

Beverley Town Council

Planning, Property & Services Meeting

5th June 2018

6.30pm at 12 Well Lane, Beverley

Present: Councillors Aird (Chair), G Cooper, D Elvidge, B Pearson and A Willis

In Attendance: Carol Oliver, Deputy Town Clerk

1 member of the public was present – Mr Monaghan.

611 To receive apologies for absence

Apologies were received from Councillors P Dodsworth and N Machen.

612 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.

Councillors Aird, Elvidge and Pearson declared a non-pecuniary interest in application 18/01399 due to being a ward councillor.

Councillor Cooper declared a non-pecuniary interest in application 17/03649 due to living nearby.

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

No dispensations were given.

613 To note the minutes of the Planning Property & Services meeting held on the 15th May 2018 which were approved at Full Council on 21st May 2018.

Resolved: The minutes of the Planning Property & Services meeting held on the 15th May 2018 which were approved at Full Council on 21st May 2018 were noted.

614 To review the action plan of the Planning Property & Services meeting held on the 15th May 2018

The Deputy Town Clerk reported that the Keldgate/Lairgate tenants had received their tenancy agreements and were returning these. No response had been received from the letter regarding naked gardening.

Resolved: The action plan was reviewed.

615 Matters Arising from the above Minutes not on the Agenda

There were no Matters arising from the above Minutes not on the Agenda.

616 To discuss the allotments:

(a) To discuss bonfires on the allotments

The Deputy Town Clerk reported she had received complaints from residents around the Queensgate allotments. The land owners, Beverley Consolidated Charity are also receiving complaints and they are directing them to the Town Council.

The Environmental Health Officer has delivered a letter to the Town Council in relation to "allege smoke nuisance from bonfires at Queensgate Allotments. This is being investigated. The Deputy Town Clerk

reported she had met with the Environmental Health Officer to discuss a way forward. Bonfires are permitted but guidelines are:

- Firstly, is it possible the material could be composted?
- Check the weather conditions for the surrounding area
- Burn dry material only from the allotment
- Never burn any household rubbish or bring items from home to the allotment to burn
- Never burn treated wood
- Do not leave the bonfire unattended
- Do not burn near trees/fences/properties

The Environmental Health Officer and the Deputy Town Clerk discussed whether brown bins would assist. The Commercial Waste Team of East Riding of Yorkshire Council are to be approached by the Environmental Health Officer.

The Chair gave Mr Monaghan the opportunity to address the meeting.

Mr Monaghan said he had lived at his property for 21 years and in the last 3 years the use of bonfires has accelerated. He reported that he has been a prisoner in his own home due to the smoke coming from the bonfires. He reported other residents had experienced the same. Residents are detouring around the allotments depending on the direction of the smoke. One resident asked the allotment holder to put the bonfire out and after a short time the allotment holder did. Another allotment holder had a bonfire going for three days and nights. Mr Monaghan reported that there are no bonfires from the 1st June to 31st August as per our tenancy agreement.

The Deputy Town Clerk reported that all residents who are offered allotments are sent a blank tenancy agreement with the offer letter so they know exactly what terms they are signing up to should they take the allotment offered.

Members agreed to meet with the allotment representatives to let them know of the complaints received and asking for alternatives should the Town Council decide to ban bonfires. A decision must be made by the 31st August 2018 before the bonfire season commences again.

Resolved: The Deputy Town Clerk is to contact the allotment representatives to discuss a way forward in relation to banning bonfires, liaise with the Environmental Health Officer regarding brown bins and write to the allotment holders who have had bonfires to remind them of their tenancy agreement.

Mr Monaghan left the meeting at 1850.

(b) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported there are 17 on the waiting list, 5 residents who want the other half, 4 new to the list and 8 outside of the town boundary.

(c) Consider attendance of allotment representatives at meetings

Resolved: Members agreed allotment representatives should be invited to meetings on the 26th June 2018, 16th October 2018, 12th February 2019 and 7th May 2019.

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

The Deputy Town Clerk reported all allotments were let or under offer.

617 To receive an update on the Skatepark

The Skatepark is cleaned three times per week by the Town Council handyman and no anti-social behaviour issues have been reported

618 To consider grit and litter bin requests

A litter bin request has been received but further information is requested before this can be progressed.

619 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 1	Ward	Plan Type	Application	Decision
18/01404	Land North East of The Brow, Figham Road	MS	F	Erection of a dwelling (revised scheme of 17/02237/PLF)	Objection Over development of the site and the comments from the Drainage Board should be noted.
18/01462	4 St Mary's Terrace	SMW	F	Erection of a single storey extension, construction of replacement dormer window and installation of roof light to rear	No objection o this application but please take heed of the Civic Society's comments in relation to the dormer to enable it to blend in with the other properties
18/01399	County Hall, Cross Street	SMW	F	Alterations including replacement/relocation of door and windows, installation of new ramp, rehangng of an external door and replacement extractor fan (AMENDED DESCRIPTION)	No objection
18/01452	Lawns Cottage, 1 Blucher Lane	MS	LBC	Erection of detached garage with workshop at first floor following demolition of existing garage	No objection to this application in principle but please take note of the Civic Society's comments in relation to it becoming a small dwelling.
18/01461	Flemingate Centre Footpaths	MS	F	Temporary use of the public realm for up to 60 event days in any calendar year of which 35 will be allocated for festive-themed events during November and December, installation of temporary infrastructure including lighting, PA systems, stages, temporary structures and other ancillary works	Objection to this application and must submit plans for the events to be held on an individual basis which should be 28 event days.
Councillor Bryan Pearson left the meeting at 1925					
17/03649	288 Grovehill Road	MS	F	Change of use from Bakery (A1) to Hot Food Takeaway (A5) and installation of flue and extraction system (AMENDED DESCRIPTION)	No objection
18/01513	39 Burden Road	SME	F	installation of window to side and roof light window to rear to create loft conversion	No objection

18/01523	Peter Ward Homes - Land South of Annie Reed Court, Annie Reed Road	MS	F	Erection of a two storey office building (use Class B1 and associated car parking)	No objection
18/01536	Land South of Fox Cottage, 68 Beckside	MS	F	Erection of a dwelling (Resubmission of 18/00482/PLF)	no objection to the erection of the dwelling but fully support Pauline Labourne's comments in connection with the sycamore tree
18/01541	64 North Bar Without	SMW	LBC	Proposed amendment to previously approved Listed Building Consent (17/01894/PLB) - Removal of the extension to the rear of the existing dining room and single flat roof light over the gym of No. 64 will be replaced with 2 no. smaller roof lights (no alterations to No.66)	No objection
18/01474	Harpers, 36 Lairgate	SMW	PAD	Installation of replacement illuminated fascia sign, non-illuminated wall sign and display of non-illuminated menu board in connection with re-branding	No objection but would prefer muted blue

620 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:

18/01460/TCA

BEVERLEY CONSERVATION AREA: T1 Copper Beech: 5m crown lift over driveway and lane and laterally crown reduce by up to 3m to create balanced shape. T2 and T3 Yew x2: 2m overall crown reduction to create balanced shape, T4 Lawson Cypress: fell.

Location: The Dell, Seven Corners Lane

Resolved: No objection

18/01567/TCA

BEVERLEY CONSERVATION AREA: Cherry; remove branch as illustrated

Location: 2 Atkinson Way

Resolved: No objection

18/01568/TCA

BEVERLEY CONSERVATION AREA: Cherry; reduce limb over garden and lane as illustrated

Location: 2 Atkinson Way

Resolved: No objection

18/01701/TCA

BEVERLEY CONSERVATION AREA: T1 Purple Norway maple; crown clean to remove dead and damaged limbs, T2 Cypress; fell, T3 Twisted Willow; fell, G4 Lawson Cypress x4; 1.5m reduction in height, T5 T6 Leylandii x2: fell, T7 Lime: 3m overall crown reduce to create balanced shape and crown thin to remove epicormic growth and dead wood. All overhanging limbs to be pruned back along ten foot to provide adequate vehicle clearance

Location: 56 Westwood Road

Resolved: No objection

18/01590/TPO

TPO COTTAGE HOSPITAL, BEVERLEY - 1987 (REF:432) G1: T1 Yew and T2 Sycamore: Crown lift to 2.3m - 5.2m high to give adequate clearance above highway as requested by ERYC street scene services

Location: 1 Cottage Mews

Resolved: No objection

621 To receive and consider road closures

- (a) Notification of temporary up-coming road closure for carriageway repair works - Railway Street, New Walkergate, Lord Roberts Road, Champney Road, Well Lane and Cross Street commencing Wednesday 6 June 2018

Resolved: The Notification of temporary up-coming road closure for carriageway repair works - Railway Street, New Walkergate, Lord Roberts Road, Champney Road, Well Lane and Cross Street commencing Wednesday 6 June 2018 was noted. Members noted the signs said the 7th June 2018.

- (b) Notification of carriageway resurfacing works at North Bar Within which involves replacing the existing road surfaces from the junction with Hengate up to and including the bar itself commencing on Tuesday 29th May

Resolved: The notification of carriageway resurfacing works at North Bar Within which involves replacing the existing road surfaces from the junction with Hengate up to and including the bar itself commencing on Tuesday 29th May was noted.

- (c) Early notification of temporary up-coming road closure for carriageway repairs Morton Lane from New Walkergate to Tesco access commencing 18th June and New Walkergate to the junction with Mill Lane commencing Sunday 10 June 2019

Resolved: The early notification of temporary up-coming road closure for carriageway repairs Morton Lane from New Walkergate to Tesco access commencing 18th June and New Walkergate to the junction with Mill Lane commencing Sunday 10 June 2018 was noted.

- (d) Notification of temporary up-coming road closure for Driffield Road, Molescroft (part) (between Grange Way roundabout & Woodhall Way junction) - Wednesday 20 June 2018

Resolved: The Notification of temporary up-coming road closure for Driffield Road, Molescroft (part) (between Grange Way roundabout & Woodhall Way junction) - Wednesday 20 June 2018 was noted.

- (e) Notification of carriageway resurfacing works on Lairgate and Queensgate mini dual roundabouts The Lairgate works will be undertaken under a temporary road closure and are scheduled for the 1st, 5th and 6th of June 2018 with working hours of 9:30 - 15:30. The Queensgate mini roundabouts will be undertaken with temporary traffic signals in place on Admiral Walker Road and Queensgate with temporary road closures in place on Keldgate and Cartwright Lane, the works are scheduled for four consecutive Sundays starting on the 3rd of June 2018 with working hours of 9:00 - 19:00.

Resolved: The notification of carriageway resurfacing works on Lairgate and Queensgate mini dual roundabouts The Lairgate works will be undertaken under a temporary road closure and are scheduled for the 1st, 5th and 6th of June 2018 with working hours of 9:30 - 15:30. The Queensgate mini roundabouts will be undertaken with temporary traffic signals in place on Admiral Walker Road and Queensgate with temporary road closures in place on Keldgate and Cartwright Lane, the works are scheduled for four consecutive Sundays starting on the 3rd of June 2018 with working hours of 9:00 - 19:00 was noted.

622 To receive a Report of Decision Notices

Application Number	Address	Description	Decision
18/00295	Mount Pleasant Cottages York Road	Removal of Condition 1 (agricultural occupancy) of planning reference 312-74 for Retention of dwelling	Approved
18/00722	Carmel Cottage, Denton Street	Outline - Residential Development following demolition of existing dwelling (All Matters Reserved)	Approved
18/01170	Hurn House, New Walk	BEVERLEY CONSERVATION AREA: Sycamore x2: fell due to proximity to building	Approved
18/01162	Site Of 2 Seven Corners Lane	BEVERLEY CONSERVATION AREA: T1 Cypress and T2 Yew - canopies raise to 3.0m above the surrounding ground level. The Yew tree has been invaded by Clematis which is to be removed to prevent the tree being smothered.	Approved
18/00588	County Hall, Cross Street	Siting of a container to provide an Energy Storage System (ESS), repositioning of existing boundary wall and alterations to existing storage building	Approved

18/00661	Wansford Environmental Services Limited, Annie Reed Road	Change of use of part of an existing vehicle storage building to install and operate a sewage sludge dewatering unit	Approved
18/00820	5 Lowfield Road	Erection of two storey extension to side and construction of detached garage	Approved
18/01210	5 Grosvenor Place	: BEVERLEY CONSERVATION AREA: Cherry: 20% crown reduction as has outgrown location and shadowing adjacent gardens.	Approved
18/00691	Jack Wills, 59 Saturday Market	Display of a small sign at Saturday Market end of Narrow Racket	Approved
18/01092	128 Norwood	Construction of vehicular access	Refused as insufficient space within the curtilage of the dwelling to allow a motor car to enter and exit the site in a forward gear. This would introduce a turning movement onto the A1174 which would interrupt the safe and free flow of traffic. There would be restricted visibility for vehicles as a result of the on-street parking which, in combination with the reversing manoeuvre, would further harm the safe flow of traffic
18/01103	2 New Walk	Installation of 3 replacement windows to front	Planning permission not required.
18/00779 LBC	Woolpack Inn, 37 Westwood Road	Retention of canopy and satellite dish to rear	Approved
18/00778	Woolpack Inn, 37 Westwood Road	Retention of canopy and satellite dish to rear	Approved
18/01085 LBC	(Multiyork Furniture) Rambla House, 54 Saturday Market	Installation of replacement signs comprising 1 externally illuminated fascia sign and 1 double-sided externally illuminated hanging sign to front (Saturday Market) and 1 non-illuminated fascia sign to rear (Lairgate)	Approved

Resolved: The report of notices of decisions was noted.

The meeting closed at 1945.

Action Plan 5th June 2018 – Planning Property & Services

Action	Person Responsible	Date
616 (a) Bonfires – write to allotment holders who have had bonfires	The Deputy Town Clerk	As soon as possible
Contact allotment representatives re: meeting to discuss way forward	The Deputy Town Clerk	To be completed by 31 st August 2018
Liaise with Environmental Health Officer re: brown bins	The Deputy Town Clerk	
616 (b) Invite allotment representatives to meetings on 26 th June 2018, 16 th October 2018, 12 th February 2019 and 7 th May 2019.	The Deputy Town Clerk	
617 Follow up request for litter bin	The Deputy Town Clerk	