

**Beverley Town Council**  
**Planning, Property & Services Meeting**

**28<sup>th</sup> June 2016**

**Present:** Councillors Aird (Chair), T Astell, R Begnett, N Machen P Dodsworth, D Elvidge and B Pearson.

**In Attendance:** Carol Oliver (Deputy Town Clerk).

5 members of the public were present.

**206 To receive apologies for absence**

Apologies were received from Cllr B Cooper, G Cooper and A Willis.

**207 (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.**

Cllr Pearson declared a non prejudicial interest in application number 16/01672 (Park House, York Road) as he had done a site visit.

Cllrs Aird, Elvidge and Pearson declared a non prejudicial interest in application number 16/01722 (Burden Road) because they are Ward Councillors.

Cllr Elvidge declared a non prejudicial interest in application number 16/01722 (Burden Road) because residents had contacted him about the application,

Cllrs T Astell, Dodsworth and Elvidge declared a non prejudicial interest in application numbers 16/01259, 16/01260, 16/01261 and 16/01263 (Keldgate Care Village) as residents had contacted them about these applications.

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

No dispensations were given.

**208 To note the minutes of the Planning Property & Services meeting on the 31st May 2016 which were approved at Full Council on the 27<sup>th</sup> June 2016**

**Resolved** – The Minutes of the Planning Property & Services meeting on the 31<sup>st</sup> May 2016 which were approved at Full Council on the 27<sup>th</sup> June 2016 were noted.

**209 To review the action plan from the Minutes of the 31st May 2016**

The action plan was reviewed. Cllr Elvidge reported he is waiting to hear regarding the camouflage net.

**210 Matters Arising from the above Minutes not on the Agenda**

No matters arising.

**211 To reschedule the Planning Property & Services meetings on to a three weekly basis from September 2016**

Cllr Aird explained that the time scales for planning responses was on a three weekly basis for East Riding of Yorkshire Council and thought it more appropriate for Beverley Town Council's meetings to be on the same time scale to reduce the need for extensions to be applied for and delegated decisions to be made.

**Resolved** – Planning Property & Services meetings are rescheduled as 6<sup>th</sup> September 2016 (same as scheduled), 27<sup>th</sup> September 2016, 18<sup>th</sup> October 2016, 8<sup>th</sup> November 2016, 29<sup>th</sup> November 2016, 3<sup>rd</sup> January 2017, 24<sup>th</sup> January 2017 (same as scheduled), 14<sup>th</sup> February 2017, 14<sup>th</sup> March 2017, 4<sup>th</sup> April 2017, 25<sup>th</sup> April 2017 (same as scheduled) and 23<sup>rd</sup> May 2017

**212 To discuss the allotments:**

**a) To receive numbers on the Allotment Waiting List**

The Deputy Town Clerk reported there are 3 people on the list, 1 person out of the town boundary and 8 people who want the other half of their plots when they become available on the waiting list. There are 7 allotments out to offer.

Second messy letters are in the process of being sent to those who have not responded to the first letter. Some responses have been received and action is being taken by the tenant. Plot Q50 has requested his plot be split in to two.

**213 To receive an update on the Skatepark**

No issues have been reported in relation to the Skatepark. The handyman checks and clears the Skatepark three times per week.

**214 To consider grit and litter bin requests**

No grit or litter bin requests have been received.

**215 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	Decision
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
<p>Cllr Aird asked for permission to bring application numbers 16/01259, 16/01260, 16/01261, 16/01623 and 16/01722 due to members of the public being present to listen to Council's discussions. All members agreed.</p> <p>Cllr Aird explained that Beverley Town Council are consultees in the process and Strategic Planning at East Riding of Yorkshire Council make the final decision after the closing date. All members of the public are encouraged to send their comments to East Riding of Yorkshire Council to enable these to be considered in the planning process.</p> <p>Members of the public are entitled to attend but if they wished to speak they must register with East Riding of Yorkshire Council as only one member of the public is allowed to speak to an application.</p>					
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	<p>Beverley Town Council strongly object to this application due to</p> <ol style="list-style-type: none"> <li>1) over development of the site</li> <li>2) some of the buildings are modern in relation to the Minster</li> <li>3) insufficient car parking for staff/visitors</li> <li>4) access and egress to and from the site</li> </ol> <p>Insufficient information from conservation and highways and an extension required to the 13<sup>th</sup> July to ensure all the documentation can be considered.</p>
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	
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	
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	
<p>3 members of the public left the meeting at 7pm.</p>					
<p>Cllr Aird read out information that had become available that the development is outside of the Queen Elizabeth II Fields in Trust protection. Clarification of this is required from Sport England/the Deeds.</p>					
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	<p>Beverley Town Council strongly object to this application due to</p> <ol style="list-style-type: none"> <li>1) residents' concerns re the Queen Elizabeth II protection</li> <li>2) the flooding implications for the area</li> <li>3) response from Sport England is required</li> </ol>

					4) extension required to the 13 <sup>th</sup> July to ensure all the documentation can be considered
2 members of the public left the meeting at 7.30pm.					
16/01672	Land East Of Park House York Road	SMW	F	Erection of dwelling with associated works to access (resubmission of 16/00615/PLF)	Beverley Town Council object to this application 1) over development of the site 2) poor access to the site 3) access to the site for emergency/service vehicles
16/01498	72 Hillcrest Drive	SMW	F	Erection of two storey extension to side and rear	Beverley Town Council are unable to comment as this in the Molescroft Parish Council's area.
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	No objection but please take into account the Conservation Officer's views.
16/01552	69 Lairgate	SMW	F	Retention of detached timber shed	No objection
16/01562	4 Eastfield Close	SME	F	revised information Erection of a first floor extension to side incorporating existing garage	No objection but please note the neighbours' views
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	No objection
16/01867	13 Bishops Croft	SMW	F	Erection of two storey extension to side and rear and alterations following demolition of existing garage	No objection
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)	No objection to internal works and 2 double sided part illuminated projecting signs.  Objection to the display of 4 internally illuminated fascia signs

**216 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: 16<sup>th</sup> 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: 1<sup>st</sup> July 2016

**No objection**

**16/01956**

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

Location: 103 Walkergate

Due Date: 1<sup>st</sup> July 2016

**No objection but please re-plant a tree suitable to the location**

**217 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

**Resolved** – the proposed street names for land West of Lincoln Way and the allocations document inspector's report with main modifications were noted.

**218 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.

**Resolved** - the above notices of road closures were noted.

**219 To accept a Report of Decision Notices**

Application Number	Address	Description	Decision
16/00908	5 Becks 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 <sup>2</sup> to be accommodated entirely at mezzanine level and modification to existing controls to permit up to 14 units of less than 465m <sup>2</sup> 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

**Resolved:** the above listed decisions were noted.

The meeting closed at 8.20pm

Signed.....Date.....