

BEVERLEY TOWN COUNCIL

Town Clerk: Helen Watson FILCM

12 Well Lane, Beverley, HU17 9BL

Tel 01482 874096

1st September 2016

To All Councillors

Members of the Planning, Property & Services Committee:

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

ALL COUNCILLORS ARE INVITED TO ATTEND FOR THE PRESENTATION FROM CMMISH & COMPANY LAND & PROPERTY CONSULTANTS REGARDING THE KELDGATE CARE VILLAGE

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 6th September 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 receive a presentation from Cammish & Company Land & Property Consultants regarding the Keldgate Care Village facility
4. To note the minutes of the Planning Property & Services meeting on the 26th July 2016 which will have been approved at Full Council on the 5th September 2016
5. To review the action plan from the Minutes of the 26th July 2016
6. Matters Arising from the above Minutes not on the Agenda

7. To discuss the allotments:

- a) To receive numbers on the Allotment Waiting List
- b) Any other issues to be reported by the Deputy Town Clerk

8. To receive an update on the Skatepark

9. To consider grit and litter bin requests

- (a) Cherry Tree Lane – outside the Beverley Cherry Tree Association

10. 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
16/01911	Harvest Court, St Marys Lane	SMW	F	Retention of automatic sliding aluminium doors following the removal of existing timber doors	No objection
16/02328	92 Norwood Grove	SMW	F	Erection of single storey extension to side and rear	No objection
16/02279	Orange Grove Fostercare Norwood House Norwood	SMW	PAD	Display of 3 non-illuminated freestanding signs and 2 non-illuminated wall-mounted fascia signs	No objection
16/02240	71 Swinemoor Lane	SMW	F	Erection of detached double garage at front	Objection – over development of the site
16/02432	Telecomms Mast Colonial House Swinemoor Lane	SMW	F	Installation of 20m high monopole with 6 antennas and 2 dishes with associated cabinet to replace existing	No objection
16/01822	Toy Gallery, 17 Ladygate	SMW	LBC	Change of use from retail (A1) to cafe bar (A3/A4) and installation of extraction flue to rear (AMENDED PLAN)	Objection 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 and disturbance for the residents in the area.
16/01821	Toy Gallery, 17 Ladygate	SMW	F	Change of use from retail (A1) to cafe bar (A3/A4) and installation of extraction flue to rear (AMENDED PLAN)	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 and disturbance for the residents in the area.
16/02091	139 Coltman Avenue		F	Construction of dormer window extension to front	No objection
16/02467	3 Marsh Drive		F	Erection of single storey extension to rear following demolition of existing, erection of porch to front and installation of windows and door to side	No objection
16/02289	Lakeland, 24 Butcher Row		PAD	Display of a non-illuminated fascia sign and an externally illuminated hanging sign to replace existing	No objection to non-illuminated but objection to illuminated hanging sign
16/02006	Hodgsons Flemingate	MS	LBC	Revised information Replace existing signage to display of neon non-	No objection

				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	
16/02001	Hodgsons Flemingate	MS	PAD	Revised Information 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	No objection
16/02117	13 New Walk	SMW	F	Erection of detached 'Coach House' building, re-positioning of vehicular access and associated alterations to existing boundary walls http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O98192BJMES00	26/08/2016 Extended to 07/09/2016
16/02401	7 Oak Close	SME	F	Erection of single storey extension to rear http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OAK6NLBJMXH00	29/08/2016 Extended to 07/09/2016
16/02509	22 Maple Drive	SME	F	Erection of single storey extension to rear and part conversion of garage into additional accommodation http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OAYOULBJN3H00	29/08/2016 Extended to 07/09/2016
16/01946	Old Coach House, York Road	SMW	F	Erection of a single storey extension to rear http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8I8L8BJM4E00	29/08/2016 Extended to 07/09/2016
16/02570	59 Eastgate	MS	F	Partial change of use from residential to retail unit utilising existing shop front and door http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OB86I4BJFH100	01/09/2016 Extended to 07/09/2016
16/02585	18 Park Avenue	SMW	F	Erection of single storey extension to rear and external alterations http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OB8NASBJFII00	02/09/2016 Extended to 07/09/2016

16/02453	Educare Nursery Mill Lane	MS	F	Erection of a modular building to be located on top of an existing modular building http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OAQ1STBJN0Q00	05/09/2016
16/02036	71 Swinemoor Lane	SME	F	Revised Information Construction of pitched roof over existing outbuilding http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8WXC7BJMAG00	29/08/2016 Extended to 07/09/2016
16/02688	20 Globe Mews	SMW	F	Erection of single storey extension to rear [Amended scheme of 15/02778/PLF] http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBLK62BJ0SL00	08/09/2016
16/00735	Cross Keys, 8 Lairgate	SMW	LBC	Display of 3 internally illuminated wall mounted signs, 1 non-illuminated wall mounted sign, 1 internally illuminated projecting sign, 1 internally illuminated fascia sign, 1 internally illuminated menu case and 1 brass plaque to front [AMENDED PLANS] http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O3EXL0BJJZP00	06/09/2016
16/00736	Cross Keys, 8 Lairgate	SMW	PAD	Display of 3 internally illuminated wall mounted signs, 1 non-illuminated wall mounted sign, 1 internally illuminated projecting sign, 1 internally illuminated fascia sign, 1 internally illuminated menu case and 1 brass plaque to front [AMENDED PLANS] http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O3EXL0BJJZP00	06/09/2016
16/02696	Flemingate Development - First floor units above 27-30	MS	F	Change of use from A1 (retail) to D2 (assembly and leisure) http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBN2M3BJFON00	13/09/2016
16/02772	14/16 Dyer Lane	SMW	F	Change of use from retail (A1) and professional services (A2) to retail/café (A1/A3) with external seating area	16/09/2016

				http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBZXS8BJ0SL00	
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11. 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:

16/02508

BEVERLEY CONSERVATION AREA: Horse Chestnut (T1) Canopy raise to 4m to give clearance over pavement. Horse Chestnut (T2) Reduction of southern facing branch to reduce the chance of failure. Yew (T6) 20% canopy reduction to reduce the potential of root plate failure. Yew (T8) Remove heavy limb in northern aspect to balance crown and reduce lever arm effect. Sycamore (T11) Remove small tree due to poor form and overcrowding. Sycamore (T12) Remove small tree due to poor form and overcrowding. Sycamore (T13) Prune away from church to give 5 metre clearance. Lime (T25) Lift canopy to 3m to allow access for garden maintenance. Lime (T30) Prune away from building to give 3 metre clearance. Horse Chestnut (T35) Prune away from street light to give 3 metre clearance. Sycamore (T36) Canopy raise to 4m to give clearance over pavement.

Location: St Marys Manor

Due Date: 25th August 2016

No objection

16/02661

BEVERLEY CONSERVATION AREA: Horse Chestnut; Top out and leave as monolith due to multiple cavities within crown of tree

Location: Woodlands

Due Date: 1/9/2016 **Extended to 07/09/2016**

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBFX6ABJ0GJ00>

16/02653

BEVERLEY CONSERVATION AREA: Lawson conifer: reduce in height by approx 4m.

Location: Rivendell Grosvenor Place

Due Date: 1/9/2016 **Extended to 07/09/2016**

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBFT56BJ0GJ00>

16/02654

BEVERLEY CONSERVATION AREA: Purple plum; reduce in height by approx 3m, draw in and shape sides by up to 2m.

Location: 2 Grosvenor Place

Due Date: 1/9/2016 **Extended to 07/09/2016**

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBFUICBJ0GJ00>

16/02738

BEVERLEY CONSERVATION AREA: Sycamore: fell. Ash; fell. Both due to building subsidence.

Location: Highgate Dental Practice, 17 Wednesday Market

Due Date: 06/09/16 **Extended to 07/09/2016**

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBSFFVBJ0SL00>

16/02744

BEVERLEY CONSERVATION AREA: Remove limb overhanging garden of plot 12, remove dead wood and make good areas of storm damage, make good limb from previous works, pruning and shaping of overall canopy.

Location: Former Westwood Hospital

Due Date: 09/09/2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBSL9TBJ0GW00>

16/02748

BEVERLEY CONSERVATION AREA: T1 Copper Beech; crown clean to remove dead wood and rubbing / crossing branches, reduce branches overhanging house back to suitable growth points. T2 and T3 Copper Beeches; Crown clean to remove dead wood and crossing branches.

Location: East Lane, East End Lane

Due Date: 12/09/2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBSO1CBJ0SL00>

16/02762

BEVERLEY CONSERVATION AREA: Rowan: fell to re-landscape, Conifer; fell to prevent damage to boundary fence

Location: 73 Minster Moorgate

Due Date: 12/09/2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OBY30GBJ0SL00>

16/02808

BEVERLEY CONSERVATION AREA: Horse Chestnuts x 2: Fell and remove arising's, due to structural weakness caused by decay

Location – Highway Verge In Front Of 2 - 20 New Walk

Due Date: 16/09/2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OC40KVBj0SL00>

16/02809

BEVERLEY CONSERVATION AREA: Horse Chestnuts x12: T1-T3, T6, T8 and T10-T12 Crown lift by 10% (lowest ring of branches). T4; remove deadwood and epicormic growth. T5; Crown lift by 10% and remove dead wood. T7; Crown reduce by 15% (just below point of failure). T9; Crown reduce by 15% and crown lift by 10%.

Location – Highway Verge In Front Of 2 - 20 New Walk

Due Date: 13/09/2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OC41JIBJ0SL00>

16/02782

BEVERLEY CONSERVATION AREA: T1 Horse chestnut: crown lift by 10% (lowest ring of branches) and remove epicormic growth. T2 Horse Chestnut; remove deadwood, T3 Horse Chestnut; crown reduce by 15% (just below point of failure) and remove epicormic growth. T4 Horse Chestnut; Crown lift by 10% and crown reduce by 15%. T5 Horse Chestnut; crown reduce by 15% and remove epicormic growth

Location: Highway Verge In Front Of 32 - 42 New Walk

Due Date: 13/09/2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=OC0A8EBJ0SL00>

12. Consultations

- (i) Proposed relocation of Controlled Parking Zone bay further west - Outside 45/49 Central Avenue, Beverley
- (ii) Notice that from 1st September 2016, "Dog Control Orders" will be replaced by "Public Spaces Protection Orders" created under the Anti-social Behaviour, Crime and Policing Act 2014.

13. To receive notices of road closures

(i) Retrospective Notification of Emergency Closure commencing 8am Monday 25 July 2016 until 17.30 hrs Friday 29 July 2016 to enable renewal of sluice valve and line stop main. - Grovehill Road, Beverley (part)

(ii) Retrospective Emergency closure in place for Ladygate, Beverley (part) in place from Monday 15th August to until Thursday 18 August 2016 to enable emergency renewal of communication pipe
Proposed No Waiting at Any Time restrictions & No Stopping except buses - Beckside/Figham Road/Hull Road area

(iii) Proposed amendment to existing unrestricted parking bays to be Controlled Parking Zone bays (Monday-Saturday 8am-6pm 2 hours No return within 1 hour) - Westwood Road

(iii) Road closure for Wilbert Grove, Beverley commencing 26 September 2016 for gas mains replacement works to take place.

(iv) Road closure for Beverley Town Council Food Festival on the 2nd October

Phase 1 - From 1800 hours on Saturday 1st October until 2000 hours on Sunday the 2nd October 2016

An area forming a rectangle bounded by the south east kerb line (De- Lacey's and The Yorkshire Bank) extending to a parallel line running from property numbers 32/33 (Cafe Nero) to property number 49 (Betfred).

Phase 2 - Sunday the 2nd October 2016 between 0400 and 2000 hours

The remaining part of Saturday Market and Old Waste

(v) Proposed modification to definitive map in Beverley – please see attached document

(vi) Notification of upcoming closure for works at Beverley North Level Crossing (23.40 on 17 October 2016 until 05.45 on 18 October 2016)

(vii) Notification of temporary up-coming road closure to Beverley Park Level Crossing (23.30 Sat 22 Oct 2016 until 08.00 Sun 23 Oct 2016)

(viii) Notification of temporary Up-coming road closure for Mill Lane, Beverley (part) - (Commencing Monday 24 October 2016)

(ix) Notification of temporary up-coming road closure for Flemingate Level Crossing (23.30 hrs on 25 Oct 2016 until 06.00 hrs on 26 Oct 2016)

14. To accept a Report of Decision Notices

Application Number	Address	Description	Decision
16/01893	8 Eden Close	Erection of a detached garage to rear following demolition of existing garage	Approved
15/03044	Land North East Park Lodge York Road	Erection of dwelling and car port	Refused Out of keeping with the area Height of proposed property would significantly affect the privacy of

			neighbouring properties
16/02005	8 Beech Avenue	Construction of dormer window extensions to front and rear	Approved
15/03863	Land north East of 42 Warton Avenue	Erection of a bungalow and construction of a vehicular access following removal of existing access	Appeal
16/01147	2 Seven Corners Lane	Erection of dwelling following demolition of existing	Approved
16/01867	13 Bishops Croft	Erection of two storey extension to side and rear and alterations following demolition of existing garage	Approved
16/01702	Time And Motion 1 Beckside	Retention of external and internal alterations to allow use of existing shop premises as two separate retail/office units	Approved
16/01637	19 New Walk	Erection of single storey extension to rear following removal of existing extension	Approved
16/01020	77 Minster Moorgate	Replacement of sash windows and repoint brickwork to front elevation	Approved
16/01947	2 Langholm Close	Erection of single storey and link extension to rear following demolition of existing conservatory	Approved
16/01989	Orange Grove, Norwood House LBC	Refurbishment to remove bar and restaurant fittings and finishes with some minor alterations internally to provide new office premises	Approved
15/03814	Lady le Gros Public House, 115 Norwood	Erection of 4 dwellings following demolition of existing public house	Approved
16/01981	Adelaides Albert Terrace	Variation of Condition 4 (15/03267/PLF) Erection of two storey and single storey extension following demolition of existing conservatory to front; alterations to existing roof, windows and doors and rendering of the existing dormers and of the exterior brickwork	Approved
16/02140	49 Morton Lane	Erection of single storey extension to rear and alterations to roof of existing rear extension	Approved
16/01997	Unit 24 Flemingate (Peacocks)	Display of 1 internally illuminated fascia sign and 1 non-illuminated vinyls to existing projecting sign	Approved
16/01939	40 Bielby Drive	Erection of two storey extension to side	Approved
16/02029	Costa Coffee, 16 Toll Gavel	Siting of tables, chairs and barriers on highway footpath to front	Approved
16/02177	Beercock Wiles & Wick, 1 Saturday Market	Display of 2 backlit signs to front and side (re-submission of 16/00386/PAD)	Approved
16/01996	79 Pasture Terrace	Erection of single storey extension to side, alterations to existing conservatory to rear and alterations to existing vehicular access and parking	Approved