



the **HELAINA**

Luxury B&B and Apartments

Planning Services
Scarborough Borough Council

Date 02.01.2020

REVISED PLANNING OBJECTION TO APPLICATION 20/02167/FL AT 50-59 NEWBOROUGH, SCARBOROUGH YO11 1ET.

Dear Sirs / Madams

I note there has been a revised planning application for the above building.

Given that there is no substantial change to the size or nature of this building planned, I wish to continue to raise my objection to the above application and request that planning permission be refused.

In principle I fully support the additional provision of accommodation of NHS workers. I also recognise the contribution to that a new thriving student population would make to Scarborough the need quality student accommodation. However, I do not consider this site suitable for the proposed development for the following reasons:

Parking

NHS workers will be almost 3 miles from the hospital and often working shifts, many will have cars. A significant proportion of students will also have cars. I understand that the building may be used for holiday letting in the summer. Most visitors come on holiday to Scarborough in the summer by car.

There is no provision for parking in this application, meaning that all these cars will need parking in Zone A2. Parking is already very difficult in Zone A2 and the addition of many more cars (probably over 100, and likely many more in summer) will render it impossible to park in parts of Zone A2 at many times and push existing residents parking further from their homes even at the quieter times. It will also significantly harm the many businesses that rely on parking in Zone A2 for guests and customers.

Appearance and size of the property

The building is a modern concrete block, totally out of keeping with the historic architecture of the area and it will tower over the existing buildings. There are a number poorly conceived 'carbuncle' blocks in Scarborough that stand as a testament to previous planning errors. The best example of this is the block opposite the train station that stands on the site of the former Pavilion Hotel. It is vital that we learn from these errors and do not waste this opportunity. Scarborough needs carefully considered land use projects that add to the town's quality rather than degrading it.

In short, this project will degrade the area, vastly exacerbate existing parking problems and severely damage local businesses. I strongly urge Planning Services and Scarborough Borough Council to reject this application and identify a more suitable land use.

Yours sincerely

Tom Wilson

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Proprietors: Jill & Tom Wilson