

FILEY TOWN COUNCIL

PLANNING MEETING HELD 7 SEPTEMBER 2015

Present : Councillor Kevin Wilkie (Chairman) and Councillors Susan Bosomworth, John Casey, Robert Horley, Jeff Meek, John Shackleton and Mrs Prentice the Planning Clerk. Also present were Councillor John Haxby, Borough Councillor Colin Haddington, Mrs Gina Robinson Town Clerk and 5 members of the public who represented the Filey Tennis Club and the Filey Bowling Club.

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. 676/015

APOLOGIES

Apologies had been received from Cllr Diane Glanvill (family commitment).

RESOLVED : That the above apology be accepted. 677/015

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.

Cllr Robert Horley declared a personal interest as he was a close neighbour to the Southdene development.

RESOLVED : That Cllr Horley's personal declaration of interest be duly noted and accepted. 678/015

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. 679/015

Standing Orders were suspended at this point to permit the members of the public to speak on the following application

A representative of the Tennis Club stated that they would have control on access to the refurbished courts and proposed to introduce a system whereby the public would have to contact a member of the Club to come and unlock the courts to enable them to play and switch the floodlights on which were operated from within the club house, if they were needed. They stated that they also did not want to lose the grass courts and acknowledged that Sport England thought that 3 courts were not sufficient. It was pointed out that Mondays and Fridays were club nights and they played matches on Tuesday and Thursday.

Cllr Haxby commented that his son and friends regularly got their tennis racquets and go to the grass courts to play tennis but they will now be prevented from doing this without making previous arrangements thus it would preclude members of the public and visitors from using these courts which would result in them being only for the benefit of the Tennis Club members resulting in a 100% loss of tennis facilities for the general public. The Tennis Club representative stated that they did not wish to deny access to anyone wishing to play tennis.

A representative of the Bowling Club stated that they had not officially been consulted regarding this application however the grass tennis courts and hard courts were very well used by young people and were not under-used as stated by the Borough Council. She went on to comment that the Bowling Club used to collect money from the public who used the courts on behalf of the Borough Council but this practice was stopped by the Borough Council some years ago. The Borough Council were in fact selling a public sports facility and yet they promoted a healthy society.

Continued overleaf

Planning Meeting 7 September 2015

The representative went on to state that it was essential for the access road to their Club to be fully accessible to their members all year round as they did hold winter matches and some of their members had disabilities and needed to use their mobility scooters to gain access to the Bowling Club.

Boro Cllr Haddington commented that he had discussed the lack of consultation by the Borough Council's Planning Department with the Bowling Club but they stated that there was a notice erected near the entrance to the site for anyone to read. It was noted that the Tennis Club had also not been consulted.

Members then discussed this matter at length including the proposed terraced houses and apartments, which they considered to be over-bearing in this location and queried the site map which included within the applicants boundaries the footpaths both on Southdene and on South Crescent Road as well as the access road to the Bowling Club from the rear of the Filey Sea Cadets headquarters. Comment was made regarding the various objections which had been submitted to the Planning Department the significance of which was Sport England although Yorkshire Water had also objected with regard to drainage, the Police with regard to the proposed parking court as well as close neighbours regarding parking and flooding etc.

Standing Orders were re-instated at this point

Members voiced their concern that as this site was one of the last realisable assets that were left in Filey to raise a capital receipt and any sale must be to the best benefit of the greatest number of people in Filey but it was feared that there would be minimal income to distribute towards improved sports facilities in the town which was morally wrong. It was also pointed out that this income could not be ring-fenced for use in Filey but would go into the Borough Council's general finances. Arrangements were to be made with the Borough Council's Planning Department for a representative of the Town Council's Planning Committee to speak at their meeting when this application was discussed. In view of the above comments it was :

RESOLVED : That a recommendation be made to full Council that the sale of the Southdene land by the Scarborough Borough Council be discussed at the full Council meeting being held on 9 September 2015 **680/015**

Applicant, Development & Location

Erection of 15 x two-storey terraced houses, 2 x three-storey apartment blocks containing 6 and 9 apartments respectively. Retention and improvement of 3 tennis courts and erection of tennis pavilion at Tennis Courts, Southdene, Filey for Thompson Homes Ltd.

Observation

Strong
Objections
(see attached)

Conversion of existing car port into living space and installation of bi-fold doors and roof light at 71A Queen Street, Filey for Mrs Kay Bagnall.

No objections

Extension of dropped kerb and widening of driveway at 53 Scarborough Road, Filey for Mr Craig Knipe.

No objections

Installation of 1 x fascia sign and 1 x double-sided projecting sign, both internally illuminated at Yorkshire Bank, 5 Murray Street, Filey for Yorkshire Bank.

No objections

Two-storey side extension with new drive crossover and parking area at 55 Scarborough Road, Filey for Mrs Lesley Harris.

No objections
but query need
for front door in
extension.

Extension to main swimming pool at Primrose Valley Holiday Village, Primrose Valley, Filey for Bourne Leisure.

No objections

DATE OF NEXT MEETING

RESOLVED : It be noted that the next meeting of the Planning Committee was provisionally scheduled to take place on **MONDAY 5 OCTOBER 2015** at 7pm in the Council Chamber.

681/015

Cllr Casey offered his apologies for the above meeting as he would be away on holiday

Meeting closed at 8.27pm

Councillor Kevin Wilkie
Chairman

Tennis Courts, Southdene, Filey
Planning Application 15/01284/FL

TENNIS OBJECTIONS

1. Tennis court proposals are against the National Planning Policy Framework 8 - Promoting Healthy Communities paragraph 74 an extract of which states ‘the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location’
2. The proposed improvement of 3 tennis courts is against The Draft Scarborough Borough Local Plan Policy HC8(c) which states that new community facilities would be supported if ‘the proposal will result in the significant enhancement to the capacity, nature and quality of a separate existing facility, which serves the same community’. This planning proposal certainly does not enhance the capacity as we are losing 8 courts which is 73% of our current capacity.
3. Borough Local Plan Policy H3(c) (Small scale housing developments) states ‘The development should not result in the loss of important public views, public or private open space, landscaped areas, recreational land and gaps in built up frontages which positively contribute to the character and appearance of the area’.
4. Persons with disabilities need to be able to access the tennis club house and facilities both internally and externally. See Borough Local Plan Policy R.4 Open Space and Recreational Facilities for Disabled People – ‘The Council will require, whenever possible, new public open space, sports, recreation and leisure facilities to be accessible to and cater for disabled people’.
5. The grass court site is lower than the hard courts and in times of heavy rain floods but acts as a soak-away which prevents surrounding properties from flooding and therefore this area may impose a risk to future flooding as highlighted by Yorkshire Water. A 1 in 100 year drainage system is required for this site.
6. The proposed development of the grassed tennis court site will result in a permanent loss of 7 grass tennis courts and 1 hard court all of which are very well used by locals and visitors alike and the refurbished 3 hard courts will in no way replace these.
7. The proposed 3 refurbished hard courts will be for the benefit of the current 15 Filey Tennis Club members only as any use by the general public will be severely restricted and only available after contacting a Tennis Club member to attend and unlock the facility and turn the floodlights on. This should be protected under Local Development Plan Policy R.5 – Protection of Recreational Facilities.
8. The grass court site is an important open space on residential streets and is adjacent to Filey’s Conservation Area.
9. There is no clear information as to the boundary treatment between the proposed properties, car parking etc and the side access road to the Filey Bowling Club.
10. This side access road must be available to the general public on a permanent basis and remain in the ownership of Scarborough Borough Council and not be included in the overall site purchase. On the site plan the lower section of this road is clearly shown within the developers site as are the footpaths on Southdene and South Crescent Road.
11. Storage of all equipment etc to be kept within the site at all times and not block the side access road.

12. No structures (scaffolding or site fencing) to be placed on access down the side of Filey Sea Cadets HQ to the Filey Bowling Club site as access is required at all times including vehicular.

SOUTHDENE HOUSING DEVELOPMENT OBJECTIONS

1. Parking concerns – Southdene/South Crescent Road overcrowded streets
2. Concern regarding gateway accesses for crime and disorder
3. Southdene Bowling Club need vehicular and disabled access to the Bowling Club for the transportation of supplies as well as their members on a permanent basis.
4. No contribution to health services in form of a Section 106 agreement.
5. Proposed properties are over-bearing on this corner location adjacent to Filey's Conservation Area.
6. Drainage is a major issue as the grass courts site are prone to flooding.
7. Object strongly to the loss of the grassed tennis court site and the loss of provision of tennis facilities available for public use.