

Beverley Town Council

Planning, Property & Services Meeting

1st September 2015

Present: Councillors T. Astell, Begnett, G Cooper, Dodsworth (Vice Chair), Elvidge and Machen.

In Attendance: Carol Oliver (Deputy Town Clerk) and the Mayor.

Two members of the public in relation to planning application no: 15/02403
Mr Wardell, Mr Coles (Queensgate allotment representatives)
Mr Vieten (Sparkmill Lane allotment representatives)
Mr Stainton (Kitchen Lane allotment representatives) and
Mr Gauntlett (Keldgate/Lairgate allotment)

Councillor Dodsworth chaired the meeting in the absence of Councillor Aird.

47. To receive apologies for absence

Apologies for absence were received from Councillors Aird, B Cooper and A Willis

48. (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.

The Mayor declared an interest in the item relating to the allotments.

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

49. To approve the minutes of the Planning Property & Services meeting on the 28th July 2015

Resolved: The minutes of the last Planning Property & Services meeting on the 28th July 2015 were approved.

50. To review the action plan from the Minutes of the 28th July 2015

Resolved: The action plan of the minutes was noted.

51. Matters Arising from the above Minutes not on the Agenda

No Items.

Councillor Elvidge asked for clarification on who is a member of this Committee due to the number of apologies. The Deputy Town Clerk reported Councillors T. Astell, Begnett, G Cooper, Dodsworth, Elvidge and Machen are members of the Committee.

52. To discuss the allotments:

a) Waiting list

The Deputy Town Clerk reported there are 16 people on the waiting list.

b) Sparkmill Allotment

i) Keys being returned

The Deputy Town Clerk reported that some allotment holders are asking for a refund when they return their keys on giving up the allotment. The Deputy Town Clerk is to find out how many keys are with allotment

holders, the cost of cutting the keys for Sparkmill allotment. It was agreed that allotment holders would only be allocated one key for the Sparkmill Allotment.

Resolved: The Deputy Town Clerk is to find out how many keys are with allotment holders, the cost of cutting the keys for Sparkmill allotment. It was agreed that allotment holders would only be allocated one key for the Sparkmill Allotment.

Mr Stainton arrived at 6.45pm.

ii) Dogs on the allotments

Mr Vieten reported that there are dogs on the allotments and these leave a mess. The office has been asked to make signs asking dogs are kept on leads and their mess is cleared up. It was agreed that it is difficult to stop dogs coming onto the allotment with their allotment holder. All allotment holders are to be reminded about this in a letter to them.

Resolved: A letter is to be sent to all allotment holders regarding keeping dogs on their leads and clearing up their excrement when on the allotments

c) Allotment representatives

Queensgate

Mr Wardell said dogs were on Queensgate but it is difficult as there is a path which connects Queensgate and Kitchen Lane. A fence was discussed and it was agreed that this should be an item on the Agenda for the next meeting. The tree on Q3B needs looking at by a professional tree surgeon as a matter of urgency. Mr Coles asked when the Pest Control Officer visited the allotments.

Resolved: The tree on Q3B is looked at by a professional tree surgeon. The Deputy Town Clerk to contact East Riding of Yorkshire Council regarding the Pest Control Officer visiting the site. Fencing Queensgate allotment is to be an Agenda item for a future Planning Property & Services meeting.

Kitchen Lane

Mr Stainton said he had no issues at the present time. The gate to the allotment on Kitchen Lane was discussed whether this should be locked for security but the gate is in constant use

Keldgate/Lairgate allotments

Mr Gauntlett said that the Keldgate allotment is in a real mess. Cllr Begnett said that on the visit last week it was distinctly overgrown but that new tenants had commenced clearing allotments and would pay no rent upto the 31st March 2015. Mr Gauntlett said that water on the allotment needs to be extended on the site as it is at one end. Cllr Dodsworth said this item is pending.

Sparkmill

Mr Vieten reported there are doors on the site and these need to be removed as a matter of urgency. The Deputy Town Clerk is to ask the Handyman is to look at these and if they do not belong to the Town Council, find the owner of them to remove them as soon as possible. Mr Vieten had been asked about allotment bonds as two had not been repaid and their allotments were clear when the allotment holders left them. The Deputy Town Clerk is to look into this.

d) Taps on Keldgate/Lairgate

See above.

The allotment representatives left the meeting at 7.10pm.

53. To receive an update on the Skatepark

The Deputy Town Clerk reported the Skatepark is cleaned three times per week by the Handyman.

54. To consider grit and litter bin requests

- a) Figham Road (top end)
- b) Hull Road (south side opposite to Co-Op)

Resolved: The Grit and Litter Bins on Figham Road (top end) and Hull Road (south side opposite to Co-Op) are to be sited as soon as possible.

55. To receive a report on Beverley in Bloom

No report on Beverley in Bloom was given.

56. To consider the request for a plaque on a bench on Butcher Row and Swinemoor Lane

The request for a plaque on a bench on Butcher Row was agreed at the resident's expense.

The Mayor reported that the Bench is not required on Swinemoor Lane but on Beckside. The Deputy Town Clerk is to contact East Riding of Yorkshire Council to ascertain their guidance notes on bench siting as soon as possible.

Resolved: The request for a plaque on a bench on Butcher Row is agreed at the resident's expense. The guidance notes on bench siting are to be obtained from East Riding of Yorkshire Council.

57. 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.

Planning Application 15/02403 was brought forward to allow the members of the public to hear Council's discussions on this application.

15/02403	Land South Of Acacia House 137 Keldgate	MS	F	Erection of three detached dwellings	
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Councillor Dodsworth handed the meeting to the Mayor for the discussion of this planning application as he had knowledge of the history of this.

Members discussed the width of the track, ownership of the track, the rights over the track, drainage of the track, access to and from the track, turning circles for large vehicles to turn, the exclusion zone granted from the Keldgate drain, the cycle path which is part of the national cycle track, sewerage for the new properties, the wall and whether it is listed. It was agreed that urgent legal advice would be sort and the Clerk to be asked to do this on Wednesday 2nd September 2015. The Deputy Town Clerk reported that an extension had been granted to the 17th September 2015.

The two members of the public left the meeting at 7.55pm.

15/02163	55 Norwood	SME	F	Erection of single storey extension and installation of entrance door at front, erection of single storey extension at rear and installation of velux roof lights and juliet balcony following utilisation of roof space	Objection – over development of the site and please note neighbours' concerns
15/02118	41 North Bar Within	SME	LBC	Painting of shop front	No objection
15/01458	1-7 Toll Gavel	SMW	F	Change of use from A1(shop) to A3 use (restaurant/café) including an external seating area (Unit 1) and the change of use to A1/A3 use (shops/restaurants/café) (Unit 2) and the installation of new shop fronts, two awnings and installation of external plant equipment	No objection
15/01552	1-7 Toll Gavel	SMW	CDA	Display of 2 halo illuminated letter signs	No objection

				and 1 internally illuminated projecting sign (Amended Plans)	
15/02189	Land West Of East Riding College Armstrong Way	MS	F	Installation of a replacement 17.5m high streetworks column supporting 3 antennas and ancillary development	No objection
15/02191	Armstrong Way	MS	CDA	Display of 5.no externally illuminated fascia signs and 3 no. Externally illuminated projecting signs	No objection
15/02376	East Riding Theatre, 10 Lord Roberts Road	SMW	LBC	Alterations to the exterior of the building to create a terrace, ramp and bin store to the rear	No objection
15/02285	Unit 8 Flemingate Centre, Flemingate	MS	CDA	Display of 2 externally illuminated fascia signs, 1 internally illuminated hanging sign and 1 internally illuminated 3D logo sign	No objection
15/02426	Development Land North of Flemingate	MS	Strat-Var	Variation of Condition 4 and Condition 5 (relating to size of retail units) of planning permission 12/01031/STPLFE (Flemingate mixed use re-development)	Objection – initial application complemented the Town Centre and the variation will be detrimental to the businesses.
The Mayor left the meeting at 8.10pm.					
15/02217	The Grapes, 27 Saturday Market	SMW	LBC	Display of 1 externally illuminated fascia sign, 1 externally illuminated lettering sign, 1 externally illuminated hanging sign, 2 non-illuminated amenity boards, 3 internally illuminated cased menu signs, 2 lanterns and 9 flood lights	Objection to 9 flood lights. No objection to signs.
15/02135	The Grapes, 27 Saturday Market	SMW	LBC	External redecoration and repairs to window frames and columns and internal alterations, redecoration and repairs	No objection
15/02296	Chris Clubley And Co 68 Saturday Market	SMW	CDA	Display of non-illuminated fascia, canopy and other signs	Objection and support the Conservation Officer.
15/02098	Former Westwood Hospital site Woodlands	SMW	LBC	Installation of satellite dish on roof of Gate House and temporary aluminium door to sales office	No objection
15/01458	1-7 Toll Gavel	SMW	F	Change of use from A1(shop) to A3 use (restaurant/café) including an external seating area (Unit 1) and the change of use to A1/A3 use (shops/restaurants/café) (Unit 2) and the installation of new shop fronts, two awnings and installation of external plant equipment (amended plans)	No objection
15/01552	1-7 Toll Gavel	SMW	CDA	Display of 2 halo illuminated letter signs	No objection

				and 1 internally illuminated projecting sign (Amended Plans)	
15/02235	Minster Workshop Rear Of 20 Minster Moorgate	MN	F	Erection of workshop, tea room, toilet and store following demolition of existing workshop and alterations to existing workshop	No objection
Councillor Elvidge said that there is a 2 hour limit on meetings and it was agreed to complete the planning applications, tree applications and receive the notice of decisions. Consultations would be brought to the next meeting.					
15/02348	60-61 Saturday Market	SME	PAD	Display of 2 internally illuminated window marketing light pockets and 2 internally illuminated bespoke window graphic vinyls	No objection
15/02355	60-61 Saturday Market	SME	LBC	The removal and construction of non-loadbearing partitions	No objection
15/02568	21 Arden Road	MN	F	Erection of single storey extension to rear	No objection
15/02349	130 Keldgate	MS	F	Construction of vehicular access	No objection
15/01785	Land South of Acklam Court		F	Erection of a dwelling (AMENDED PLANS AND CERTIFICATE)	Objection – over development of the site
15/02543	5 Globe Mews	SMW	F	Alterations to existing garage and car port	No objection

58. 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:

15/02323/TCA

MINSTER CONSERVATION AREA - Crown Lift Himalayan Birch (T1) to 3 - 4 metres and thin by 10%, Crown Lift Silver Birch (T2) to 4 metres and thin by 15 - 20%, to provide more light to garden.

Location: Old Minster School, Minster Moorgate

Due Date: 18/08/2015

No objection

15/02480/TCA

BEVERLEY CONSERVATION AREA: Fell Eucalyptus due to out growing of position

Location: 20 St Giles Croft

Due Date: 04/09/2015

No objection

59. Consultations

- (i) Hydropower potential in your area – please see attached papers
- (ii) Yorkshire Water's letter regarding a site visit to explain the position regarding the water/flooding of Beverley
- (iii) Replacing Lights columns on Queensgate, Beverley
- (iv) Neighbourhood Planning Update
- (v) Planning Legislation Update for Parish Councils
- (vi) Joint Local Access Forum – East Riding of Yorkshire and Kingston upon Hull

Due to lack of time, these consultations were deferred to the next meeting.

60. To receive notices of road closures

- (i) Beverley Leisure Complex – tarmac resurfacing details general layout

Resolved: the tarmac resurfacing details general layout information was noted.

61. To accept a Report of Decision Notices

<i>Application Number</i>	<i>Address</i>	<i>Description</i>	<i>Decision</i>
15/01596	Church House Dental Practice, 26 Norwood	Display of 1 no. Fascia sign and 1 no. Projecting sign at front	Approved
15/01601	Land East of 35 Queensgate	Erection of prefabricated storey buildings for use by Beverley Consolidated Charity as storage space for small items utilised in general maintenance works on Almshouse properties	Approved
15/01660	4 Wilbert Grove	Construction of dormer window and installation of 1 no roof light in roof at rear (revised scheme of 15/00658/PLF)	Approved
15/01423	9 Chestnut Avenue	Retention of boundary fence	Approved
15/01479	The Eager Beaver, Highfield Road	Installation of extraction flue, erection of timber canopy over main entrance with alterations and construction of access ramp, alteration to create mansard roof, external alterations and external seating area with installation of 3 no. umbrellas to front	Approved
15/01682	The Eager Beaver, Highfield Road	Display of illuminated and non-illuminated adverts to the exterior of the building	Approved
15/01434	Agricultural House, New Walkergate	Display of 1 internally illuminated fascia sign and 1 non-illuminated fascia sign on the front elevation	Approved
15/01061	2 Westwood Gate	Erection of 1 no. single storey extension to side and 1 no. single storey extension to side and rear	Approved
15/01724	25 Outer Trinities	Erection of bay window to rear	Approved
15/01717	Day Centre Samman Road	Erection of 2m high steel palisade boundary fence with gates to replace various existing boundary treatments	Approved
15/01435	Agricultural House, New Walkergate	Installation of 4 no. air conditioning units at rear	Approved
15/01047	12 Hengate	Installation of 3 no. roof lights to roof and 2 no. Roof lights to single storey extension, removal of existing window and external stair case and installation of French door and balcony to first floor; removal of existing window and installation of French door to ground floor, replacement of 3 no. timber windows, installation of an extraction grille and vents and render front and side elevations and associated internal alterations	Approved
15/01592	28 Copandale Road	Erection of single storey extension to rear (Revised scheme of application reference 15/01268/PLF)	Approved
15/01574	50 Trinity Lane	Retention of Shed	Approved
15/01359	Agricultural House New Walkergate	Display of 1 non-illuminated fascia sign and 1 non-illuminated logo sign on front elevation	Approved
15/01579	County Hall, Cross Street	Replacement of clay tiles on pitched roof areas of two parts of County Hall J Block including the replacement of 3 rooflights, rebuilding of 2 chimney stacks, renewal of lead flashing and valleys, replacement or refurbishment of cast iron rainwater goods and other associated repairs	Approved
15/01948	41 North Bar Within	Change of use of ground floor of premises from shop to a cafe	Approved
13/01966	Land North East Of 42 Warton Avenue	Erection of a dwelling	Refused. 1.it is unacceptable development of site 2.out of character with the existing properties. 3. Footprint of new

			development represents over development and insufficient private garden is available for the proposed and existing dwelling and lack of space around the dwelling. 4.Unacceptable level of overlooking will take place for the first floor windows of existing property will result in inadequate privacy for the occupants of the new dwelling. 5. New bungalow would have a dominating effect on the existing dwelling and gardens at 40 and 42 Warton Avenue.
15/01900	6 Armstrong Way	Construction of bay window to front following removal of existing garage door	Approved
15/01732	3 St Mary's Terrace	Erection of single storey extension to rear	Approved
15/02109	Vets 112 Flemingate	Display of halo-illuminated lettering on existing fascias to front and side elevations	Approved
15/01887	2 St Johns Street	To retain works associated with loft conversion, including the insertion of two rooflights and replacement of internal doors	Approved
15/01711	55-56 Saturday Market	Alteration to stair enclosure at rear of property to accommodate new staircase	Approved
15/01674	Church House Dental Practice 26 Norwood	Display of 1 non-illuminated wall sign and 1 non-illuminated projecting sign on front elevation	Approved

Resolved - the above listed decisions were noted.

The meeting closed at 9.10pm

Action Plan

Min No/Action	Who is responsible	Date to be achieved
52(b) How many keys for Sparkmill and cost of replacing	The Deputy Town Clerk	PPS 29/9/15
52(b)(ii) – letter to allotment holders regarding dogs on allotments	The Deputy Town Clerk	Operational
52© - Fence on Queensgate/Kitchen Lane to make Allotments secure to be an Agenda item 52© - Taps – this is pending following clearance of Keldgate/Lairgate allotments	The Deputy Town Clerk	PPS 29/9/15
54 – siting litter bins - Figham Road (top end) and Hull Road (south side opposite to Co-Op)	The Deputy Town Clerk	Operational
56 – Bench Plaque and siting of benches – this is responsibility of ERYC and residents to be informed	The Deputy Town Clerk	Operational
57 – Planning application number - 15/02403 Land South Of Acacia House 137 Keldgate – urgent legal advice to be taken	The Town Clerk	As soon as possible
59 – Consultations to be on the next Agenda	The Deputy Town Clerk	Operational