

Beverley Town Council

Planning, Property & Services Meeting

27th September 2016

Present: Councillors Aird (Chair), B Cooper, G Cooper, D Elvidge, P Dodsworth and Pearson.

In Attendance: Carol Oliver (Deputy Town Clerk)

3 members of the public were present.

250 To receive apologies for absence

Apologies were received from Councillor T Astell, N Machen and A Willis.

251 (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 Pearson declared a non pecuniary interest in applications 16/02159, 16/02160, 16/02161 and 16/02163 (Keldgate Care Village) and 16/02898 or 16/02899 (Beverley Arms) due to being a ward councillor who sits on the Northern Eastern Planning Committee of East Riding of Yorkshire Council.

Cllr G Cooper declared a non pecuniary interest in applications 16/02159, 16/02160, 16/02161 and 16/02163 (Keldgate Care Village) due to a family member working there.

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

No dispensations given.

252 To approve the minutes of the Planning Property & Services meeting held on the 6th September 2016

Resolved – The minutes of the Planning Property & Services meeting held on the 6th September 2016 were approved.

253 To review the action plan from the Minutes of the 6th September 2016

Cllr Elvidge is waiting to hear regarding the camouflage net due to a change in personnel.

The Handyman has provided three potential locations for the bin outside the Cherry Tree Centre. The Deputy Town Clerk is to contact the East Riding of Yorkshire Council to arrange the siting of the litter bin.

254 Matters Arising from the above Minutes not on the Agenda

No matters arising.

255 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. This represents 11 who are new to the list, 7 who want the other half of their plot when it becomes vacant and 4 who live outside the Town Council boundary.

b) To receive and note the correspondence with Wilkin & Chapman and note the decision made at Policy Committee on 19th September 2016

The Deputy Town Clerk reported that the Policy Committee had resolved the Town Clerk is to meet with the solicitors of Beverley Consolidated Charity following the Food Festival.

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

The Town Clerk reported that the 2 notice to quits were due to expire and these allotments would be let as soon as possible.

256 To receive an update on the Skatepark

The Deputy Town Clerk reported that the handyman is checking the Skatepark three times per week. The police are aware of the fire at the youth shelter and the sides have now been removed.

257 To consider grit and litter bin requests

Cllr B Cooper had received a litter bin request from a constituent for Burden Close near to the Burden Road play area. All agreed the Deputy Town Clerk to check the budget line and contact East Riding of Yorkshire Council to arrange the siting of the litter bin in a suitable location on Burden Close.

Resolved - the Deputy Town Clerk to check the budget line and contact East Riding of Yorkshire Council to arrange the siting of the litter bin in a suitable location on Burden Close.

258 To receive the Beverley in Bloom Co Ordinator's Report.

Resolved - The Beverley in Bloom Co-Ordinator's Report was received and noted with thanks

259 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
16/01259	Keldgate Manor, Keldgate	MS	Strat F	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 (AMENDED APPLICATION FORM AND PLANS)	Objection: (a)Over development of the site (b)Inadequate parking on site for staff and visitors (c)No provision for overflow parking and this will increase the parking issues which already exist (d)Parking problems on Keldgate for delivery vehicles as access to the properties is narrow (e)Concerns regarding access of service and emergency vehicles to the site (f)Poor visibility on egress from the site (g)Loss of privacy for the neighbouring properties (h)Loss of views of the Minster for the some properties (i)Concerns regarding

					heavy excavation of the basement of the development which will affect other listed buildings in the area (j)Concerns whether the drainage in the area will be sufficient for the size of the new development
16/01260	45-47 Keldgate	MS	LBC	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 (AMENDED APPLICATION FORM AND PLANS)	Objection: (a)Over development of the site (b)Inadequate parking on site for staff and visitors (c)No provision for overflow parking and this will increase the parking issues which already exist (d)Parking problems on Keldgate for delivery vehicles as access to the properties is narrow (e)Concerns regarding access of service and emergency vehicles to the site (f)Poor visibility on egress from the site (g)Loss of privacy for the neighbouring properties (h)Loss of views of the Minster for the some properties (i)Concerns regarding heavy excavation of the basement of the development which will affect other listed buildings in the area (j)Concerns whether the drainage in the area will be sufficient for the size of the new development
16/01261	Keldgate Manor, Keldgate	MS	LBC	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 (AMENDED APPLICATION FORM, DESCRIPTION AND PLANS)	Objection: (a)Over development of the site (b)Inadequate parking on site for staff and visitors (c)No provision for overflow parking and this will increase the parking issues which already exist (d)Parking problems on Keldgate for delivery vehicles as access to the properties is narrow (e)Concerns regarding access of service and emergency vehicles to the site

					<p>(f) Poor visibility on egress from the site</p> <p>(g) Loss of privacy for the neighbouring properties</p> <p>(h) Loss of views of the Minster for the some properties</p> <p>(i) Concerns regarding heavy excavation of the basement of the development which will affect other listed buildings in the area</p> <p>(j) Concerns whether the drainage in the area will be sufficient for the size of the new development</p>
16/01263	33 Keldgate	MS	LBC	<p>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 (MENDED APPLICATION FORM AND PLANS)</p>	<p>Objection:</p> <p>(a) Over development of the site</p> <p>(b) Inadequate parking on site for staff and visitors</p> <p>(c) No provision for overflow parking and this will increase the parking issues which already exist</p> <p>(d) Parking problems on Keldgate for delivery vehicles as access to the properties is narrow</p> <p>(e) Concerns regarding access of service and emergency vehicles to the site</p> <p>(f) Poor visibility on egress from the site</p> <p>(g) Loss of privacy for the neighbouring properties</p> <p>(h) Loss of views of the Minster for the some properties</p> <p>(i) Concerns regarding heavy excavation of the basement of the development which will affect other listed buildings in the area</p> <p>(j) Concerns whether the drainage in the area will be sufficient for the size of the new development</p>
16/02837	4 Laurel Court	SMW	F	<p>Replacement of existing window with patio doors and installation of juliet BALCONY at first floor level to rear</p>	No objection
16/02337	Land Rear Of 309 To 315 Grovehill	MS	F	<p>Erection of a detached dwelling (revised scheme of 16/00167/PLF) [AMENDED PLANS]</p>	Objection - loss of privacy and amenity of garage use of neighbours

	Road				
16/02934	Land North of 71 Swinemoor Lane	SME	F	Change of use of self contained annex to dwelling	Objection -Over development of the site.
16/01672	Land East Of Park House York Road	SMW	F	Revised information Erection of dwelling with associated works to access (resubmission of 16/00615/PLF)	Objection -Over development of the site, poor access to and from the site and poor access for service and emergency vehicles.
16/02993	Rose Cottage Flemingate	MS	F	Erection of two storey and single storey extensions to west elevation and erection of detached garage in south corner of site	No objection
16/02899	Beverley Arms Hotel 25-27 North Bar Without	SMW	LBC	Erection of 3 storey bedroom extension, single storey conservatory extension to rear, detached two storey bedroom accommodation block and associated internal and external refurbishment works and extension to existing vehicular access from Wood Lane following demolition of 5 storey rear bedroom block, single storey extensions to rear and a detached single storey function room	No objection
16/02898	Beverley Arms Hotel 25-27 North Bar Without	SMW	F	Erection of 3 storey bedroom extension, single storey conservatory extension to rear, detached two storey bedroom accommodation block and associated internal and external refurbishment works and extension to existing vehicular access from Wood Lane following demolition of 5 storey rear bedroom block, single storey extensions to rear and a detached single storey function room	No objection to changes but object to vehicular access to and from Wood Lane.
16/02915	Land And Buildings West Of 9 Cross Keys Yard Lairgate	SMW	out	OUTLINE - Erection of 4 dwellings and associated parking following demolition of existing stable buildings (Access, Appearance, Layout and Scale to be considered)	Objection – over development of the site and traffic concerns that exist in the area.

260 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:

16/02848

BEVERLEY CONSERVATION AREA: Pine x3; Fell as leaning dangerously and dying back.

Location: 21 Becks
Due Date: 22nd September 2016
No objection

16/02963

BEVERLEY CONSERVATION AREA: Norwegian maple; reduce in height to approx 2-3m, Cherry: reduce in height to approx 2-3m due to excessive shading.

Location: 24 St Giles Croft
Due Date: 29th September 2016
No objection

16/03010

BEVERLEY CONSERVATION AREA: Horse Chestnut; Re:pollard to around 2ft (0.6m) above the original pollarding points to reduce the weight of the crown on existing cavities and the wood structure

Location: Woodlands
Due date: 3rd October 2016
No objection – Cllr Pearson did not agree to the no objection

16/02817

BEVERLEY CONSERVATION AREA: Yew: prune back over hanging branches, due to property damage. Tree (species unknown) Prune and crown reduce by 30% to prevent damage to wall.

Location: 3 Newbegin
Due Date: 7th October 2016
No objection

16/03123

BEVERLEY CONSERVATION AREA: Giant Redwood: Fell, due to concerns of health of tree.

Location: 12 Norfolk Street
Due Date: 7th October 2016
No objection but please take advice for a suitable replacement.

261. To accept a Report of Decision Notices

Application Number	Address	Description	Decision
16/02036	71 Swinemoor Lane	Construction of pitched roof over existing outbuilding	Approved
16/02279	Orange Grove Fostercare Norwood House Norwood	Display of 3 non-illuminated freestanding signs and 2 non-illuminated wall-mounted fascia signs	Approved
16/02432	Telecomms Mast Colonial House Swinemoor Lane	Installation of 20m high monopole with 6 antennas and 2 dishes with associated cabinet to replace existing	Approved
16/01911	Harvest Court St Marys Lane	Retention of automatic sliding aluminium doors following the removal of existing timber doors	Approved
16/02062	Superdrug Unit 26 and 27 Flemingate	Display of 2 internally illuminated fascia signs and 2 non-illuminated projecting signs	Approved
16/02187	4 Eastfield Close	Erection of a two story extension to side following demolition of existing garage (Resubmission of 16/01562/PLF)	Refused adversely affect the residential amenities that the neighbours could reasonably expect to enjoy in relation to day light and sun light
16/01821	Toy Gallery, 17 Ladygate	Change of use from retail (A1) to cafe bar (A3/A4) and	Refused

		installation of extraction flue to rear	Adversely affect the historic fabric of a listed building
16/01822 Listed	Toy Gallery 17 Ladygate	External and Internal alterations including installation of an extraction flue to rear, alteration to the location of the door opening to the ground floor WC, and the removal of a section of wall between two rooms at first floor Level	Refused Adversely affect the historic fabric of a listed building
16/02001	Hodgsons Flemingate	Display of 1 internally illuminated neon lettering sign to front, 1 externally illuminated fascia sign to side, 2 internally illuminated display cases to front and 1 freestanding pole mounted internally illuminated sign with 2 non-illuminated display cases in forecourt	Approved
16/02006 Listed	Hodgsons Flemingate	Installation of 1 internally illuminated neon lettering sign to front, 1 externally illuminated fascia sign to side, 2 internally illuminated display cases and 3 lantern lights to front	Approved
16/02289	Lakeland, 24 Butcher Row	Display of a non-illuminated fascia sign and an externally illuminated hanging sign to replace existing	Approved
16/01334	Riva Lounge Unit 14 Flemingate Centre	Display of 1 internally illuminated fascia sign, 3 internally illuminated menu boxes, 5 branded canopies with 6 swan neck lights over and 2 vinyl window signs	Approved
16/01333	Riva Lounge Unit 14 Flemingate Centre	Change of use of land to external seating area with barriers and planters and installation of 5 fixed canopies	Approved
16/02157	Soul Coffee House, Unit 12 Flemingate Centre	Display of 1 internally illuminated projecting sign, 1 internally illuminated hanging sign and 1 internally illuminated hanging lettering sign	Approved
16/02009	Beverley St Nicholas Primary School Infants Holme Church Lane	New substation and access gate to support proposed new Primary School following planning approval 15/03765/STPLF	Approved
16/02328	92 Norwood Grove	Erection of single storey extension to side and rear	Approved
16/02091	139 Coltman Avenue	Construction of dormer window extension to front	Approved

Resolved: the above listed decisions were noted.

The meeting closed at 1930

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

Action Plan

Action	Person responsible	Due by
Min 253: Camouflage net Arrange siting of a Litter bin on Cherry Tree Lane with East Riding of Yorkshire Council	Cllr Elvidge The Deputy Town Clerk	As soon as possible
Min 257: Arrange siting of litter bin on Burden Close with East Riding of Yorkshire Council	The Deputy Town Clerk	As soon as possible