

**Beverley Town Council**  
**Planning, Property & Services Meeting**  
**29<sup>th</sup> November 2016**

**Present:** Councillors Aird (Chair), B Cooper, P Dodsworth, B Pearson and A Willis.

**In Attendance:** Carol Oliver (Deputy Town Clerk),

**288 To receive apologies for absence**

Apologies were received from Cllr Geoff Cooper and Cllr David Elvidge

**289 (a) To record declarations of interest by any member of the council in respect of the agenda items listed below. Members declaring interests should identify the agenda item and type of interest being declared.**

Cllr Aird declared a non pecuniary interest in application numbers 16/03299 and 16/03300 as she is a trustee of the Beverley and Holderness Drainage Board.

Cllr Person declared a non pecuniary interest in application numbers 16/03587 as he is a member of the Beverley Racecourse and 16/03779 as his residence is nearby.

**(b) To note dispensations given to any member of the council in respect of the agenda items listed below.**

No dispensations given.

**290 To note the minutes of the Planning Property & Services meeting held on the 8<sup>th</sup> November 2016 which were approved at Full Council on the 28<sup>th</sup> November 2016.**

**Resolved** – The minutes of the Planning Property & Services meeting held on the 8<sup>th</sup> November 2016 which were approved at Full Council on the 28<sup>th</sup> November 2016 were noted.

**291 To review the action plan from the Minutes of the 8<sup>th</sup> November 2016**

The action plan was reviewed at the Full Council meeting on the 28<sup>th</sup> November 2016.

**292 Matters Arising from the above Minutes not on the Agenda**

No matters arising.

**293 To discuss the allotments:**

**a) To receive numbers on the Allotment Waiting List**

The Deputy Town Clerk reported there are 22 on the waiting list, 10 new people, 7 who want the other half of their allotment plot and 5 who live outside the town boundary.

**b) Any other issues to be reported by the Deputy Town Clerk**

The Deputy Town Clerk reported that all plots are out to offer and the trees/hedges are being cut back.

**295 To receive an update on the Skatepark**

The Deputy Town Clerk reported that the Skatepark Lights are not working and this has been reported to the Leisure Centre by the Town Clerk. The Skatepark is not being used in the evenings. The Handyman clears this three times per week. The inspection will take place in December and the date is awaited.

**295 To consider grit and litter bin requests:**

- a. **Grit Bin – Admiral Walker Road (opposite Memorial Hall)**
- b. **Grit Bin – Near Park on Figham Road/Marsh Drive**

**Resolved** – Grit bins are to be purchased for Admiral Walker Road opposite Memorial Hall and the Park on Figham Road/Marsh Drive and the Handyman and Cllr Dodsworth are to site them.

**296 To consider the Get Ready for Winter guidelines**

**Resolved** – the Winter guidelines were noted.

**296 To consider a request for one street light on Sparkmill Lane**

**Resolved** - The Deputy Town Clerk is to contact the East Riding of Yorkshire Council regarding the ownership of Sparkmill Lane and to request a way of lighting Sparkmill Lane.

**297 Planning Applications - The Committee’s views are sought on the following planning applications, on which the Town Council has been consulted by the Local Planning Authority.**

Number	Address	Ward	Plan Type	Application	Decision
16/03300	Kings Church, Swinemoor Lane	SME	PAD	Display of 3 non-illuminated fascia sign and 1 illuminated other sign	No objection
16/03299	Kings Church, Swinemoor Lane	SME	F	Installation of a two storey port a cabin with adjoining link and stairway to existing church hall building	No objection but request this is temporary whilst Kings Church are ownership of the property
16/03572	26 Goths Lane	MN	F	Erection of single storey extension to rear, following removal of existing conservatory	No objection
16/03558	Cross Keys Yard, Lairgate	SMW	F	Conversion of former barn/stables and storage building to create 2 maisonettes	No objection
16/03613	Pasture View 58 Central Avenue	SMW	F	Retention of single storey extension to side not built in accordance with planning reference 14/01766/PLF	No objection
16/03428	Brookfield 3 Coachman Close		F	Erection of single storey extensions to front and rear following demolition of existing rear conservatory, alterations to roof shape and height to create additional living accommodation at first floor level and erection of detached double garage following demolition of existing garage	No objection

The Deputy Town Clerk reported an Asset of Community Value nomination had been made by the Campaign for Real Ale to list The Royal Oak.

16/03720	The Royal Oak 43 Cartwright Lane	SMW	F	Change of Use from Public House (A4 Drinking Establishment) to dwelling, erection of single storey extension to rear following demolition of former cellar and erection of a garage to side	No objection
16/03746	170 Holmechurch Lane	MS	F	Erection of single storey extension to rear	No objection
16/03587	Beverley Racecourse Beverley Westwood	SMW	F	Erection of stables to existing Pre-Parade Ring area and alterations following demolition of existing	No objection
16/02943	The Old Granary Vicar Lane	SMW	F	Change of use of existing retail unit (A1) to 3 dwellings (C3) (amended plans)	Objection - over development of the site and no on street parking
16/03743	Land And Buildings West Of 9 Cross Keys Yard Lairgate	SMW	F	Alterations and first floor extension to existing building to form 3 dwellings and erection of a detached dwelling	Objection - over development of the site and insufficient parking
16/03767	3 Blucher Lane	MS	F	Erection of a first floor extension to side and dormer to rear	No objection

Cllr Willis said she was unhappy that work has been undertaken before planning permission is applied for and East Riding of Yorkshire Council does not appear on some applications to take the Town Council's views into account when granting planning permission.

**298 Environmental Planning Applications - The Committee's views are sought on the following tree applications, on which the Town Council has been consulted by the Local Environmental Planning Authority:**

16/03693

BEVERLEY CONSERVATION AREA: Ash x2; fell, as growing in confined space and impeded by property and causing shading to garden.

Location: 18 Woodlands Drive

Due Date: 23<sup>rd</sup> November 2016

**Resolved** – Objection

16/03745

TPO HURN LODGE, BEVERLEY - 1974 (REF:451) A1: T2 Lime: Major pruning as partial pollard, height reduction by approx 8m and width reduction by 4 - 6m, as appropriate. T3 Maple: Fell due to serious decline and stem decay. T5 Lime: Pruning to reduce width and overhang, up to approx 6m width reduction to east. T8 Lime: Pruning to reduce width and overhang, up to approx 8m height reduction and up to approx 6m width reduction to east. T9 Lime: Pruning to reduce width and overhang, up to approx 8m height reduction and up to approx 6m width reduction to east. T10 Plane: Crown reduction works, up to approx 8m, from south side. Include crown rebalancing and lift to 5m clear height throughout. T11 Lime: Crown reduction works, up to approx 6m, from south side. Include crown rebalancing and lift to 5m clear height throughout. T12 Red Horse Chestnut: Fell due to serious decline and stem decay. T14 Cherry: Fell due to decline, lean and crown deadwood. T17 Weeping Willow: Suggest crown clean and light crown reduction, to remove extended branches and create tight crown.

Location: 13 New Walk

Due Date: 01/12/2016

**Resolved** – No objection

16/03829

BEVERLEY CONSERVATION AREA: T1 leylandii, T2 Whitebeam, T3 T10 Paulownia, T4 Mountain Ash, T5 Purple Plum, T6 T7 Date Palm x2, T8 Holly, T9 Cedar; all fell as outgrown location and allow redevelopment of gardens.

Location: School House 54 Keldgate

Due Date: 06/12/2016

**Resolved** – No objection to felling T1, T8, T9 and T10 and request crown lift and pruning of T2, T3, T4, T5, T6 and T7.

16/03779

A1: T1 Yew: crown reduce by upto 2.5m, T2 & T3 Yew x2; crown reduce by upto 2m, T4 Holly; crown reduce by up to 0.5m - all to create balanced shape. T5 Cedar; fell

Location: Grayburn Garden House Newbegin

Due Date: 06/12/2016

**Resolved** – No objection

### **299 To receive consultations**

(i) Proposed Speed Extension along Priory Road and Chantry Lane to 20mph

**Resolved** – The Proposed Speed Extension along Priory Road and Chantry Lane to 20mph was noted.

(ii) Proposed extension and relocation of existing controlled parking zone on Central Avenue, proposed extension of unrestricted parking bay to be amended to controlled parking zone on Westwood Road and proposed prohibition and restriction of waiting, bus stop clearing and parking bays on the Beckside/Hull Road and Waterside Road, Figham Road/Waterside/Beckside, Mill View Road/Figham Road

**Resolved** – The Proposed extension and relocation of existing controlled parking zone on Central Avenue, proposed extension of unrestricted parking bay to be amended to controlled parking zone on Westwood Road and proposed prohibition and restriction of waiting, bus stop clearing and parking bays on the Beckside/Hull Road and Waterside Road, Figham Road/Waterside/Beckside, Mill View Road/Figham Road was noted.

(iii) Proposed deletion of 55 metres in length between 76 and 78 Holme Church Lane and addition of 39 metres in length between 68 and 70 Holmechurch Lane and the footpath will have a variable from 1.2 metres and 3 metres

**Resolved** - The Proposed deletion of 55 metres in length between 76 and 78 Holme Church Lane and addition of 39 metres in length between 68 and 70 Holmechurch Lane and the footpath will have a variable from 1.2 metres and 3 metres was noted.

### **300 To receive road closures**

(i) Temporary prohibition of through traffic, Beverley Parks Level Crossing, Long Lane between 23.00 hrs on 15 November 2016 until 05.30 hrs 18 November 2016 (working in shifts between the given times) to enable emergency works to the level crossing

**Resolved** - The Temporary prohibition of through traffic, Beverley Parks Level Crossing, Long Lane between 23.00 hrs on 15 November 2016 until 05.30 hrs 18 November 2016 (working in shifts between the given times) to enable emergency works to the level crossing was noted.

(ii) Temporary Road closure of Minster Yard North for the Beverley Christmas Festival of Food & Drink on Saturday 26<sup>th</sup> November 2016

**Resolved** - The Temporary Road closure of Minster Yard North for the Beverley Christmas Festival of Food & Drink on Saturday 26<sup>th</sup> November 2016 was noted.

(iii) Temporary rolling road closure of Saturday Market, Toll Gavel, Butcher Row, Wednesday Market, Lord Roberts Road, Railway Street and Armstrong Way for the Christmas Lights Switch on Sunday 27<sup>th</sup> November 2016

**Resolved** – The Temporary rolling road closure of Saturday Market, Toll Gavel, Butcher Row, Wednesday Market, Lord Roberts Road, Railway Street and Armstrong Way for the Christmas Lights Switch on Sunday 27<sup>th</sup> November 2016 was noted.

(iv) Notification of Temporary Road Closure to Dunswell Lane, Dunswell (part) commencing Monday 12 December 2016 for carriageway patching works to take place

**Resolved** - The Notification of Temporary Road Closure to Dunswell Lane, Dunswell (part) commencing Monday 12 December 2016 for carriageway patching works to take place was noted.

### 301 To accept a Report of Decision Notices

Application Number	Address	Description	Decision
16/01259	Keldgate Manor Keldgate	Proposed change of use and development of land to provide a care village comprising of a building consisting of 79 bedroom dementia care facility (Use Class C2), 7 independent living units (use class C2) and 9 residential units for the over 55's (use class C3), with associated landscaping, parking and access	Approved
16/02993	Rose Cottage Flemingate	Erection of two storey and single storey extensions to west elevation and erection of detached garage in south corner of site	Approved
16/02453	Educare Mill Lane	Erection of a modular building adjacent to the existing modular building to be used as additional nursery space	Approved
16/02899	Beverley Arms Hotel	Erection of 3 storey bedroom extension, single storey conservatory extension to rear and associated internal and external refurbishment works following demolition of 5 storey rear bedroom block and single storey extensions to rear and a detached single storey function room (AMENDED DESCRIPTION)	Approved
16/02970	Potting Shed, Flemingate	Retention of 1.5m high boundary fencing, 2 umbrellas, 7 sheds and temporary external lighting in beer garden	Planning permission not required
16/03077	25 Albert Terrace	Construction of 1 dormer window to front and 1 dormer windows to rear	Approved
16/02496	3 Flemingate	Alterations to the principal elevation to include display of no.1 internally illuminated projecting sign, no.2 externally illuminated fascia signs, no.4 non-illuminated fascia signs, no.1 non-illuminated poster sign and window vinyls	Approved
16/02494	3 Flemingate LBC	Display of no.1 internally illuminated projecting sign, no.2 internally illuminated fascia signs, no.4 non-illuminated fascia signs and no.1 internally illuminated poster sign	Approved
16/03167	120 Norwood	Erection of single storey extension to rear following demolition of existing	Withdrawn
16/02187	4 Eastfield Close	Erection of a two storey extension to side following demolition of existing garage (resubmission of 16/01652/PLF)	Appealed ERYC refusal
16/01263	33 Keldgate LBC	Conversion of existing Cottages from residential units and Coach House to create 5 Independent Living Units with associated internal and external works including part demolition and installation of doors and windows	Approved
16/01260	45-47 Keldgate	Conversion of 45 and 47 Keldgate (Gate Houses) to 2 Independent Living Units with internal and external alterations, removal of modern extension to rear of 45 Keldgate and installation of window to side	Approved

16/01261	Keldgate Manor	Conversion of Keldgate Manor from Care Home to 7 residential apartments for the over 55's and associated internal and external alterations including part demolition, installation of doors and windows and re-building of boundary wall to east elevation	Approved
16/02310	1 Saturday Market	Display of 2 backlit signs to front and side (Re-submission of Ref:16/00387/PLB)	Approved
16/02163	Development Land North Of Flemingate	Variation of Condition 1 (gross internal floor space) and Condition 3 (individual retail units) of planning permission 15/03382/STVAR to allow an increase in total permitted retail floor space of circa 1 675m <sup>2</sup> to be accommodated entirely at mezzanine level and modification to existing controls to permit up to 14 units of less than 465m <sup>2</sup> and of these, of which no more than 3 individual units shall be below 95sqm (Resubmission of 16/01074/STVAR)	Approved
16/02893	Adult Learning Centre, Burden Road	Retention of two non-illuminated pole-mounted signs	Approved
15/01853	Land North West of 15 York Road	Erection of a dwelling	Appealed ERYC refusal
16/00064	Land North West of 15 York Road	Erection of a dwelling	Appealed ERYC refusal

**Resolved:** the above listed decisions were noted.

The Deputy Town Clerk reported she had received a letter that Wykeland had withdrawn their appeal.

The meeting closed at 7.50 pm

Signed.....Date.....

Action Plan – Planning Property & Services 29<sup>th</sup> November 2016

<b>Action</b>	<b>Person responsible</b>	<b>Due by</b>
Min 295 – Purchase and Site Grit Bins	The Deputy Town Clerk/Handyman and Cllr Dodsworth	As soon as possible
Min 296 – Contact ERYC re: lighting Sparkmill Lane	The Deputy Town Clerk	As soon as possible