

North York Moors National Park Authority Planning Committee Site Visit

Public Minutes of the Site Visits held at Ingleneuk, Runswick Bay on 05 September 2014.

Present:

National Park Authority Members:

Mr D Jeffels, Mrs J Mitchell, Mr R I Thompson, Mr D Hugill, Mr B Suthers, Mrs C Patmore

National Park Authority Officers:

Hilary Saunders, Peter Jones

Other Attendees:

Applicant:	Dennis Whiteley and Mrs Wilson
SBC Councillor:	Cllr John Armsby
Parish Council:	Carol Barker

Apologies:

Mr J Bailey, Mr M Bowes, Mr T Sanderson, Mr H Tindall, Mr D Chance, Mr A Scott.

Members resolved at Planning Committee on 21 August 2014 to carry out a Members site visit in order to better understand the layout of the site and the impact on the character of the conservation area and neighbouring amenity.

Members met at the Runswick Bay car park before walking up to the site where Officers explained the layout of the proposal in relation to the application site.

Members asked questions about the proposal in terms of design, layout and materials. The applicant briefly outlined the benefits of the development in terms of the use of the site.

The applicant tabled a slightly revised scheme showing a glazed balustrade in place of the submitted wooden railing.

Members were shown around the village to look at other examples of platforms and verandas and officers explained which types required planning permission and which would be permitted development. Officers also outlined what types of veranda would be considered acceptable in terms of the character of the conservation area.

Carol Barker and John Armsby left the meeting at 12:38.
The meeting closed at 13.00

.....(Chairman)

North York Moors National Park Authority Planning Committee Site Visit

Public Minutes of the Site Visits held at Ox Pasture Hall, Lady Edith's Drive, Scarborough on 05 September 2014.

Present:

National Park Authority Members:

Mr D Jeffels, Mrs J Mitchell, Mr R I Thompson, Mr D Hugill, Mr B Suthers, Mrs C Patmore

National Park Authority Officers:

Hilary Saunders, Peter Jones

Other Attendees:

Applicant:	Shaun Conway
Agent:	John Blaymires
Ward Member:	Cllr John Flinton
Parish Council:	Mrs Gill Kendall
Objector:	Mr Smith

Apologies:

Mr J Bailey, Mr M Bowes, Mr T Sanderson, Mr H Tindall, Mr D Chance, Mr A Scott.

Members resolved at Planning Committee on 21 August 2014 to carry out a Members site visit in order to better understand the layout of the site and the impact of the proposal on the setting of the listed building.

The application site had been pegged out by the applicant in order that Members could easily see the basic layout of the proposed development.

Officers explained the relationship between the design of the proposed development and the site and explained the submitted elevations of the scheme again in relationship to the site.

The applicant and agent were invited to outline the need for the development and the relevance of the proposed building to the functions of the existing hotel business. The applicant explained that the spa proposal would add to the offer from the hotel.

Members were able to view the site from a number of locations from within the site and also from the road frontage.

The applicant tabled a slightly revised position for the proposed building, no drawings were provided but will be submitted for Members prior to September Planning Committee.

Discussion took place about the impact of tree planting on site, both in terms of the softening impact of recent planting on the most recent extensions to the site and also in terms of the impact on the appearance of the listed buildings, in particular when viewed from the road frontage. The applicant stated that they could do whatever was deemed necessary both in terms of tree planting, but if it was considered beneficial, in terms of tree removal.

Members walked around the wider site through the garden grounds to the rear of the Hotel and were shown the position of the home of the objector, Mr Smith, who accompanied the visit.

Mr Smith expressed concerns about the scale of development on the site and the potential “blocking effect” that the development proposal would cause.

Discussion took place regarding the height of the proposed building and a post had been set up against the existing hotel to give a feel for the relative height of the proposed development.

Members requested that a drawing be prepared showing the relative heights of the proposed building in relation to the existing buildings on the site, along with an artist’s impression of the view from the drive, taking in the new and existing developments.

The meeting closed at 11.00

.....(Chairman)