

Beverley Town Council

Planning, Property & Services Meeting

5th January 2016

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

In Attendance: Carol Oliver (Deputy Town Clerk).

Mr Coles and Mr Wardell as Queensgate allotment representatives and Mr Stainton as Kitchen Lane allotment representative.

Cllr Aird welcomed everyone to the meeting and wished everyone a Happy New Year.

110. To receive apologies for absence

Apologies were received from Cllr B Cooper.

111. (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.

Cllrs Aird, Elvidge and Pearson declared non pecuniary interests in application 15/03982 – Beverley Register Office and Tree application 15/03911 Beverley Library Gardens.

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

No dispensations given.

112. To approve the minutes of the Planning Property & Services meeting on the 24th November 2015

Resolved: That the minutes of the Planning Property & Services meeting held on the 24th November 2015 were received as an accurate record of the meeting.

113. To review the action plan from the Minutes of the 24th November 2015

The action plan was reviewed. The Deputy Town Clerk is to continue to chase East Riding of Yorkshire Council for a response regarding Sparkmill Lane adoption and street lighting. She is to contact a local handyman for his quote for the allotment work. The Deputy Town Clerk is also to contact East Riding College to enquire whether they would be able to assist with the allotment work as part of a work experience for their courses. The ornate lamps and the proposed lighting for Kings Square are to be discussed at the January 2016 budget meeting.

114. To receive reports from the allotment representatives

Kitchen Lane Allotment

Mr Stainton reported there are no issues.

Queensgate Allotment

Mr Coles reported that dog walkers are using the paths on the allotments and their dogs are fouling. Cllr Elvidge suggested the Dog Warden Service at East Riding of Yorkshire Council is contacted in order that they can assist with this.

Resolved: The Deputy Town Clerk is to contact the Dog Warden Service at East Riding of Yorkshire council is contacted in order that they can assist with this.

Mr Wardell said that nothing is happening at this time of year on the allotment.

He said he had been approached by a householder on Sparkmill Lane about the state of the road as it has holes in it and asking whether he could fill these holes himself with gravel. Cllr Elvidge said this is an un-adopted road and East Riding of Yorkshire Council only maintains this as a footway and the onus is on the property owners to maintain the road. Mr Wardell is to notify the householder.

Mr Coles asked if the NGS date could be sent to Allotment holders early so they can plan their tidying work. Members agreed.

115. To discuss the allotments:

a) Update on quotations for work required

This item has been discussed in minute number 113.

b) Waiting List

The Deputy Town Clerk reported there are 15 people on the waiting list, together with an additional 2 people who have been offered an allotment. There are also an additional 9 people on the list who live outside the town boundary.

A discussion took place about whether potential allotment holders should be vetted to ascertain what experience they have of gardening. Cllr Pearson suggested that in the letter offering the allotment, it should state what the allotments are for, growing vegetables/flowers for own consumption. The letter should also state what they are not for so potential allotment holders are aware of their responsibility. Members agreed.

Resolved: The letter offering an allotment to potential allotment holders should state what allotments are for and what they are not for so potential allotment holders are aware of their responsibility.

116. To receive an update on the Skatepark and the Skatepark Inspection Report

The Skatepark Inspection Report was noted. The Deputy Town Clerk is to speak with the Town Clerk as to who should undertake the work required, whether it should be the Handyman or an appropriate company.

117. To consider grit and litter bin requests

No grit and litter bins requests have been received.

118. To receive a report on Beverley in Bloom

The Deputy Town Clerk reported that the planters near East Riding Theatre are being replaced at the joint expenses of East Riding of Yorkshire Council and Beverley in Bloom.

119. 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	LPA due date
15/03636	Easi Fit of Beverley Oldbeck Road	MS	F	Erection of single storey of extension to rear	No objection
15/02902	Nail Salon, 2A Toll Gavel	SMW	F	Change of use from a mixed use to kitchen showroom (A1)	No objection
15/03642	The Entertainer Unit 32 Flemingate Centre	MS	CDA	Display of 1 internally illuminated fascia sign	No objection
15/02296	Chris Clubley And Co 68 Saturday Market	SMW	CDA	Display of non-illuminated fascia, canopy and other signs [AMENDED/ADDITIONAL PLANS AND INFORMATION]	No objection
15/03534	Lazo 42 Saturday Market	SMW	VARY	Variation of Condition 2 (14/02257/PLF) - Use of premises as cafe/bar - to allow	No objection

				amended opening hours up to 2.00am	
15/03044	Land North East Park Lodge York Road		F	Erection of dwelling and car port	Objection – issues regarding access and supporting neighbours' views
15/03148	Old Coach House York Road	SMW	VARY	Variation of condition 6 (approved plans) of planning application reference 15/01202/VAR - Conversion of stable block to dwelling including extensions and alterations - to allow for additional rendering, double doors to living/study area and retention of window opening	Decision made by ERYC on 23/12/15
15/02453	2 Grovehill Road	MS	F	Change of use from retail to residential dwelling and erection of first floor extension (AMENDED PLANS)	Objection, impact of light on neighbouring property and no off street parking
15/03780	Land north of 87 Grovehill Road	MS	F	Erection of a dwelling following the removal of existing pre fabricated garages	No objection
15/00532	Land at Chantry Lane Junction Grovehill Road	MS	F	Erection of residential development comprising of 17 no. apartments (AMENDED PLANS)	Objection – out of keeping with the area, over development of the site, no off street parking, three floors too high as over shadows neighbouring properties
15/03863	Land North East Of 42 Warton Avenue	MN	F	Erection of a bungalow and construction of a vehicular access following removal of existing access (resubmission of 13/01966/PLF)	No objection
15/03881	84 Norwood	SME	F	Retention of single storey extension to rear	No objection
15/03814	Lady Le Gros Public House 155 Norwood	SME	F	Erection of 4 dwellings following demolition of existing public house	Objection – over development of the site and no off street parking
15/03953	14 Wood Lane	SMW	F	Erection of two-storey extension to front and alterations	No objection
Cllr Pearson abstained from the discussion and the vote.					
15/03982	Register Office Walkergate House 67	MS	LBC	Provision of new and replacement stone paving to forecourt at front and to paths	No objection

	Walkergate			at side to create a more clearly defined level route to existing access ramp and to improve existing pathways	
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120. 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:

15/03747

BEVERLEY CONSERVATION AREA: Eucalyptus; pollard to 2 feet above top of trunk after branches fork, to restrict height due to its proximity to wall and pavement.

Location: 42 Minster Avenue

Due Date: 17/12/2015

No objection

15/03758

BEVERLEY CONSERVATION AREA: Fell Eucalyptus due to heavy crown and leaning, potential to fall on highway. Mulberry; crown lift by 2-3 feet, reducing over lawn, Fig; crown lift by 3-4 feet reducing growth over lawn, Ornamental Cherry; Crown reduction by 5 feet and thinning, due to out growing position and blocking light.

Location: 7 Hengate

Due Date: 25/12/2015

No objection

15/03833

BEVERLEY CONSERVATION AREA: Horse Chestnut; remove long low branch as too close to telephone wire, cut back part of Conifer as grown too close to outbuilding.

Location - Holly Lodge St Giles Croft

Due Date: 28/12/ 2015

No objection

Cllr Aird, Elvidge and Pearson abstained from the discussion and the vote on this application.

15/03911

BEVERLEY CONSERVATION AREA: Fell 6 large coniferous trees, Fell x 3 Yew trees and Fell 1 small Cherry, to replant and develop garden

Location: Beverley Library And Museum Champney Road

Due Date: 07/01/2016

Members requested site drawing before decision could be made.

121. Consultations

(i) To receive information from East Riding of Yorkshire Council regarding new guidance on Neighbourhood Development Plan

Resolved: The information from East Riding of Yorkshire Council regarding new guidance on Neighbourhood Development Plan was noted.

(ii) House of Commons CLG Committee announces inquiry on Government's National Planning Policy consultation

Resolved: The information from House of Commons CLG Committee announces inquiry on Government's National Planning Policy consultation was noted. Cllr Aird pointed out the response date of the 11th January 2016 to Councillors to make their comments.

(iii) Proposal to upgrade telecommunications radio base station installation at Yorkshire Electricity Board, Norwood Road Primary Sub Station, Norwood Road

Resolved: The Proposal to upgrade telecommunications radio base station installation at Yorkshire Electricity Board, Norwood Road Primary Sub Station, Norwood Road was noted.

(iv) Street Lighting
This was dealt with in Min 113.

122. To receive notices of road closures

(i) For information only - No person shall cause any vehicle to proceed along Hengate, Beverley (whole extent) commencing 23.30 hrs Thursday 26 November 2015 until 05.00 hrs Friday 27 November 2015 to enable an urgent de-silt of sewer causing flooding.

(ii) For information only - To prohibit any vehicle travelling along Flemingate, Beverley (part) (from outside number 1 to outside number 24) commencing 7pm Saturday 5 December 2015 until 5am Monday 7 December 2015 to enable mains connection works to take place.

(iii) no person shall cause any vehicle to proceed over Beverley Parks Level Crossing, Long Lane, Woodmansey commencing 23.15 hrs Thursday 17 December 2015 until 05.45 hrs Friday 18 December 2015 to enable RRV tamping works to repair fault at the Level Crossing.

Resolved: The above listed road closures were noted.

123. To accept a Report of Decision Notices

Application Number	Address	Description	Decision
15/02894	10 Wylies Road	Display of 2 non-illuminated banner type sizes	Withdrawn
15/02781	Wilkinson Unit 33 Flemingate	Display of 2 internally illuminated fascia signs, 1 non - illuminated projecting sign, 1 non-illuminated goods in sign and 1 non-illuminated 'push bell for attention' sign (Unit E3)	Approved
15/02684	Beverley Catholic Club, Railway Square	Change of use of Snooker Club (D2) to 6 residential apartments (C3) including installation of entrance, windows and roof lights	Approved
15/02415	112 Flemingate	Display of internally illuminated lettering on existing fascias to front and side elevations	Approved
15/02685	Beverley Catholic Club, Railway Square	Internal alterations and external alterations, including installation of an entrance, windows and roof lights in connection with change of use of Snooker Club (D2) to 6 residential apartments (C3)	Approved
15/03075	Beverley Racecourse	Extension to first floor Attractions Restaurant and extension to Tote area on ground floor	Approved
15/02769	21 Lime Tree Avenue	Erection of first floor extension to side	Approved
15/02778	20 Globe Mews	Erection of two storey and single storey extensions to rear	Approved
15/03363	2 Copandale Road	Retention of dormer window in roof at rear and alterations to dormer window at side as approved in planning application 13/04105/PLF	Approved
15/02947	22 North Bar Without	To retain remodelling of roof and fenestration/provision of French doors to rear, removal of chimney stack and minor internal alterations	Approved
15/03172	Greggs, Unit 25 Flemingate	Application for Displaying of 1 no. non-illuminated fascia sign and 1 no. non-illuminated projecting sign	Approved
15/02021	The Trade Yard	Erection of new B1/B2/B8 unit with ancillary	Approved

	Swinemoor Industrial Estate Barmston Road	trade counter (Block 1 and 2), part demolition of and external alterations to existing unit, construction of a container storage compound including 5 containers and associated external works including fencing, gates, lighting columns and hard landscaping	
15/03128	29 Willow Grove	Erection of single storey extension with roof terrace and alterations to existing outbuildings to form utility room to rear	Approved
15/03226	Card Factory, Unit 28 Flemingate Centre	Retention of an internally illuminated fascia sign	Approved
15/03235	Poundland, Unit 9 Flemingate Centre	Display of 2 externally illuminated fascia signs and 1 non-illuminated projecting sign to front	Approved
15/03215	8 Woodlands Drive	Erection of single storey extension to rear	Approved
15/02994	Land South of the Eager Beaver, Highfield Road	Outline-erection of 2 dwellings (access to be considered)	Withdrawn
15/03035	Costa , Unit 6 Flemingate Centre	Unit 6 Flemingate Centre Flemingate	Approved
15/02691	Da Vinci, 41 Trinity Lane	Erection of 4 town houses following demolition of existing buildings	Approved
15/02296	Chris Clubley & Co 68 Saturday Market	Display of non-illuminated fascia, canopy and other signs	Approved
15/02436	7 Hengate	Installation of en-suite bathrooms to existing bedrooms and associated other internal works	Approved
15/03397	Vanessa, 21-22 Saturday Market	Installation of awning and sun blind over shop front (re-submission of planning permission 15/00254/PLF)	Approved
15/03398	Vanessa, 21-22 Saturday Market	Installation of awning and sun blind over shop front (re-submission of planning application 15/00661/PLB)	Approved
15/03394	5 Foley Avenue	Erection of shed to side	Approved
15/03502	6 Newbegin	Installation of window into currently blocked opening at rear	Approved
15/03267	Adelaides Albert Terrace	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 recladding of the existing dormers; and rendering of the exterior brickwork	Approved
15/03148	Old Coach House York Road	Variation of condition 6 (approved plans) of planning application reference 15/01202/VAR - Conversion of stable block to dwelling including extensions and alterations - to allow for additional rendering, double doors to living/study area and retention of window opening	Approved
15/02426	Development land north of Flemingate	Variation of condition 4 and condition 5 relating to size of retail units -	APPEALING REFUSAL DECISION

15/01077	Beverley Parklands Picnic Area	Erection of No.20 dwellings following outline approval 12/01662/OUT (appearance, landscaping, layout and scale to be considered)	Approved
15/03233	Deli Ltd, Unit 31 Flemingate	Display of 1 externally illuminated fascia sign and 1 non-illuminated fascia sign	Approved
15/03090	D Norman 67 Saturday Market	Display of 1 non-illuminated projecting sign	Approved

Resolved: the above listed decisions were noted.

The meeting closed at 7.25pm.

Action Plan

Action	Who	Timescale
Min 113 – ERYC to be chased for street light numbers, Sparkmill Lane adoption update	Deputy Town Clerk	Next Meeting
Chase local handyman for quote for allotment work and speak to East Riding College	Deputy Town Clerk	January 2016 Budget meeting
Refer Kings Square Lighting and Ornate replacement lamp costs to January 2016 Budget Meeting	Deputy Town Clerk	January 2016 Budget meeting
Min 114 – Refer Dog Fouling on Queensgate allotment to Dog Warden Service at East Riding of Yorkshire Council.	Deputy Town Clerk	Operational
NGS date to be notified to allotment holders earlier.	Deputy Town Clerk	Operational
Min 115 - The letter offering an allotment to potential allotment holders should state what allotments are for and what they are not for so potential allotment holders are aware of their responsibility	Deputy Town Clerk	Operational
Min 116 – Skatepark report work to be completed	Town Clerk/Deputy Town Clerk/Handyman	Operational
Min 119 – site plan to be obtained for 15/03911 and to be sent to Councillors.	Deputy Town Clerk	Operational
Min 121 (ii) – response to consultation	All Councillors	11 th January 2016