

Beverley Town Council

Planning, Property & Services Meeting

17th June 2014

Present: Councillors Aird, Astell, Bottomley, Pearson and Whitfield.

In Attendance: Carol Oliver (Assistant Town Clerk), Councillors Cox, and Ms Rosie Dinnen from Barton Willmore.

112 To receive apologies for absence.

Apologies for absence were received from Councillor Boynton, Bottomley and Gray.

113 (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.

Councillor Astell declared a non-pecuniary interest in the allotments.

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

No dispensations were noted.

Councillor Aird welcomed Ms Dinnen of Barton Willmore to the meeting.

114 To receive a presentation from Barton Willmore regarding the South East Beverley Development

Ms Dinnen showed a power point presentation in relation to the land at the South East Beverley Development. She explained that the land is allocated in the emerging local plan. Barton Willmore are preparing a draft brief for the land owner's consortium which will be the framework for future development.

The area is allocated for housing, employment and open spaces. The land nearby is allocated to the Park & Ride. The planning gains are housing, sports pitches/open spaces, employment and recycling facility. The housing will be a range of housing types. The open spaces are hopefully going to be linked with existing sports grounds. Access arrangements from housing to the bypass are also being considered. The public consultation has been extended to the 11th July 2014.

The issues identified are the railway line, bypass and over head power lines. Once the local plan is adopted, the development brief for the South East Beverley development will be adopted and planning applications will be received from 2015. It is hoped that enhanced views of the Minster could be achieved.

Discussion took place about the recycling centre being provided, the bridleway and the existing buildings on the site. Members wanted to ensure that the recycling centre was placed in the correct position and further information needs to be found out as to what type of recycling centre and will dust carts be emptying there? The park and ride was thought to be a more suitable position. The recycling centre was welcomed and members wanted to ensure this is correctly positioned and the correct use is ascertained. The bridleway will be incorporated into the development brief as will the existing buildings.

A response will be prepared to the consultation and submitted to Barton Willmore.

Councillor Aird thanked Ms Dinnen for attending the meeting. Ms Dinnen left the meeting at 7pm.

Councillor Aird passed the chairing of the meeting to Councillor Astell for the Property & Services aspect of the agenda.

115 To receive an update on the Skatepark

Councillor Cox had attended a recent meeting and concerns were expressed at the state of the Skatepark and how safe this is. It was agreed that the Assistant Town Clerk would contact the East Riding of Yorkshire Council Leisure & Recreation Team to request they inspect the site and make any recommendations. The Assistant Town Clerk is to request the handyman to undertake daily checks of the Skatepark.

Additional bins are required and the Assistant Town Clerk and Councillor Elvidge are waiting to hear from the Leisure Centre where the bins are to be placed. The Assistant Town Clerk is to contact the Leisure Centre.

Members agreed that Councillor Pearson would contact the Commuted Sums Officer and other officers at East Riding of Yorkshire Council for an update on the Skatepark extension and also replacement land for the All Weather Pitch and endeavour to report back to the next meeting.

Resolved - the Assistant Town Clerk to contact the Leisure Centre regarding siting of litter bins on the Leisure Centre complex. The Assistant Town Clerk is to contact the Leisure & Recreation Team for an inspection of the Skatepark. Councillor Pearson would contact the Commuted Sums Officer and other officers at East Riding of Yorkshire Council for an update on the Skatepark extension and also replacement land for the All Weather Pitch and endeavour to report back at the next meeting.

116 To note the minutes of the Planning Property & Services meeting on the 20th May 2014

Resolved – the minutes of the Planning Property & Services meeting held on the 20th May 2014 were noted.

117 Matters arising from the above Minutes including a review of the recorded actions

A review of the recorded actions took place. The Assistant Town Clerk reported that the PCSOs will do regular checks round the Skatepark.

The Assistant Town Clerk is to contact the Leisure Centre regarding the siting of the litter bins as a matter of urgency.

118 To receive an update on the new allotment building on Plot 1

Councillor Astell reported the allotment association building is arriving on Monday 23rd June 2014. At Policy it was agreed to purchase turf which is to be placed in front of the building. A notice board is to be put in front of the building. There will be an area of bark chippings near the allotments. At Full Council, the minute relating to the purchase of fencing will have to be discussed as incorrect quotes were put to Policy.

The building will be in place and the area around will be neat and tidy in readiness for Yorkshire in Bloom judging and also the NGS allotment open day.

119 To discuss the allotments to include waiting list

The Assistant Town Clerk reported there are 12 on the waiting list, 4 of which had been offered an allotment and a response is awaited and 4 of which had been offered an allotment but could not take up the offer at present. The other 4 on the waiting list are awaiting an offer.

Councillor Astell raised an urgent matter which had been relayed to him by a member of the Bloom Group. Soil has been piled over the pipe in the dyke. The soil is now sinking and is in a dangerous state. On the advice of a contractor the soil should be removed as soon as possible in order to ascertain the condition of the pipe. The Assistant Town Clerk is to ask the handyman to clear this area as soon as possible and report back.

Heras fencing has been acquired to provide temporary fencing along the boundary which Councillor Astell and an allotment representative will put in place. Beverley Consolidated Charity does not want a permanent wooden fence and have requested that a hedge provides the boundary.

Resolved - The Assistant Town Clerk is to ask the handyman to clear the dyke and inspect the pipe as soon as possible and report back.

120 To consider grit and litter bin requests

The Assistant Town Clerk reported there are no grit and litter bin requests.

121 To receive an update on the bins and benches at the Westwood

A member of the public had contacted Councillor Boynton regarding bins and benches on the Westwood. It is noted that this is in the jurisdiction of the Pastures Masters. The Assistant Town Clerk to make contact with the Pasture Masters to ascertain whether the Town Council could assist.

Resolved - The Assistant Town Clerk to make contact with the Pasture Masters to ascertain whether the Town Council could assist

Councillor Astell passed the chairing of the meeting to Councillor Aird for the planning aspects of the Agenda.

123 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
14/005 23	6-8 Lairgate	SMW	F	Internal and external alterations to existing buildings, including the installation of a glazed canopy, increase roof height of single storey extension to rear: Change of use of No. 8 from restaurant to Public House in connection with the expansion of the existing Public House at No. 6, installation of 2 no. air conditioning units, 1 no. extraction unit and 9 No. condensing units to the rear	No objection in principle providing the outside of the building is kept in keeping with the conservation area
14/005 24	6-8 Lairgate	SMW	LBC	Change of use of No.8 from restaurant to Public House in connection with the expansion of the existing Public House at No. 6: Installation of timber window following removal of existing door to front; installation of 3 no. doors following removal and infill of garage door to side; increase in roof height of existing single storey extension, installation of doors and a window, construction of glazed canopy, removal of existing conservatory to first floor and 2 no. air conditioning units and installation of 1 no. extraction unit and 9 no. condensing units to rear	No objection in principle providing the outside of the building is kept in keeping with the conservation area
14/011 64	12 Lord Roberts Road	MS	LBC	Internal and external alterations (Amended Scheme 12/04901/PLB)	No objection
14/013 91	32 Westwood Road	SMW	F	Erection of single storey extension to rear	No objection
14/014 50	Rosemary Cottage, 1 Sparkmill Lane	MS	F	Erection of conservatory following demolition of existing conservatory	No objection
14/013 97	Figham House, Figham Road	MS	LBC	Erection of two storey and single storey extension	No objection
14/014 67	White Horse Inn Hengate	SMW	F	Installation of no. 4 replacement windows	No objection in principle but support the Georgian Society comments
14/014 68	White Horse Inn Hengate	SMW	LBC	Installation of no. 4 replacement windows	No objection in principle but support the

					Georgian Society comments
14/016 82	39 Highgate	MS	F	Erection of single storey extension to rear of dwelling following demolition of existing outbuildings	No objection
14/016 13	11 Park Avenue	SMW	F	Alterations to the roof to provide additional living accommodation	No objection
14/013 53	Fir Trees, 39 Morton Lane	SME	F	Installation of 12 no. photovoltaic solar panels on flat roof of ground floor extension to rear	No objection
14/017 66	Pasture View, 58 Central Avenue	SMW	F	Erection of single storey extension to side following demolition of existing garage	No objection

124 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:

(i) **9 Grosvenor Place** – crown lift, crown clean and light reduction of lower canopy of willow tree (t1) remove one conifer (t2) and reduction in height of another conifer (t3) by 2m where interfering with adjacent apple tree

(ii) **Scarborough House, 28 St Giles Croft** - Reduce Evergreen Oak (T5) by 2m - 3m back towards the boundary. Fell Sycamore (T1) due to difficult position and maybe detrimental to the house. Reduce Holly screen (G1) back to the boundary alongside the garden wall and reduce the height. Fell Cherry (T6) as dying back and has many dead branches.

(iii) **22 New Walk** - Fell mature Wellingtonia tree located on the boundary with 24 New Walk due to deteriorating condition raising safety concerns

Resolved – Members had no objection to the above tree applications.

125 Consultations

(i) East Riding Local Plan - Submission of Proposed Submission Strategy Document and Allocations Document/Submission Statement

(ii) Public consultation for proposed residential development at Land at Beverley Parklands by Linden Homes North

Resolved – the above consultations were noted.

126 To receive notices of road closures

(i) Temporary road closure for Lairgate, Beverley (night works) Monday 2 June 2014 until Thursday 5 June 2014 7pm to midnight

Resolved – the above road closure notice was noted.

127 To accept a Report of Decision Notices

Application	Address	Description	Decision
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Number			
14/00690	8 Albert Terrace	Construction of dormer extension to rear	Refused i) dormer at rear roof over dominant – out of keeping with the area ii)poor design, inappropriate size and scale
14/00992	107 Minster Moorgate West	Erection of a two storey extension to side (resubmission of 13/03161/PLF)	Approved
14/00499	Queens Road, Recreation Ground	Variation of Condition 16 (discharge Of Surface water disposal) of planning Permission 13/01426/STPLF	Approved
14/00765	112 Flemingate	LBC for the display of 2 no. Externally illuminated fascia signs	Refused i) excessive number of lamps ii)lamps dominate the building
14/00764	112 Flemingate	Display of 2 no. Externally illuminated Fascia signs	Refused i) adverse impact on the amenity of the area by the size, colour, design and excessive illumination
14/01097	43 Butt Lane	Erection of a single storey building to Be used as a studio following demolition of existing garage	Approved
14/00767 14/00769	3 Willow Garth	Erection of a single storey extension and associated alterations to rear	Approved
14/00330	Land North Of The Old Stables York Road	Change of use of stable block to dwelling including two storey extension and external alterations	Approved
	Notice of Inquiry	Lakeminster Park Hull Road	
14/00841	T Mobile, 33 Toll Gavel	Erection of single storey extension and re-siting of existing air conditioning Units to the rear	Approved
14/00517	Ask 2 Wednesday Market	Display on 1 no. Non illuminated fascia sign and 1 no. Externally illuminated hanging sign	Approved
13/03373	Development Land north of Flemingate	Display of 5 no. Internally illuminated and 1 no. Externally illuminated and 1 non-illuminated fascia signs	Approved
14/00608	117-119 Walkergate	Proposed glazed entrance at ground floor, first floor internal alterations and associated works to include alterations to window, access to roof terrace and installation of dormer within patio doors	Approved
14/00972	7 Eastgate	Change of use from a dwelling to a guest house	Approved
14/01125	Yorkshire Building Society 3-5 Saturday Market	Display 1no set of individual acrylic letters 2no individual acrylic logos	Approved

		1no non illuminated double sided projecting sign	
14/01197	Periwinkle Cottage Seven Corners Lane	Conversion of garage and first floor extension at side to create additional living accommodation	Approved
14/00856	Tesco Morton Lane	Variation of Conditions 3 and 4 (amended delivery hours) of appeal decision APP/E2001/A/02/1099447 (02/03192/STPLF) (further to previous temporary permission ref 12/05012/VAR)	Approved
14/00885	1 St Andrew Street	Proposed erection of a single storey extension following demolition of existing extension	Approved
14/00762	Vets4Pets, 112 Flemingate	Change of use of ground floor to D1 use, change of use of first floor to 2 no residential flats and erection of a single storey extension to rear following demolition of outbuilding and part of the main building	Approved
14/00962	Tuppence A Penny Cottage 48 Lairgate	Erection of two storey extension to rear following demolition of existing extension	Approved
14/00512	Ryedale, 10 St Marys Walk	Erection of a single storey extension to rear and raising the roof level of an existing single storey extension to match proposed	Approved
14/00305	Queens Road Recreation Queens Road	Variation of Condition 14 to allow for Design modifications (approved plans) of planning permission 13/01426/STPLF	Approved

Resolved – the above notices were noted.

ACTION PLAN

Action	Who is responsible	By when
114 – response to consultation for South East Beverley Development	The Assistant Town Clerk	Operational
115 – Skatepark – siting of litter bins at Leisure Centre – contact Manager Skatepark – inspection Update on Skatepark extension from Commuted Sums Update on replacement land following the sale of All Weather Pitch to East Riding of Yorkshire Council	The Assistant Town Clerk The Assistant Town Clerk Councillor Pearson Councillor Pearson	Operational Operational Next Meeting Next meeting
118 – New building – fencing quote to be discussed at Full Council	The Assistant Town Clerk	Full Council
119 – Allotments – clear the dyke and check the pipe	The Handyman	As soon as possible