

BEVERLEY TOWN COUNCIL

Town Clerk: Helen Watson FILCM

12 Well Lane, Beverley, HU17 9BL

Tel 01482 874096

20th July 2016

To All Councillors

Members of the Planning, Property & Services Committee:

Cllrs Aird, T Astell, B Cooper, G Cooper, Dodsworth, Elvidge, Pearson and Willis

Dear Councillor

PLANNING, PROPERTY & SERVICES COMMITTEE

You are hereby summoned to attend a meeting of the Town Council's Planning, Property & Services Committee to be held on **Tuesday 26th July 2016 at 6.30pm** in the Council Meeting Room, Beverley Town Council, 12 Well Lane, Beverley.

Yours sincerely

Carol Oliver

Carol Oliver

Deputy Town Clerk

Beverley Town Council supports the rights of anyone to record this meeting in so far as is possible within the constraints of the council's meeting rooms, but advises that no-one may disrupt the meeting in doing so. Anyone wishing to record council meetings should obtain the necessary legal advice to ensure they understand the rights of any members of the public who may be present who do not wish to be filmed or recorded.

AGENDA

1. To receive apologies for absence
2. (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.

(b) To note dispensations given to any member of the council in respect of the agenda items listed below.
3. To note the minutes of the Planning Property & Services meeting on the 28th June 2016 which were approved at Full Council on the 25th July 2016
4. To review the action plan from the Minutes of the 28th June 2016
5. Matters Arising from the above Minutes not on the Agenda
6. To receive allotment representatives' reports
7. To discuss the allotments:
 - a) To receive numbers on the Allotment Waiting List

8. To receive an update on the activities of Beverley in Bloom – see attached report.
9. To receive an update on the Skatepark
10. To consider grit and litter bin requests
11. To consider the street lighting request for Spark Mill Lane Footpath between Beverley Parklands and Flemingate
12. 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	Due Date
16/01821	Toy Gallery, 17 Ladygate	SMW	F	Change of use from retail (A1) to cafe bar (A3/A4) and installation of external canopy to rear	Beverley Town Council strongly objects to the change of use as this property is in a residential area and is a listed building. Please note the neighbours' concerns as to use of the rear yard and the extended hours of opening. No objection to retail use. Beverley Town Council is concerned in connection with the number of cafes in the vicinity. Beverley Town Council are very concerned about the noise levels for the residents in the area.
16/01822	Toy Gallery, 17 Ladygate	SMW	LBC	Change of use from retail (A1) to cafe bar (A3/A4) and installation of external canopy to rear	Beverley Town Council strongly objects to the change of use as this property is in a residential area and is a listed building. Please note the neighbours' concerns as to use of the rear yard and the

					extended hours of opening. No objection to retail use. Beverley Town Council is concerned in connection with the number of cafes in the vicinity. Beverley Town Council are very concerned about the noise levels for the residents in the area.
16/01893	8 Eden Close	SMW	F	Erection of single storey extension and detached garage to rear and construction of dormer window in roof at rear following demolition of existing garage and conservatory	No objection
16/02005	8 Beech Avenue	SME	F	Construction of dormer window extensions to front and rear	No objection
16/01498	72 Hillcrest Drive	SMW	F	Revised information - Erection of two storey extension to side and rear	No objection
16/01981	Adelaides Albert Terrace	SMW	VAR	Variation of Condition 4 (15/03267/PLF) Erection of two storey and single storey extension following demolition of existing conservatory to front; erection of porch to front and open porch to rear; alterations to existing roof, windows and doors and re-cladding of the existing dormers; and rendering of the exterior brickwork (Approved Plans)	No Objection
16/01947	Xanadu 2 Langholm Close	SMW	F	Erection of single storey and link extension to rear following demolition of existing conservatory	No objection
16/01939	40 Bielby Drive	MS	F	Erection of two storey extension to side	No objection
16/01997	Peacocks, Unit 24 Flemingate	MS	CDA	Display of 1 internally illuminated fascia sign and 1 non-illuminated vinyls to existing projecting sign	Objection to illuminated sign but have no objection to the non illuminated sign
16/01020	77 Minster Moorgate	MS	LBC	Replacement of sash windows and repoint brickwork to front elevation	No objection but please comply with the Conservation Officer's instructions.
16/01989	Orange Grove Fostercare Norwood House Norwood	SMW	LBC	Refurbishment to remove bar and restaurant fittings and finishes with some minor alterations internally to provide new office	21/07/2016 Extension to 27 th July 2016

				http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8PO6VBJM6N00	
16/02011	Orange Grove Fostercare Norwood House Norwood	SMW	F	Change of use from A3 (Restaurants and Cafes) to B1(Offices) http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8T2EVBJM8900	21/07/2016 Extension to 27 th July 2016
16/01704	The Old Coaching House 43 North Bar Within	SMW	LBC	Internal alterations including lowering of existing cellar and new staircase, replacement of masonry pier with steel column and associated works to existing and proposed lintels, new staircase to second floor over existing staircase and construction of dormer window to rear, non-structural alterations to modern extension and repositioning of wc for adjacent retail unit http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O7H5GCBJLOV00	21/07/2016 Extension to 27 th July 2016
16/02187	4 Eastfield Close	SME	F	Erection of a two story extension to side following demolition of existing garage (Resubmission of 16/01562/PLF) http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O9KT5CBJ0R500	22/07/2016 Extension to 27 th July 2016
15/02472	65 Keldgate	MS	F	Erection of 8 Almshouse dwellings (6 apartments and 2 bungalows) following demolition of existing office building https://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=document&keyVal=NSUUC6BJG6W00	22/7/2016 Extension to 27 th July 2016
16/01996	79 Pasture Terrace	SMW	F	Erection of single storey extension to side, alterations to existing conservatory to rear and alterations to existing vehicular access and parking http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8R4YJBJM7500	26/07/2016
16/02029	Costa Coffee Toll Gavel	SMW	F	Siting of tables, chairs and barriers on highway footpath to front	28/07/2016

				http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8VDT2BJM9X00	
16/02036	71 Swinemoor Lane	SME	F	Construction of pitched roof over existing outbuilding http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8WXC7BJMAG00	29/07/2016
16/02177	1 Saturday Market	SMW	PAD	Display of 2 backlit signs to front and side (re-submission of 16/00386/PAD) http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O9JFQRBJ0OH00	01/08/2016
16/02140	49 Morton Lane	SME	F	Erection of single storey extension to rear and alterations to roof of existing rear extension http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O9F7KVBJMGL00	01/08/2016
16/02006	Hodgsons Flemingate	MS	LBC	Replace existing signage to display of neon non-illuminated lettering, 1 freestanding pole mounted internally illuminated sign, 3 externally illuminated fascia signs, 4 internally illuminated display cases and 3 internally illuminated lantern signs http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8ROHBJM7W00	03/08/2016
16/02001	Hodgsons Flemingate	MS	PAD	Display of neon non-illuminated lettering, 1 freestanding pole mounted internally illuminated sign, 3 externally illuminated fascia signs, 4 internally illuminated display cases and 3 internally illuminated lantern signs http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8RIWSBJM7M00	03/08/2016
16/01821	Toy Gallery, 17 Ladygate	SMW	F	Revised information Change of use from retail (A1) to cafe bar (A3/A4) and installation of extraction flue to rear http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary	28/07/2016

				&keyVal=O81LJFBJLX000	
16/01822	Toy Gallery, 17 Ladygate	SMW	F	Revised information - Change of use from retail (A1) to cafe bar (A3/A4) and installation of extraction flue to rear - AMENDED PLANS http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O81LJHBJLX100	28/07/2016
16/01333	Riva Lounge, Unit 14 Flemingate Centre	MS		Change of use of land to external seating area with barriers and planters and installation of 5 fixed canopies http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O60WVYBJL1800	28/07/2016
16/01334	Riva Lounge, Unit 14, Flemingate Centre	MS	CDA	Revised information -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 http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O60WVZBJL1900	28/07/2016
16/02157	Soul Coffee House Limited, Unit 12 Flemingate	MS	PAD	Display of 1 internally illuminated projecting sign, 1 internally illuminated hanging sign and 1 internally illuminated hanging lettering sign http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O9H.G7FBJMHV00	04/08/2016
16/02163	Flemingate Development	MS	STRAT Vary	Variation of Condition 1 (gross internal floorspace) and Condition 3 (individual retail units) of planning permission 15/03382/STVAR to allow an increase in total permitted retail floorspace of circa 1675m ² to be accommodated entirely at mezzanine level and modification to existing controls to permit up to 14 units of less than 465m ² and of these, of which no more than 3 individual units shall be below 95sqm (Re-submission of 16/01074/STVAR) http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O9IU6DBJMI900	04/08/2016

16/02062	Superdrug, Unit 26 and 27 Flemingate	MS	CDA	Display of 2 internally illuminated fascia signs and 2 non-illuminated projecting signs http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O92SGHBJMC200	04/08/2016
16/01672	Land East Of Park House York Road	SMW	F	Erection of dwelling with associated works to access (resubmission of 16/00615/PLF) (AMENDED PLANS) http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O7EZMGBJLMN00	02/08/2016
16/02009	Beverley St Nicholas Primary School Infants Holme Church Lane	MS	Strat F	New substation and access gate to support proposed new Primary School following planning approval 15/03765/STPLF http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8SWTJBJM8200	09/02/2016

12. 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:

16/02042

BEVERLEY AND GUILDHALL CONSERVATION AREA - Fell Silver Birch (T1) and Prune Holly (T2) in width and height by approx 30% both trees are located in the rear garden.

Location: 11 Cross Street

Due Date: 20th July 2016

No objection to the pruning of the holly but objecting to the felling of the silver birch tree due to insufficient information provided

16/02195

BEVERLEY CONSERVATION AREA: Redwood; Fell due to lean towards neighbouring property.

Location: 18 New Walk

Due Date: 26th July 2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O9L51XBJ0R500>

16/02198

BEVERLEY CONSERVATION AREA: Leylandii; remove 2 limbs to allow light and rain to flower bed below.

Location: 38 Wood Lane

Due Date: 26th July 2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O9L5OZBJ0R500>

16/02364

BEVERLEY CONSERVATION AREA: Apple tree; remove main limb to eastern side of tree, 1.5m from ground. Conifer: fell. Willow; fell. Cherry; prune away from property to give 1.5m clearance and light reshaping of canopy by upto 2m

Location: 9 Grosvenor Place

Due Date: 8th August 2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OACZWNBj0JU00>

13. Consultations

- (i) For information, Wylies road and Manor Road Duals road lighting scheme will be undertaken in this financial year.
- (ii) For your information, the Local Green Infrastructure Publication From Landscape Institute from NALC

14. To receive notices of road closures

- (i) Figham Springs Way/Marsh Drive area, Beverley - Proposed waiting restrictions from a petition received from residents regarding all day parking (believed to be commuters) causing access difficulties for residents accessing their properties and causing traffic congestion
- (ii) Notification of temporary up-coming level crossing close (Beverley Station Level Crossing) 23.30 hrs Wednesday 20 July 2016 until 03.30 hrs Thursday 21 July 2016 to enable rails to be delivered to the site
- (iii) Notification of temporary up-coming road closure for Chantry Lane (whole extent) Priory Road (part) Tuesday 23 August 2016 for re-surfacing works to take place

15. To accept a Report of Decision Notices

Application Number	Address	Description	Decision
16/01420	Land North West Of 36 Queensgate	Erection of a single storey dwelling	Approved
16/01604	32 Long Lane	Erection of single storey extension to rear following demolition of existing outbuilding	Withdrawn
16/01278 LBC	2 New Walk	Installation of 3 replacement windows to rear	Approved
16/01478 LBC	Grove Lodge, 61 Grovehill Road	Retrospective application for alterations to internal wall between breakfast room and dining room	Approved
16/01613	16 Bartlett Avenue	Construction of new boundary timber fence	Approved
16/01035	34 Marsh Drive	Erection of single storey extension to existing garage	Approved
16/01535	15 Park Avenue	Erection of single storey extension to rear, replacement garage to side and roof light to side following removal of existing side dormer window	Approved
16/01670	5 The Glen	Erection of first floor extension to rear	Approved
16/01562	4 Eastfield Close	Erection of a two storey extension to side following demolition of existing garage (amended plans)	Withdrawn
16/01492	Hodgsons Sealants, Belprin Road	Erection of two storey extension for use as additional office space	Approved
16/01353	Hugh Rice 67-69 Toll Gavel	Display of 4 internally illuminated fascia signs, 2 double sided part illuminated projecting signs	Approved
16/01550 LBC	Hugh Rice, 67-69 Toll Gavel	Installation of new stud partitioning following removal of current internal fittings and fixtures, display of 4 internally illuminated fascia signs and 2 double sided part illuminated projecting signs	Approved
16/01552	69 Lairgate	Retention of detached timber shed	Approved
16/01256 LBC	1 Willow Garth	Replace existing Victorian style four panel	Approved

		wooden front door with similar Victorian style four panel design with obscured glass in top two panels	
16/00886 LBC	27 Becksde	Alterations and erection of two storey extension to rear of existing single dwelling to create 2 dwellings	Approved