

Comments for Planning Application 20/02167/FL

Application Summary

Application Number: 20/02167/FL

Address: 50-59 Newborough Scarborough North Yorkshire YO11 1ET

Proposal: Demolition of existing building and erection of building to provide commercial floorspace (Class E) at ground floor and accommodation for NHS key workers and students at the upper levels

Case Officer: Mr M P Whitmore

Customer Details

Name: Mrs Shirley Smith

Address: Scarborough Hospitality Association Yorkshire Coast Enterprise Centre Scarborough

Comment Details

Commenter Type: Objector

Stance: Customer objects to the Planning Application

Comment Reasons:

- Interested Organisation

Comment: Dear Mr Whitmore,

On behalf of the Scarborough Hospitality Association

Having solicited the opinions of members, it is the wish of the Scarborough Hospitality Association to register an Objection to Application 20/02167/FL on the following grounds:

1) We affirm that the proposal is flawed in that it has not given due consideration to the potential noise impact on neighbouring properties or the commercial accommodation provision in the immediate area and throughout Scarborough.

2) Past decisions have mitigated against existing student accommodation in the locality, thus creating a false and misleading perception that there is a need for student accommodation in the locality; there is not.

3) The location of the proposal is all wrong. Student/nurses accommodation needs to be nearer to the CU Campus and the Hospital. Already, parking places are at a premium and an influx of two hundred plus students, many with cars, can only exacerbate the present hardship beyond reasonable endurance.

- 4) No aspect of the proposal offers a credible element of regeneration to the location and neighbourhood, replacing one characterless block with an even more architecturally dominant edifice offering no local benefit in terms of amenity, general vibrancy or footfall.
- 5) With the exception of the 3 drop-off areas, the proposal provides no parking facilities for students/nurses or summer lets. The bicycle parking provision demonstrates a complete misperception of transport needs in the locality. The reality is that the likely influx of cars will render the locality grid-locked, especially in the tourist months.
- 6) Members are concerned that, though a new build, the proposal may not prove viable for its intended purpose. Is this the thin end of the wedge leading to a massive HMO in the heart of the old town? Certainly, the type of accommodation is fit for no other purpose.
- 7) From artist's impressions, nothing about the design suggests that it will blend into the architectural character of the locality - the oldtown. It simply replaces an obsolescent eyesore with a significantly larger one.
- 8) Members may take a different view if confronted by a design sympathetic to the architectural character of the locality, with adequate integral parking facilities.

Kind regards,

Yours sincerely,

Shirley Smith

President

Scarborough Hospitality Association