housing at the rear of this property, and not delegated to Officers as this planning decision is too important for Filey.
2. Building of Historical Importance – see page 35 of the Scarborough Borough Councils Filey Character Appraisal document. As this document was compiled by the Borough's Conservation Officer, has the current C.O. been consulted? Has English Heritage also been consulted regarding the proposed demolition of this historic building especially as the members would wish to retain at least the front façade of the existing building.
3. Members considered that this application did not comply with Borough Local Plan Policy E12 Design of New Development – "... The design of new development should result in visually attractive buildings which are not visually intrusive, which complement the character and appearance of their surroundings and which contribute to the maintenance or creation of attractive places..." Members do not agree that this proposed building would complement the character and appearance of its surroundings, as whilst the first floor of the proposed building is traditional it is considered that the ground floor colonnade is too modern for the town and would not blend in with existing buildings.
4. Is the proposed development DDA compliant, especially the upstairs flats as they appear to discriminate against the disabled with no lift access.
5. Should there be a fire escape from the upstairs flats.
6. Proposed new building is an odd shape and not as original with straight sides, it also has a larger footprint than the existing building and members voiced their concern that it is to come forward to the pavement edge as at present it is set back which gives a more open aspect to the street.
7. Presumably a Section 106 Agreement for a financial contribution towards Affordable Housing will be required.
8. The Filey Town Bus Service (financially supported by both the Filey Town Council and the Scarborough Borough Council) will also be badly affected by re-development of this area as at the present time passengers sit on the two Town Council memorial seats waiting for the Bus to arrive due to the pick-up point for the bus service being directly in front of the former Police Station. These two seats will presumably have to be re-located, should this or future planning applications be successful.

Continued overleaf

9. Members strongly object to the proposed line of refuse bins being placed down the side of Memorial Gardens as it is considered that many of these will be left in this position on a permanent basis and not removed back to the properties which would have a negative impact on the Memorial Gardens.
10. The retail units will also have large commercial waste bins and it is not clear on the plans as to where these will be sited or whether there is only one retail unit or up to four units which may each have a commercial waste bin. These large bins must not block the entrance to or exit from Constable Place or have any adverse effect on the adjoining Memorial Gardens.
11. Murray Street, Filey gets badly congested most days and the proposed demolition of this building will cause chaos in Filey's main street as will the building of any new property in this location. Local businesses in this area will also be severely affected by dust, noise and large vehicles and all efforts should be made to reduce these affects.
12. Members would also request that, should the application be successful, as there are to be no deliveries to rear of the property there should be a time limit placed on the proposed deliveries to the frontage in Murray Street for the servicing of the retail unit or units i.e. Deliveries only up to 9am and after 4pm. Especially as the pedestrian build-outs of the footpath are in close proximity to the loading bays. This would go some way to assist with the congestion problem. The suggestion of future pedestrianisation of Murray Street was also put forward.
13. Insufficient detail on the retail use, how many units, what facilities do they have for their staff and customers e.g. toilets etc. What class of use are these retail units as members would hope that consideration could be given to non-food use.
14. Members voiced concern at the inclusion of the balconies for the two front apartments as they may cause problems with roudy behaviour, items being dropped down onto the pavement below etc. causing a safety hazard and should not impact on Section 17 of the Crime and Disorder Act.
15. It was considered that the two rear apartments should have side windows to their living rooms as otherwise their only view is that of the five properties at the rear of the former car park of the former Police Station.
16. Members therefore submit the above comments for consideration by the members of the Planning & Development Committee when this planning application is being considered.