

BEVERLEY TOWN COUNCIL

Town Clerk: Helen Watson FILCM

12 Well Lane, Beverley, HU17 9BL

Tel 01482 874096

22nd June 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 28th June 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 31st May 2016 which were approved at Full Council on the 27th June 2016
4. To review the action plan from the Minutes of the 31st May 2016
5. Matters Arising from the above Minutes not on the Agenda
6. To reschedule the Planning Property & Services meeting on to a three weekly basis from September 2016

7. To discuss the allotments:

a) To receive numbers on the Allotment Waiting List

8. To receive an update on the Skatepark

9. To consider grit and litter bin requests

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
16/01604	32 Long Lane	MS	F	Erection of single storey extension to rear following demolition of existing outbuilding	No objection
16/01535	15 Park Avenue	SME	F	Erection of single storey extension to rear, replacement garage to side and roof light to side following removal of existing side dormer window	No objection
16/01429	Woodgate Lodge 29A Woodlands	SMW	Outline	Outline - Erection of 4 dwellings following demolition of existing dwelling (access, landscaping, layout and scale to be considered) [AMENDED RED LINE AND CERTIFICATE]	strong objection to this application: (i) Over development of the site, (ii) Access to the site (iii) Detrimental impact on neighbours and the environment (iv) support neighbours and conservation officer
16/01333	Unit 14 Flemingate (Riva Lounge)	MS	F	Erection of awnings with seating, barriers and planters	No objection
16/01334	Unit 14 Flemingate (Riva Lounge)	MS	PAD	Displaying of 1 internally illuminated main entrance sign, 3 x illuminated menu boxes, 2 x external vinyl window transfers, 6 x swan neck cone lights and 5 x fixed boxed canopies	No objection
16/01647	Land South West Of 5 Cavendish Drive	SMW	F	Erection of a dwelling following demolition of existing garage	Objection - over development of the site and please take the neighbours' views into account.
16/01670	5 The Glen	MS	F	Erection of first floor extension to rear	No objection
16/01637	19 New Walk	SME	F	Erection of single storey extension to rear following removal of existing extension	No objection

16/01672	Land East Of Park House York Road	SMW	F	Erection of dwelling with associated works to access (resubmission of 16/00615/PLF) http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O7EZMGBJLMN00	Date is extended to 29/06/2016
16/01498	72 Hillcrest Drive	SMW	F	Erection of two storey extension to side and rear http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O6QX4NBJ0GJ00	Date is extended to 29/06/2016
16/01256	1 Willow Grove	SMW	LBC	Replace existing Victorian style four panel wooden front door with similar Victorian style four panel design with obscured glass in top two panels http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O5MN8XBJ0JU00	Date is extended to 29/06/2016
16/01552	69 Lairgate	SMW	F	Retention of detached timber shed http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O6YPKVBJLFI00	Date is extended to 29/06/2016
16/01562	4 Eastfield Close	SME	F	revised information Erection of a first floor extension to side incorporating existing garage http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O70D4IBJ0RX00	Date is extended to 29/06/2016
16/01722	Land South of Burden Road Playing Field	SME	F	Erection of 14 dwellings (Affordable Housing) comprising of 6 terrace, 4 semidetached dwellings and 4 flats including associated private shared drive ways for off street parking and private/shared gardens http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O7MV1GBJLQA00	29/06/2016
16/01702	Time & Motion, 1 Beckside	MS	F	Retention of external and internal alterations to allow use of existing shop premises as two separate retail/office units http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O7GZXBBJLON00 http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O7GZ	01/07/2016

				XBBJLON00	
16/01259	Keldgate Manor, Keldgate	MS	Strat F	Proposed change of use and development of land to provide a care village comprising of a building consisting of 79 bedroom dementia care facility (Use Class C2), 16 residential units (Use Class C3) comprising 7 independent living units and 9 residential units for the over 55's, with associated landscaping, parking and access http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O5NY5QBJKVU00	04/07/2016
16/01260	45-47 Keldgate	MS	LBC	Conversion of 45 and 47 Keldgate (Gate Houses) to 2 Independent Living Units (Use Class C2) with internal and external alterations and removal of modern extension to rear of 45 Keldgate and installation of window to side http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O5NY6TBJKVX00	04/07/2016
16/01261	Keldgate Manor, Keldgate	MS	LBC	Conversion of Keldgate Manor from Care Home (Use class C2) to 7 residential flats/apartments (use Class C3) for the over 55's and associated internal and external alterations including part demolition and installation of doors and windows http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O5NY8CBJKVZ00	04/07/2016
16/01263	33 Keldgate	MS	LBC	Conversion of existing Cottages from residential units and Coach House to create 5 Independent Living Units (Use Class C2) with associated internal and external works including part demolition and installation of doors and windows http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O5NY9JBJKW300	04/07/2016
16/01867	13 Bishops Croft	SMW	F	Erection of two storey extension to side and rear and alterations following demolition of existing garage http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O5NY9JBJKW300	05/07/2016

				yVal=O86XLFBJ0GJ00	
16/01550	67-69 Toll Gavel	SMW	LBC	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 (AMENDED DESCRIPTION AND PLANS) http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O6YMS0BJLFB00	28/06/2016

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:

16/01692

BEVERLEY CONSERVATION AREA: T1 - Ash -Crown lift by 1-2m to increase light.

Location: 14 Keldgate

Due Date: 16th June 2016

No objection

16/01942

TPO BEVERLEY NO.20 1997 (REF:465) T1: Silver Birch: canopy raise to rebalance crown and prune back branches overhanging property to points as illustrated.

Location: 12 Highgate Court

Due Date: 1st July 2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8I3NOBJ0GW00>

16/01956

BEVERLEY CONSERVATION AREA: Silver Birch; Fell as outgrown location.

Location: 103 Walkergate

Due Date: 1st July 2016

<http://newplanningaccess.eastriding.gov.uk/newplanningaccess/applicationDetails.do?activeTab=summary&keyVal=O8IE16BJ0GW00>

12. Consultations

- (i) For information, the proposed street names for Land West Of, Lincoln Way, Beverley, East Riding of Yorkshire as listed below:

Hurricane Close, Manchester Close, Lancaster Avenue, Halifax Garth and Stirling Drive

- (ii) For information, East Riding Local Plan - Allocations Document Inspector's Report with Main Modifications

14. To receive notices of road closures

- (i) Retrospective notification of Emergency Road Closure for Jocks Lodge Eastbound interchange (the northernmost, i.e. nearest to Morrisons) on the evening of Tuesday 31 May at 7pm and will re-open at 6am on the morning of Wednesday 1 June 2016 for carriage maintenance works to take place
- (ii) Notification of temporary up-coming road closure for Beverley North Level Crossing, Hull Bridge Road (commencing Saturday 23 July 2016) to enable re-railing works to the level crossing.

15. To accept a Report of Decision Notices

Application Number	Address	Description	Decision
16/00908	5 Becksid North	Replacement of dormer window frame at front	Approved
16/00570	87 Norwood	Erection of single storey extension to rear (AMENDED PLANS)	Approved
16/01166	8 Shorthill Croft	Erection of a first floor extension to front	Approved
16/01005	44 North Bar Without	Erection of detached summer house	Approved
16/01006	44 North Bar Without (LBC)	Erection of detached summer house	Approved
16/00220	Outbuildings East Of Flat 101 Queensgate	Alterations to detached garage and alterations to outbuilding to allow use as two self-contained holiday units with associated parking	Approved
16/01089	64 North Bar Without LBC	Alterations and extensions to existing garage/store to form self-contained annexe for guest accommodation	Approved
16/00606	64 North Bar Without	Alterations and extensions to existing garage/store to form self-contained annexe for guest accommodation	Approved
16/01074	Development Land North Of Flemingate	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	Refused: alterations to this retail development would have a significant adverse impact on Beverley town centre resulting in a scheme which would compete with, rather than complement, the town centre
16/01105	Fat Face 52-53 Saturday Market LBC	Repainting of shop front and windows and new fascia and hanging sign	Approved
16/01086	Fat Face, 52-53 Saturday Market	Display of 1 non-illuminated fascia sign and 1 non-illuminated hanging sign	Approved
16/01352	Land North of 71 Swinemoor Lane	Erection of a detached dwelling	Withdrawn

16/01143	Unit 18 Flemingate Centre	Creation of external seating area to front with removable planters and timber bench	Approved
16/01497	48 Norwood Far Grove	Erection of a first floor extension to side incorporating existing garage	Withdrawn
16/01111	Rear Of 38 North Bar Within (LBC)	External and internal alterations to refurbish existing dwelling	Approved
16/00848	Rear Of 38 North Bar Within	Erection of 2 dwellings	Refused: Overdevelopment of the site and significant impact on the privacy of neighbours and proposed occupants
16/01106	Sullivans Fisheries 55 Toll Gavel (PAD)	Display of 1 externally illuminated fascia sign, 1 backlit hanging sign and opaque window foil with cut out details	Approved
16/01227	Sullivans Fisheries 55 Toll Gavel (LBC)	Alterations to shop front including installation of awning and display of 1 externally illuminated fascia sign, 1 illuminated projecting sign and opaque window foil with cut out details.	Approved
16/01226	Sullivans Fisheries 55 Toll Gavel	Alterations to shop front including installation of awning	Approved
16/01239	Morco House, Riverview Road	Erection of two storey extension, cladding and window alterations to front and erection of external staircase to rear	Approved
16/01251	Burden Road Youth Centre	Erection of single storey extension to rear	Approved
15/04012	10 Hengate	Erection of first floor extension to side and alterations and use as two dwellings (amended plans)	Withdrawn