

Beverley Town Council

Planning, Property & Services Meeting

5th April 2016

Present: Councillors Aird (Chair), Begnett, G Cooper, Pearson and Willis.

In Attendance: Carol Oliver (Deputy Town Clerk). Michael Barnett and Ian Corner from Strata Homes.

150. To receive apologies for absence

Apologies were received from Cllr B Cooper, Cllr Dodsworth, Cllr Elvidge, Cllr P Astell, Cllr T Astell and Cllr Machin.

Cllr Aird reported Cllr Pearson would be arriving late.

151 (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.

No declarations were received.

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

No dispensations were given.

152 To receive a presentation from Barton Willmore re: proposals for a new residential development on land to the South East of Beverley

Cllr Aird welcomed Strata Homes to the meeting.

Messrs Barnett and Corner introduced themselves saying they were from Senior Urban Designers for Strata Homes and Linden Homes, the developers, had sent their apologies they could not attend the meeting. They explained that Barton Willmore is the planning consultants.

Strata Homes is a privately family run business. They explained that they visit the site, walk through the town and get an understanding of the site and the wider area and look at key attributes. They create a site where people want to live. They consider how people move across the site. The comments received from the two public consultations were being taken into account where possible.

Cllr Pearson arrived at 6.35pm

The master plan for the development to the south of Beverley was displayed. They intend to keep as much as possible of the attributes of the site, e.g. rights of way and use existing trees/green areas. As part of the development framework, there is to be a park and ride with 500 car parking spaces. The bus lane will pass through the development pass the Leisure Centre onto Flemingate. The traffic will go on to the roundabout. The bus lane is restricted for buses only to prevent creating a "rat run".

The buildings will be of various sizes, build form and scale to provide a level of interest and the design keys are taken from the local area. The street network will be irregular in pattern to create the urban fabric as is in the town centre of Beverley to have views of the Minster. The master plan had been designed to ensure there was a framed view of the Minster.

Drainage of the site was explained together with plans for the prevention of flooding. A full drainage assessment by specialist drainage engineers would take place and they would work with the Environment Agency and Yorkshire Water. Members asked if the Mill Dam drain would be used. Strata Home said all drains would be considered on

the advice of the Environment Agency and Yorkshire Water. All drainage will comply with the current building regulations.

Negotiations are taking place to purchase areas of land on the site adjacent to Parklands which would enable pedestrian rights of way from the new site to Parklands to enable pedestrian access to the park and ride. The tree line would be kept.

One of the green areas is surrounding an existing bungalow on the site which was not obtained. The green area has been put in place to give the resident privacy. There are areas of green spaces of different sizes to allow young people to play and create green areas for the residents to access. As many trees as are able will be kept. Football pitches were planned near the leisure centre.

Members asked questions about services such as a GP surgery/school. Strata Homes said they were financially contributing to the park and ride scheme and the provision of a roundabout and also under Section 106 there would be a sum of money passed to the East Riding of Yorkshire Council who would decide how this was spent.

Members asked about alleys/ginnells and said these should not be on site as these are great opportunities for crime. Strata Homes will be in discussions with the Police authority in connection with the placement of windows/doors to keep crime to a minimum.

Strata indicated they were in discussions with the East Riding of Yorkshire Council regarding the amount of affordable housing which is to be built on site. At present it is 15% but this may be reduced against the value of the park and ride and also the roundabout. It is hoped that the park and ride will reduce the need for the use of the car and create sustainable transport links to the town.

They were hoping that they could link into the area which had commercial use at the present time by having an additional roundabout there which would give two accesses to and from the development.

Members asked how much parking would be available to each property. Strata Homes said their garages were big enough to store a car and had some additional storage. They would adhere to the East Riding of Yorkshire policy relating to parking.

They said outline planning permission would be applied for in June followed by a detailed planning application for phase 1 which would consist of 300 homes of different types, single occupancy, dual occupancy and family occupancy at a range of prices. Market research will be done for pricing the properties as these are driven by market trends.

Cllr Aird thanked Strata Homes for attending the meeting.

Messrs Barnett and Corner left at 7.15pm.

153 To note the minutes of the Planning Property & Services meeting on the 1st March 2016 approved at Full Council on 4th April 2016

Resolved: the minutes of the Planning Property & Services meeting on the 1st March 2016 approved at Full Council on 4th April 2016 were noted.

154 To review the action plan from the Minutes of the 1st March 2016

Resolved: the action plan from the minutes of the 1st March 2016 was reviewed.

156 Matters Arising from the above Minutes not on the Agenda

The Deputy Town Clerk reported that the culvert on Queensgate had been cleared.

157 To discuss the allotments:

a) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported there are 16 people on the waiting list together with an additional 8 people who live outside the wards of Beverley. All allotments are either occupied or under offer.

158 To receive an update on the Skatepark

The Deputy Town Clerk reported that the Handyman cleans the Skatepark three times a week and there have been no reports of anti-social behaviour received

159 To consider grit and litter bin requests

- a) **Beverley Carpets – Swinemoor Lane**
- b) **Cherry Lane/Mill Lane/Goth Lane**

Resolved – Members agreed to site litter bins outside Beverley Carpets on Swinemoor Lane and also at the junction of Cherry Lane, Mill Lane and Goth Lane.

Cllr Cooper asked the Deputy Town Clerk to find out where the Grit Bin outside the Gamebird had gone as it had disappeared. The Deputy Town Clerk to find out and report back.

160 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
15/01583	Land North West Of 15, York Road,	SMW	F	Erection of a dwelling (amended plans)	Objection, the proposal would detract from the Conservation Area because it is out of character with the form and grain of this part of York Road. There is limited space available for the development footprint causing overlooking problems and lack of privacy for proposed occupants. The impact of the height of the proposed building, especially to the frontage, would be considerable, and the roofing materials would be out of keeping with the slate roofing of all the neighbouring dwellings. Concerns regarding the

					restricted access both for construction traffic and emergency vehicles. Concerns regarding the effect on the amenities of adjoining households by traffic and guest parking.
16/00504	White Horse Inn, Hengate		LBC	Alterations to existing layout to re-locate managers flat and provide letting bedrooms	No objection in principle but please note the comments from Historic England.
15/02845	East Riding College Armstrong Way	MS	F	Retention of a roof mounted wind turbine (AMENDED PLANS)	No objection
16/00167	Land Rear Of 309 To 315 Grovehill Road	MS	F	Erection of a dwelling (amended plans)	Objection - loss of privacy to neighbours.
16/00623	3 Flemingate	MS	F	Alterations to shop front, installation of bi-folding doors to rear, alterations to flat layout above and removal of chimney to rear	No objection
16/00624	3 Flemingate	MS	LBC	Alterations to shop front, installation of bi-folding doors to rear, alterations to flat layout above and removal of chimney to rear	No objection
15/04006	Hodgsons Flemingate	MS	F	Erection of two storey extension to rear (with part retractable roof) and single storey infill extension to side (west); construction of access ramps and steps to front, flank wall and gates to side (west), raised outdoor terraces with balustrade to side (east) and rear, and 1.7m high garden walls to side (east); installation of two kitchen extraction flues; alterations and replacement of existing windows and doors to both sides, alterations to existing flank wall to side (east) to create new vehicular access within the site and creation of parking area to side (east); following demolition of existing rear and side (east) extensions [AMENDED PLANS AND DESCRIPTION] at Hodgsons	No objection
15/04007	Hodgsons Flemingate	MS	LBC	Erection of two storey extension to rear (with part retractable roof) and single storey infill extension to side (west); construction of access ramps and steps to front, flank wall and gates to side (west), raised outdoor terraces with balustrade to side (east) and rear, and 1.7m high garden walls to side (east); installation of two kitchen extraction flues; alterations	No objection

				and replacement of existing windows and doors to both sides, alterations to existing flank wall to side (east) to create new vehicular access within the site; internal alterations including the removal of partition walls, staircase to existing cellar and installation of lift and hoist between ground and first floors; following demolition of existing rear and side (east) extensions [AMENDED PLANS AND DESCRIPTION] at Hodgsons Flemingate	
16/00004	Clarks Shoes, 47 Toll Gavel	SMW	LBC	Redecoration of existing shop front and installation new illuminated fascia and projecting signs (AMENDED PLANS),	No objection
16/00570	87 Norwood	SMW	F	Erection of single storey extension to rear	No objection
16/00740	The Shed 7 - 11 New Walker gate	SMW	F	Installation of extract duct and weather cowl to kitchen at rear	No objection
16/00741	The Shed 7 - 11 New Walker gate	SMW	LBC	Installation of extract duct and weather cowl to kitchen at rear	No objection
16/00387	1 Saturday Market	SMW	LBC	Display of 2 replacement backlit signs to front and side and external/internal alterations	Objection – out of keeping
16/00487	26 New begin	SMW	F	Erection of two storey and single storey extensions to rear, installation of windows to side, replacement windows and installation of roof light to front and rebuild part of existing garden wall	No objection
16/00792	Ladygate Tandoori, 8A Saturday Market	SMW	Vary	Variation of condition 1 (01/05164/PLF) Change of use from vacant shop to hot food take-away and cafe (opening hours)	Objection to 2.30am closing – support comments
16/00652	Block A Flemingate Centre	MS	F	Retention of ATM	No objection
16/00653	Block A Flemingate Centre	MS	CDA	Retention of 2 internally illuminated fascia signs for ATM	No objection
16/00331	The Cornerhouse 2 Norwood	SMW	F	Erection of two storey and single storey extensions to the rear to form new bar, dining area, kitchen and staff facilities with re-modelled courtyard	No objection
16/00789	Tower House 65 North Bar Within	SMW	Cert of Lawful Development - Proposed	Certificate of Lawfulness of proposed works to a listed building for the replacement of window display with gilded with gilded lettering showing company name	No objection
16/00928	Glenmore, 11 Manor Road	SMW	F	Erection of 1.8m timber fence with double gates for vehicular access and single gate for pedestrian access	No objection
16/00386	1 Saturday Market	SMW	PAD	Display of 2 backlit signs to front and side	Objection – out of keeping
16/00885	27 Beckside	MS	F	Alterations and erection of two storey extension to rear of existing single dwelling to create 2 dwellings	No objection
16/00883	39 Butt Lane	SMW	F	Erection of two storey extension to side and rear and single storey extension to	No objection

				rear	
16/00681	6-7 Saturday Market	SMW	F	Essential Beauty First Floor And Second Floor	No objection

161 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:

16/00648

BEVERLEY CONSERVATION AREA - Crown lift Sycamore tree (T1) to give 2m clearance over adjacent garage and reduce the sides of the canopy by 2m to the Northern and Western sides.

Woodlands Access Road Next To 29 Beverley

Due Date 17th March 2016

No objection

This has now been withdrawn

162 Consultations

(i) To receive retrospective notification that Spencer Street car park, Beverley was re-lined on Friday 11th March and George Street car park will have a few odd markings refreshed.

(ii) To receive retrospective notification that Weel Household Waste Recycling Sites was closed 22 March-12 noon 24 March for essential maintenance to lower concrete area/tarmac area on top level

Resolved – The above retrospective notifications of relining Spencer Street car park on 11th March 2016 and the closure of Weel Household Waste recycling sites from 22-24th March 2016 were noted.

(iii) To consider the email from East Riding of Yorkshire Council regarding brown fill sites register

Resolved – Councillors are to reply directly to the email from East Riding of Yorkshire Council regarding any brown fill sites that fit the criteria for the register.

(iv) To receive letter from East Riding of Yorkshire regarding Preliminary Draft Community Infrastructure Levy Charging Schedule consultation

Resolved – Councillors are to reply directly to the letter from East Riding of Yorkshire Council regarding Preliminary Draft Community Infrastructure Levy Charging Schedule consultation.

163 To receive notices of road closures

(i) Proposed extension on Keldgate Road of the 30mph speed limit. The proposed speed limit is being reduced due to the construction of a shared cycle/foot path leading from Cartwright Lane over the Westwood and aims to improve safety for cyclists.

(ii) Proposed removal of a section of a Controlled Parking Zone bay on Keldgate and replaced with No Waiting at Any Time restrictions. The proposed conversion has been requested by Highways following a request from the resident of no. 130 for approval for the construction of a dropped access; it would be required remove the bay and replace it with No Waiting at Any Time restrictions to prevent vehicles parking in front of the access.

(iii) Temporary FOOTWAY Closure - Hull Bridge Road leading to Sample Avenue, Beverley for works (Monday 7 March 2016 until Friday 11 March) for drainage installation works

(iv) Temporary suspension of weight restriction to enable HGV's to use the route during the carriageway works taking place on the A1035. The weight restriction temporarily suspended will be B1230 Hull Bridge Road, Beverley. B1230 Norwood, Beverley. C57 Manor Road Duals, Beverley. C57 Wylies Road, Beverley. C57 North Bar Without, Beverley. C57 New Walk, Beverley. C57 Molescroft Road, Molescroft and the C60 York Road,

Beverley. The weight restriction will be suspended between the hours of 6pm to 6am commencing Tuesday 5 April 2016 and completed by 6th May 2016.

(v) Notification of temporary speed reduction to 30mph for Minster Way for gully cleaning works - commencing Mon 9 May 2016 between 9.30 am and 3.30 pm

Resolved: the notices of road closures were noted.

164 To accept a Report of Decision Notices

Application Number	Address	Description	Decision
15/03920	Vodafone, 13 Toll Gavel	Display of 1 non-illuminated projecting sign and 1 internally illuminated free standing sign inside but adjacent to shop window with acrylic panels and integrated LCD screen	Approved
16/00615	Land East Of Park House York Road	Erection of a dwelling with associated works to access in grounds of Park House	Withdrawn
15/04010	37 North Bar Within	Installation of satellite dish to front facing chimney	Withdrawn
15/04011	37 North Bar Within	Installation of satellite dish to front facing chimney (LBC)	Withdrawn
15/00089	23 Railway Street	Erection of a single storey extension and car port to rear, creation of new vehicular access and parking space following part demolition of a rear boundary wall	Approved
16/00090	23 Railway Street	Erection of a single storey extension and car port to rear, creation of new vehicular access and parking space following part demolition of a rear boundary wall (LBC)	Approved
15/03110	117-119 New Walkergate	Display of 1 illuminated projecting sign and 1 non-illuminated fascia sign	Approved
16/00162	1 Fisher Square	Erection of two storey extension to side and rear	Approved
15/01577	Land East of 64 Holmechurch Lane	Outline - Erection of dwelling (access and layout to be considered)	Approved
15/02845	East Riding College	Retention of a roof mounted wind turbine	Approved
15/02191	East Riding College	Display of 4 no. halo (backlit) illuminated fascia signs; 2 no. internally illuminated fascia signs and 3 no. externally illuminated projecting signs	Approved
16/00226	Unit 18 Flemingate	Installation of 1 illuminated sign, to sit on the glazing panel above the main entrance door on Unit 2 and 1 illuminated projection sign, to the front of Unit 2 facade	Approved
16/00258	Unit 18 Flemingate	Installation of wall lights to front of building	Approved
16/00285	116 Burden Road	Erection of single storey extension to side following demolition of existing outbuilding	Approved

16/00201	92 Flemingate	Erection of single and two storey extensions to rear following demolition of existing two storey extension/outbuildings and alterations to existing ground floor window at rear to create double doors	Approved
16/00229 (PAD)	Evans Halshaw Vauxhall	Display of non-illuminated moulded totem and non-illuminated entrance statement sign	Approved
16/00342	16 Wood Lane	Erection of single storey extension to rear, part conversion of existing garage to garden room and alterations	Approved
16/00273	7 Oak Close	Construction of a bay window to front and installation of windows to side and installation of a roof light	Approved
16/00531	Lunefield 20 Cartwright Lane	Erection of single storey extension to rear	Approved

Resolved: the above listed decisions were noted.

The Deputy Town Clerk reported:

1. The planning application at Acacia House, 137 Keldgate had been refused by East Riding of Yorkshire Council for the reasons of:
 - (i) Protection and enhancement of open spaces
 - (ii) The development would damage the character and appearance of the area as a whole
 - (iii) The additional houses would not make a significant contribution to the housing supply in the area
 - (iv) The Kitchen Lane allotments are allocated as an area of open space in the emerging development plan and housing abutting to the allotments would have a detrimental effect on the nature of the site
 - (v) Kitchen Lane is a public right of way and is heavily used by cycles and pedestrians.
 - (vi) Without the reduction of the wall and upgrade of the track which is not in the ownership of the applicants, Highways have serious concerns regarding the safety of the users.

2. The planning application at land to the rear of 309-315 Grovehill Road (erection of a dwelling house) had been withdrawn.

The meeting closed at 7.50pm.

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

Action Plan

Min 159 – site litter bins at Beverley Carpets and also Cherry Lane/Mill Lane/Goths Lane	The Deputy Town Clerk	Operational
Min 159 – find out where the grit bin outside Gamebird has gone	The Deputy Town Clerk	Next Meeting
Min 162 (iii) – contact East Riding of Yorkshire Council regarding brownfill sites register	All Councillors	22/4/2016
Min 162 (iv) – contact East Riding of Yorkshire Council regarding Preliminary Draft Community Infrastructure Levy Charging Schedule consultation	All Councillors	13/5/2016