



Planning Services
Scarborough Borough Council
St Nicholas Street
Scarborough

17 November 2020

By E Mail with copy to Cllr Janet Jefferson, Cllr Carl Maw, & Cllr Alex Bailey

Re: Argos Building Re-development. 20/02167/FL

Dear Sirs,

We object to this application. It is very difficult to understand how anyone could find this unimaginative building acceptable for this part of town. However, "the road to hell is paved with good intentions" and we can see that the idea of supporting the NHS and Coventry University could sway many people. These concerns cannot overcome the fact that the mass of the proposed building is too dominant and inappropriate for its setting. The proposed building is much taller than the existing building and would miss the opportunity to open up views to the Castle. The fenestration does nothing to alleviate the flat elevation to the street. The proposal provides no improvement compared to the existing building as regards its appearance from the street and is hardly sympathetic to its historical setting. Compare this proposed large slab of a building with the properties opposite in Newborough, which are individually-styled buildings although attached. The proposed building fails to exhibit any character reflecting the styles around. The use of bay windows could break up the elevations and provide a wider view of the street for the residents.

Should student accommodation be built on a prime town centre site especially when other sites are available?

In 2016, very close to the town centre, PLANNING APPLICATION - (15/02636/FL) - 24 VERNON ROAD, SCARBOROUGH was approved. This was a planning application for construction of student accommodation comprising 19 no. flats and 34 no. studio units along with associated access works, for Central Property Investments Limited. Yet this smaller permitted development has not gone ahead. Why? If student accommodation is so much in demand, then it is surprising that this site remains undeveloped.

While finance is not a planning matter, should the council be so involved in the financing of this project? The 2016 approved plan was not built possibly because of financial difficulties with the project. Should our council become involved in a risky business project?

"Kissing Sleeping Beauty", the council plan published in 2003 proposed a large town square on the Argos site and was fully endorsed by residents. This would be a really major improvement to the town centre and it's not too late for the council to fulfil past ambitions.

As far as the appearance of the proposed building is concerned, the Scarborough Renaissance Charter agreed to "reject the mediocre". The proposed slab is uniform, bland and resembles a utilitarian barracks rather than a welcoming residential building. We should revive the spirit of Renaissance and lift our sights higher to ensure a development which will inspire pride in our town.

This proposal would replace one over-sized eyesore with another, even larger.

Yours faithfully,



Scarborough & District
Civic Society

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