

Beverley Town Council

Planning, Property & Services Meeting

30th June 2015

Present: Councillors Aird, Begnett, B Cooper, Dodsworth, Elvidge, Pearson and Willis

In Attendance: Carol Oliver (Deputy Town Clerk), Mr Wardell and Mr Coles (Queensgate Allotment representatives) and Mr Vieten (Sparkmill Allotment representative).

18. To receive apologies for absence

Apologies were received from Councillors G Cooper and P Astell.

19. (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 and Pearson declared non-pecuniary interests in application numbers 15/01601 as they are Trustees of the Charity.

Councillors Aird, Elvidge and Pearson declared non-pecuniary interests in application numbers 15/01579 as they are Ward Councillors.

Councillor Pearson declared a non-pecuniary interest in application number 15/01524.

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

No dispensations were given.

20. To approve the minutes of the Planning Property & Services meeting on the 2nd June 2015

Councillor Aird reported the minutes were approved at Full Council on the 30th June 2015.

21. Matters Arising from the above minutes not on the Agenda

Min 273 – The Deputy Town Clerk reported that the Town Clerk and Handyman had visited all allotments and letters to allotments holders with messy plots are being sent. Councillors were concerned that this course of action has been taken for a number of years and the allotments do not improve. Councillor Aird reported there is a system of sending letters in place. Once the letters have been sent, shortly thereafter, it was agreed that Town Councillors attend each allotment site with its representative to listen to their concerns about allotments. Councillors want to address this issue and if necessary issue notices to quit. It was agreed to commence with Sparkmill allotment first.

Min 273 (b) and (c) – The Deputy Town Clerk reported that the cost of repairing the wall at Kitchen Lane would be £230, the clearing of the culvert on Queensgate would be £350, the clearing and installation of taps at Keldgate/Lairgate allotments would be £610. Councillors agreed to go ahead with the above works. Councillor Pearson requested the wall is re-pointed as required on Kitchen Lane at the same time. Mr Wardell reported that a lorry had reversed into the wall this evening and he would inform the office of the damage.

22. To receive reports from the Allotment Representatives

Mr Wardell showed photographs from the householder who overlooks the compound on Kitchen Lane allotments. He requested that this is tidied. Councillors requested the Handyman is asked to dispose of

what is not required and generally tidy the area. Councillors discussed the way of screening the allotment compound from view. The Deputy Town Clerk is to contact the skip company to ask them to remove the skip immediately. Mr Wardell reported the allotment association shop is open and the turf is laid in readiness for the NGS open day.

Mr Vieten said that there are a lot of messy plots on Sparkmill. A discussion took place about parking at allotments and that allotment land should remain as such. It was agreed that the messy plots would be dealt with when Councillors attend with the allotment representative.

Mr Coles, Vieten and Wardell left the meeting at 7pm.

23. To discuss the allotments:

a) waiting list

The Deputy Town Clerk reported there are 19 people on the allotment waiting list. The Keldgate/Lairgate waiting list is dated from 2006 and the office will endeavour to bring this up to date as soon as possible.

24. To receive an update on the Skatepark

The Deputy Town Clerk reported that the Handyman checks the Skatepark three times per week. There has been one banning letter written following a request from Humberside Police/Anti Social Behaviour Team. A request had been made for lighting on the Skatepark but the Beverley Skatepark Group that had been formed with all the partners involved with the Skatepark had decided not to erect lights due to lack of funds. The CCTV was upgraded.

25. To consider grit and litter bin requests

The Deputy Town Clerk had received no grit or litter bin requests.

26. To receive a report on Beverley in Bloom

There was not a report on Beverley in Bloom.

27. 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	LPA due date
15/00918	Age UK 22 Wednesday Market	MS	LBC	Installation of cowl vent to rear roof slope	No objection
15/01596	26 Norwood	SME	CDA	Display of 1 no. fascia sign and 1 no. projecting sign at front	No objection
15/01600	Former Westwood Hospital site Woodlands	SMW	CDA	Display of a temporary non illuminated, free-standing, pole-mounted marketing sign	No objection
15/01423	9 Chestnut Avenue	SME	F	Retention of boundary fence	No objection
15/01601	Land East of 35 Queensgate	SMW	F	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.	Objection as access to and from the site on Queensgate is unsafe
15/01552	1-7 Toll Gavel	SMW	CDA	Display of 2no. Halo illuminated letter signs and 1no. Projecting sign	No objection
15/01458	1-7 Toll Gavel	SMW	F	Change of use from A1(shop) to A3 use	Objection to the

				(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	number of chairs and tables on these will obstruct Toll Gavel. No objection to change of use.
15/01577	Land East of 64 Holme Church Lane	MS	Outline	Erection of dwelling (access and layout to be considered)	Council request further detailed information regarding the access and rights of way to enable an informed decision to be made.
15/01660	4 Wilbert Grove	MS	F	Construction of dormer window and installation of 1 no rooflight in roof at rear (revised scheme of 15/00658/PLF)	No objection
15/01579	County Hall Cross Street	MS	LBC	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	No objection
15/01479	The Eager Beaver, Highfield Road	SME	F	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	No objection
15/01682	The Eager Beaver, Highfield Road	SME	CDA	Display of illuminated and non-illuminated adverts to the exterior of the building	No objection
15/01046	12 Hengate	MS	F	Installation of 3 no. roof lights to roof and 2 no. Roof lights to single storey extension, installation of French door and balcony to first floor; removal of existing window	No objection
15/01047	12 Hengate	MS	LBC	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 and render front and side elevations and associated internal alterations	No objection
15/01434	Agricultural House, New Walkergate	MS	CDA	Display of 1 internally illuminated fascia sign on the front elevation (AMENDED DESCRIPTION AND PLANS)	No objection
15/01435	Agricultural House, New Walkergate	MS	F	Installation of 4 no. air conditioning units at rear	No objection
15/01724	25 Outer Trinities		F	Erection of Bay window to rear	No objection
15/01524	Former Westwood Hospital site	SMW	Strat F	Residential Development - Removal of Plot 28 (New Build Dwelling House approved	No objection

	Woodlands			under 13/03875/STPLF) to allow erection of an extension to Beaver Lodge increasing the total number of units on site by 3 and amendments to the associated car parking	
15/01717	Day Centre Samman Road		F	Erection of 2m high steel palisade boundary fence with gates to replace various existing boundary treatments	No objection

28. 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:

15/01776/TCA

NORTH BAR WITHOUT CONSERVATION AREA - Remove large limb from Prunus Type (T1), Crown reduce Yew (T2) by 20%, Remove two large limbs from Ash (T3), Crown reduce Purple Plum (T4) by 30%.
Location; 2 Seven Corners Lane

Resolved – No objection

29. Consultations

East Riding Local Plan Allocations Documents-The Council's Proposed Modifications - March 2015 Meeting to be held at County Hall, Beverley commencing on Tuesday, 14 July 2015.

Councillor Elvidge reported the meeting was to discuss proposed modifications of the Local Plan and said that in Beverley is to delete the site off Kitchen Lane from the Local Plan. Councillor Aird reported the meeting is on 14th July 2015.

30. To receive notices of road closures

(i) The proposed no waiting at any time restrictions and proposed loading only bays on Flemingate and Armstrong Way, Beverley. The proposed waiting restriction is associated with Flemingate Development and the amendments to the highway layout.

(ii) Extend the limits of the proposed double yellow lines on Flemingate Court by approximately 10m up to the bottom of the ramp located on Flemingate Court. We have had some issues with people parking on the entrance road and this amendment will address that.

(iii) Notification of up-coming temporary road closure for Cherry Tree Lane, Beverley (Friday 24 July 2015) to enable carriageway surface dressing works to take place

(iv) Early Notification of temporary up-coming speed reduction to take place on the A1079, Bishop Burton to Deepdale Layby. (Commencing Monday 17 August 2015)

Resolved – The road closures were noted.

31. To accept a Report of Decision Notices

<i>Application Number</i>	<i>Address</i>	<i>Description</i>	<i>Decision</i>
15/01078	Gable End, 27 Grayburn Lane	Erection of single storey extension to rear and construction of dormer window	<i>Approved</i>
15/00002	Holly Tree House, 111 Walkergate	Erection of single storey extension to rear, construction of door canopy over existing rear entrance doors and rebuilding part of boundary wall to the rear	<i>Approved</i>
15/00984	7 Chestnut Avenue	Construction of dormer window to front and alterations to dormer window to rear and erection of single storey extension to rear	<i>Approved</i>

15/00003	Holly Tree House, 111 Walkergate	Listed Building Consent Erection of single storey extension to rear, construction of door canopy over existing rear entrance doors, construction of 1 no. Roof lights to front, replacement of aluminium/timber windows and roof lights with timber vertical sliding sash windows and conservation style roof lights, replacement of existing bay window on the rear elevation and rebuilding part of the boundary wall to the rear	<i>Approved</i>
15/00585	36 Beckside	Change of use from shop (A1) to coffee shop and delicatessen (A3) and internal alterations	<i>Approved</i>
15/00586	36 Beckside	Listed Building Consult for change of use from shop (A1) to coffee shop and delicatessen (A3) and internal alterations	<i>Approved</i>
15/01098	78 Minster Moorgate	Erection of garden studio at rear	<i>Approved</i>
15/01050	6 Beck View Road	Erection of office building with photovoltaic solar panels and roof lights and external staircase	<i>Approved</i>
15/04043	37-38 Saturday Market	Retention of the display of replacement illuminated and non-illuminated signs to the exterior of the building	<i>Approved</i>
15/00025	37-38 Saturday Market	LBC Retention of the display of replacement illuminated and non-illuminated signs to the exterior of the building	<i>Approved</i>
15/00643	Units 7 - 14 Priory Road Industrial Estate Priory Road	Construction of infill extension to workshop space at ground floor level, new mezzanine floor levels in part of existing building and erection of a 2.1m high fence to create an enclosed yard area and change of use from Leisure (D2) to Educational (D1)	<i>Approved</i>
15/01268	28 Copandale Road	Erection of single storey extension to rear	<i>Refused due to size, scale, siting and projection past the rear of the neighbouring property</i>

Resolved - the above listed decisions were noted.

Action Plan

Min No/Action	Who is responsible	Date to be achieved
<p>Min 21</p> <p>Min 273 - Once letters being sent to “messy” allotment plot holders, all Councillors are to attend the allotment sites with the representative to discuss the issues on the allotments.</p>	<p>The Deputy Town Clerk</p>	<p>As soon as possible</p>
<p>Min 273 (b) and (c) - Arrange the repair and re pointing the wall at Kitchen Lane, the clearing of the culvert on Queensgate, the clearing and installation of taps at Keldgate/Lairgate allotment. Councillors agreed to go ahead with the above works.</p>	<p>The Deputy Town Clerk</p>	<p>As soon as possible</p>
<p>Min 22</p> <p>The Deputy Town Clerk and Handyman to dispose of what is not required and generally tidy the area at the compound on Kitchen Lane allotment</p> <p>Arrange for removal of the skip from the compound area.</p>	<p>The Deputy Town Clerk</p> <p>The Deputy Town Clerk</p>	<p>As soon as possible</p> <p>As soon as possible</p>