

Beverley Town Council

Planning, Property & Services Meeting

21st October 2014

Present: Councillors Aird (Chair), Boynton, Elvidge, Pearson and Whitfield.

In Attendance: Carol Oliver (Deputy Town Clerk), Councillors Gray, Jack, McGrath, Mr Alan Brooke (applicant for application no 14/03066), Lance Wardell (Queensgate allotment representative), Alan Stainton (Kitchen Lane allotment representative), Mr John Dawson (Ancestry Hunters) and Malte Klockner (Conservation Officer).

3 members of the public.

161 To receive apologies for absence.

Apologies were received from Councillors Astell, Bottomley, Cox, Pinder and Thorley.

162 (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 Boynton declared an interest in application number 14/02923 due to being an ex-member of CAMRA.

Cllr Pearson declared an interest in application number 14/02923 due to being the Chair of the Eastern Planning Committee.

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

No dispensations were given.

163 To receive a presentation from Mr Dawson and the Conservation Officer of East Riding of Yorkshire Council

Mr Dawson said he was not aligned with any other body or political party. He owned Ancestry Hunters who had done research into listed buildings in Beverley. The survey of listed buildings now includes 75% of the streets of Beverley Town shows that 61% of the total number of listed buildings has illegal development. Mr Dawson had three questions for the Conservation Officer: does he consider the Planning Department proactive, reactive or inactive? Mr Dawson wanted to know the way forward.

Cllr McGrath arrived at the meeting.

Mr Klockner responded that it is difficult to make statements about illegality or to answer the questions posted. The option of prosecution is available but good evidence is required to show beyond reasonable doubt that it is of significant importance and in the public interest to prosecute. Prosecution is expensive. Alterations to listed buildings happen and the Conservation Officer does not know these have happened. Photographs of the front elevation are taken at the time of the listing and referred to if planning applications are received. The Conservation Officer does contact owners of properties that have grotesque alterations to properties and liaises with business owners who operate businesses in listed buildings. Cllr Whitfield said the Town Council are happy to support Mr Dawson's arguments and recognise the position of the Conservation Officer. Mr Dawson is hoping to set up a meeting with Mr Alan Menzies at East Riding of Yorkshire Council to offer his services for free to deal with the most blatant listed building alterations in the town.

Mr Dawson and Mr Klockner left the meeting.

Cllrs Gray and Jack and one member of the public left the meeting.

164 To note the minutes of the Planning Property & Services meeting on the 16th September 2014 (should be approved at Full Council 20th October 2014)

Resolved: the minutes of the meeting on the 16th September 2014 were noted.

165 Matters arising from the above Minutes including a review of the recorded actions

A review of the actions was taken.

Min 150 – Notice Boards

The Deputy Town Clerk is to obtain quotes for wooden notice boards and a review of where notice boards are sited is to be undertaken. Council would like to see uniformity across the town with the notice boards.

Min 152 (ii) – Keldgate/Lairgate Lease

Cllr Aird had read the lease and said it was acceptable. There is to be no Keldgate/Lairgate Allotment Association and the Deputy Town Clerk is to report to East Riding of Yorkshire Council.

Min 152 (iv) – Plaque for Allotment Association Building

The Deputy Town Clerk reported the charge for an engraved plaque would be £65. Once the plaque is made, a suitable date is to be found in the Civic Diary for the official opening of the Allotment Association Building.

Resolved: the engraved plaque is to be ordered at the cost of £65. Once the plaque is made, a suitable date is to be found in the Civic Diary for the official opening of the Allotment Association Building.

Min 154

Members considered the photographs from East Riding of Yorkshire Council in connection with the position and re-siting of the listed columns on Toll Gavel. The listed columns are to be re-sited to New Walk.

Resolved: Members agreed to the re-siting of the listed columns onto New Walk.

166 To receive the allotment representatives' report

Kitchen Lane

Mr Stainton reported all is well on Kitchen Lane. He asked for clarification of the date for bonfires. It was agreed bonfires can be held from the 1st September to the 31st May and the tenancy agreement will be changed to reflect this.

Resolved: Bonfires can be held from the 1st September to the 31st May in each year. The Tenancy Agreement is to be amended.

Queensgate

Mr Wardell reported that the turf purchase had been agreed but it was too late to lay turf and would like to lay this in February/March. Members agreed that the turf must be in place by the end of this financial year.

The asbestos is to be removed as soon as possible.

Mr Wardell asked if the notice boards can be used by allotment representatives as well as the Town Council as a member of staff had questioned in inappropriate language the allotment representatives when they did so. This is a personnel matter and the Deputy Town Clerk would report to the Town Clerk.

Mr Wardell said it was great to see so many new faces on the allotments and the waiting list is going down.

Mr Wardell thanked the Town Council on behalf of the Allotment Association for all their help in moving into their new premises on Plot 1.

167 To discuss the allotments:

(i) Waiting list

The Deputy Town Clerk reported there are 21 on the waiting list. 5 allotments are out to offer – there the waiting list stands at 16.

(ii) Q2A - tree stump

The Deputy Town Clerk reported that Q2A allotment holder had reported a large tree stump in the corner of the allotment and would like this to be removed. The Handyman had looked at this and said it was too difficult for him to remove. Members agreed to bring in a contractor to remove this.

Resolved: Members agreed to bring in a contractor to remove the tree stump on Q2A.

(iii) S19A – overhanging tree branches

The Deputy Town Clerk reported that S19A allotment holder had reported overhanging tree branches on the allotment and would like this to be removed. The Handyman had looked at this and said it was not safe for him to do so due to the position of the tree, the ditch and the branches.

Members agreed to bring in a contractor to remove these.

Resolved: Members agreed to bring in a contractor to remove the overhanging tree branches on S19A.

Mr Wardell, Mr Stainton and one member of the public left the meeting.

168 To receive an update on the Skatepark

The Deputy Town Clerk reported that Skatepark meeting is on the 14th November. The Skatepark is still open but it has been damaged. The Town Clerk had arranged for its repair.

169 To consider grit and litter bin requests

(a) Footpath from Grovehill Road to St Nicholas Primary School

The Deputy Town Clerk showed the photographs received from the Manager of Hanover Court. The litter bin request for 2 litter bins was agreed and the East Riding of Yorkshire Council are to be asked to install these.

Resolved: 2 litter bins are to be sited from Grovehill Road to St Nicholas Primary School.

170 To consider street lighting

(a) Listed Columns

The Deputy Town Clerk showed the photographs received from East Riding of Yorkshire Council regarding the re-siting of the listed columns from Toll Gavel. Members agreed to the re-siting of the listed columns to New Walk. Cllr Boynton objected.

Resolved: the listed columns from Toll Gavel are to be re-sited to New Walk.

(b) Seven Corners Lane

The Deputy Town Clerk reported that East Riding of Yorkshire Council had reported the lighting columns need repair. Members view the photographs provided and it was agreed to ask the East Riding of Yorkshire Council to quote for the provision of new lamps.

Resolved: It was agreed to ask the East Riding of Yorkshire Council to quote for the provision of new lamps.

171 To receive a report on Beverley in Bloom

Cllr Whitfield said that the Beverley in Bloom Group have worked extremely hard this year and the town had been awarded a Silver Gilt this year. The Beverley in Bloom Group are working a new way of managing the

group by having teams to look after different areas in Beverley. The Committee will be smaller too. The Bloom Group also have smaller committees to work on colour schemes, choosing plants, publicity etc.

A vote of thanks was given to all members of the Bloom Group for all their hard work. Cllr Whitfield agreed to pass the vote of thanks to the Group.

172 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
14/00905	Land West of 28 St Giles Croft	SMW	F	Erection of a dwelling (amended plans)	No objection
14/02602	8 New Walk	MS	LBC	Installation of internal doorway between kitchen/diner and family room (amended description)	No objection
14/02746	69 Lairgate	SMW	LBC	Construction of new roof structure and covering over existing 4 inner pitches and central valley inside line of existing lead roll ridge to north, south, east and west pitches	No objection
14/02789	8 Globe Mews	SMW	F	Erection of conservatory to rear	No objection
14/02704	T Mobile, 33 Toll Gavel	SMW	CDA	Display of 1 non-illuminated fascia sign and 1 non-illuminated projecting sign	No objection
14/02642	13 York Road	SMW	F	Erection of single storey extension to rear And detached garage with car port and Garden store	Withdrawn
14/02683	Land at Hull Road junction	MS	Reserved	Erection of a residential care home following outline permission 12/01663/OUT (appearance, landscaping, layout and scale to be considered)	No objection
14/02510	23 Woodlands	SMW	F	Erection of single storey extension to rear	No objection

Cllr Pearson did not participate in any discussions relating to 183 Holme Church Lane

14/02923	The Gamebird, 183 Holme Church Lane	MS	Outline	Outline - erection of 8no. Dwellings following of existing public house (access and layout to be considered)	Objection out of keeping with area, loss of facility/community resource/access for services/car parking
Cllrs Jack and McGrath left the meeting.					
14/02440	Land East of Jacobs Well Appeal warehouse, Swinemoor Lane	MN	F	Erection and operation of a ready mix concrete plant	No objection
14/03066	Willow Cottage, 2 Pasture Lane	SMW	F	Erection of detached garage and gates to front	No objection
Mr Brooke left the meeting.					
14/03186	9 Grosvenor Place	SMW	F	Erection of carport with store	No objection
14/02701	12 Westwood Road	SMW	F	Erection of a two storey and single storey extension to rear (AMENDED PLANS)	Objection Support Conservation Officer
14/03062	Land South of Willow Lane Camp Site, willow Lane	Wood	Outline	Outline - Residential Development (up to 195 dwellings) with access, parking, public open space, landscaping and associated development infrastructure (means of access to be considered)	No objection

173 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:

BEVERLEY CONSERVATION AREA

Re-balance Acacia (T1) crown to improve amenity due to recently losing a large limb from wind damage
Location: 27 Woodlands

Resolved: No objection

BEVERLEY CONSERVATION AREA

Light crown lift Copper Beech (T1) to 5.5m for traffic clearance and major dead wood and Crown reduce Beech (T2) by 2 metres laterally to maintain clearance from house, remove major dead wood and light crown lift to 5.5 metres for traffic clearance. All pruning back to sustainable growth points.

Location: 1 Pasture Terrace

Resolved: No objection

BEVERLEY CONSERVATION AREA

Crown lift Horse Chestnut trees (T1) to approximately 4m to reduce the weight on the remaining branches and reduce the likelihood of future failures, Crown lift Horse Chestnut (T2) to a height of approximately 4m then reduce the crown over the car parking area. Remove low branches from Yew tree (T8) to approximately 5m over the car parking area. Remove low branch back to main stem of Sycamore tree (T12). Crown lift to approximately 3-4m and crown reduce between 2-3m Horse Chestnut tree (T34) to clear the parking area and reduce the weight on branches reducing the risk to vehicles and pedestrians, Crown reduce the sides of Holly tree (T40) to approximately 1m and reduce the height by 2m, Fell Birch tree (T41) restricting light. Carefully reduce height of Birch tree (T42) by 5m and then rebalance. Fell Sycamore tree (T45) leaning towards the road and has an unbalanced crown

Location: St Marys Manor North Bar Within

Resolved: No objection

The member of the public left the meeting.

174 Consultations

- (i) Dogger Bank News Autumn 2014
- (ii) East Riding Local Plan changes to the timetables for the Strategy Document and Allocations Document hearings

Resolved: the above consultations were noted.

175 To receive notices of road closures

- (A) Proposed road safety interventions at Wednesday Market, Well Lane/Cross Street and A164/A1079 Jocks Lodge Interchange
- (B) Temporary prohibition of through traffic at Beverley North level crossing, Hull Bridge Road, Beverley from 2300 hours on 1st October 2014 until 0600 on 2nd October 2014 to enable emergency renewal of the traffic lights at the level crossing to take place
- (C) Tiger Lane Traffic Survey
- (D) Temporary prohibition of through traffic at Cherry Tree Level Crossing, Cherry Tree Lane from 2300 hours Tuesday 18th November 2014 until 0600 on 19th November 2014 to enable rotary box renewal works to take place
- (E) Temporary prohibition of through traffic at Beverley Station Level Crossing, Armstrong Way from 2300 hours Saturday 22nd November 2014 until 0600 on Sunday 23rd November 2014 to enable rotary box renewal works to take place at the level crossing
- (F) Wilbert Lane Traffic Survey
- (G) Proposed waiting restrictions on Swinemoor Lane, Beverley
- (H) Temporary prohibition of through traffic at Flemingate Level Crossing, Flemingate from 2300 hours on 23rd November 2014 until 0600 on Monday 24th November 2014 to enable rotary renewal works to take place
- (I) Programme of Pavement works for Norwood Far Grove (even numbers side only), Norwood Grove, Estate from Minster Yard North to pavers outside House 44), Windsor Close & Snicket to Swinemoor Lane,

Warton Avenue – patching work is complete – still to slurry seal – delayed due to housing improvements, roofing and cladding works. Possible other sites include Regent Street & Mill View Road.

(J) Temporary Prohibition of through traffic on Holme Church Lane commencing 3rd November from 930 to 1530 to enable carriageway improvement works to take place

(K) Proposed improvements to the footway alongside B1230 –Beverley Westwood

(L) Temporary speed restriction of vehicles (30mph) on part of Malton Road, Driffield Road, Grange Way and Woodhall Way commencing on Monday 3rd November 2014 due to re-development of land

(M) Temporary prohibition of through traffic Beverley North Level Crossing, Hull Bridge Road to enable the renewal of the crossing surface and re-tarmac works to take place between 2300 hours 1st November 2014 until 0600 hours Monday 3rd November 2014, 2300 hours 8th November 2014 until 0600 hours Sunday 9th November 2014 and 2300 hours Sunday 9th November 2014 until 0600 hours Monday 10th November 2014

Resolved: the above road closures were noted.

176 To accept a Report of Decision Notices

<i>Application Number</i>	<i>Address</i>	<i>Description</i>	<i>Decision</i>
14/01452	Kavanaghs, 65 Toll Gavel	Repositioning of rear entrance door, Internal alterations to ground floor layout and installation of extract terminal in roof to rear	Approved
14/01451	Kavanaghs, 65 Toll Gavel	Repositioning of rear entrance door, and installation of extract terminal in roof to rear	Approved
14/02250	8 Armstrong Close	Erection of detached garage with store	Approved
14/02275	Unit D2 Grovehill Ind Estate	Change of use from B8 storage to D2 leisure	Approved
14/02641	19 Lichfield Close	Construction of dormer windows in roof and external alterations	Withdrawn
14/02463	Ground Floor Unit 36 Saturday Market	Change of use from shop (A1) to estate Agents (A2)	Approved
14/02226	8 Westwood Road	Alterations and extensions including Erection of a single storey extension to Rear and construction of a bay window Extension to existing kitchen	Approved
14/02257	The Real Sandwich Company, 42 Saturday Market	Change of use from sandwich shop (A1) At ground floor to cafe/bar (A3/A4) with Ancillary cafe floor space at first floor And staff facilities, preparation/stock Storage at second floor	Approved
14/02537	Garden Cottage, 1 Bielby Drive	Erection of single storey extension	Approved
14/01933	Willow Cottage, 2 Pasture Lane	Variation of condition 5 (approved plans) Of planning permission 13/03873.PLF to Allow for design modifications	Withdrawn
14/02382	Tempo, 61 Morton Lane	Erection of single storey extension to front	Approved
14/02642	13 York Road	Erection of single storey extension to rear and detached garage with car port and garden store	Withdrawn
14/02394	10 Cross Street	Change of use of land to domestic garden following demolition of single storey building and construction of arch through existing boundary wall	Approved

14/02395	10 Cross Street	Listed Building Consent for the construction of an arch through existing wall	Approved
14/01382	Mallard House, 6 Beck View Road	Siting of 2 no cabins and 1 no container (retention of) along the southern boundary of the site	Approved
14/02503	62 Walkergate	Installation of French doors following the removal of an existing window and wall section below	Approved

Resolved: the above notices of decisions were noted.

ACTION PLAN

Action	Who is responsible	By when
165 Matters arising from the above Minutes including a review of the recorded actions		
Min 150 – Wooden Notice Boards - quotes to be Obtained	Deputy Town Clerk	Next Meeting
Min 152 (ii) – Return Lease to ERYC – ask them to delete Reference to Keldgate/Lairgate Allotment Association	Deputy Town Clerk	Operational
Min 152 (iv) - Plaque for Plot 1 – to be ordered	Deputy Town Clerk	Operational
Min 166 Tenancy Agreement to be changed to reflect that bonfires Can be held from 1 st September to 31 st May each year Asbestos – to be removed as soon as possible	Deputy Town Clerk	Operational
Min 167	Deputy Town Clerk	Operational
(i) Q2A – Contractor to be contacted to remove tree stump	Deputy Town Clerk	Operational
(ii) S19A – Contractor to be contacted to remove over-Hanging tree branches	Deputy Town Clerk	Operational
Min 168 2 litter bins to be installed from Grovehill Road to St Nicholas Primary School	Deputy Town Clerk	Operational
Min 169	Deputy Town Clerk	Operational
(a) Listed Columns – resited to New Walk from Toll Gavel	Deputy Town Clerk	Next meeting
(b) Seven Corners Lane – quote to be obtained for the Provision of new lamps	Deputy Town Clerk	Next meeting
Min 171 Vote of thanks to Bloom Group	Cllr Whitfield	Operational