

Beverley Town Council

Planning, Property & Services Meeting

1st March 2016

Present: Councillors Aird (Chair), T. Astell (substitute for Cllr B Cooper), Begnett, G Cooper, Dodsworth, Elvidge, Pearson and Willis.

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

139 To receive apologies for absence

Apologies were received from Cllr B Cooper.

140 (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 Aird declared non pecuniary interests in planning application numbers 16/00548, 16/00538, 16/00543, 16/00544 and 16/00545 due to being a Ward Councillor.

Cllr G Cooper declared a pecuniary interest in planning application number 16/00514 as he works from the site.

Cllr Elvidge declared non pecuniary interests in planning application numbers 16/00548, 16/00538, 16/00543, 16/00544 and 16/00545 due to being a Ward Councillor.

Cllr Pearson declared non pecuniary interests in planning application numbers 15/04012, 16/00554, 16/00548, 16/00538, 16/00543, 16/00544 and 16/00545 due to being a Ward Councillor.

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

No dispensations given.

141 To note the minutes of the Planning Property & Services meeting on the 2nd February 2016 approved at Full Council on 22nd February 2016

Resolved - The minutes of the Planning Property & Services meeting on the 2nd February 2016 approved at Full Council on 22nd February 2016 were noted.

142 To review the action plan from the Minutes of the 2nd February 2016

Cllr Aird reported the action plan from the Minutes of the 2nd February 2016 was reviewed.

143 Matters Arising from the above Minutes not on the Agenda

No matters arising

144 To discuss the allotments:

a) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported there were 13 people on the waiting list together with an additional 5 plots which were out to offer at present. There is 1 plot vacant which is being used by the Town Council for putting the soil on from the culvert.

b) To receive the allotment representatives' reports

Queensgate

The allotment representatives had met with the Administrative Assistant today and sorted out the plan of the site with her. New larger sized plot numbers are needed for the allotment plots and this was raised with the Administrative Assistant. They also reported the car park is in need to its holes filling in.

The hedge which runs parallel to Q34A needs reducing in height.

The evergreen hedge on Q37 needs reducing in height.

The Deputy Town Clerk reported that the soil in the culvert on Queensgate is going to be cleared week commencing 14th March.

Resolved - The Deputy Town Clerk is to make enquiries regarding larger sized plot numbers for the allotments and liaise with the handyman regarding the holes in the car park and ascertain who is responsible for reducing the hedges in height.

Kitchen Lane

Mr Stainton reported an allotment holder had passed away and it is a good plot that should be let out quickly. The Deputy Town Clerk said this would need delicate handling with his family.

Sparkmill

Mr Vieten said that the plot holders would like a skip. The Deputy Town Clerk reported that there is a lockable skip on Queensgate allotment and allotment holders should notify the office when items need removing to the skip. The handyman would then attend to remove these.

c) To withdraw the 2013 allotment policy (resolved at Policy 6.3.13 min 598(b) approved at Full Council on 18th March 2013 min 855(d)) and agree the administration of the allotments should be operated by the officers of the Town Council

Members were advised the current Policy is very difficult to work to and officers wanted to speed up the process for letting allotments. Members agreed a simpler policy needs to be drawn up and Cllr Aird agreed to draw up a simpler policy. Members agreed to withdraw the 2013 policy with immediate effect. The Deputy Town Clerk to inform staff members.

Resolved - Members agreed to withdraw the 2013 allotment policy with immediate effect and Cllr Aird is to draw up a simpler policy.

Allotment representatives asked whether they could have a list of names of people who hold allotments on the plots they represent. The Deputy Town Clerk informed them that the list is being checked in readiness for the invoices to be sent.

The allotment representatives left the meeting at 6.45pm.

145 To receive an update on the Skatepark

The Deputy Town Clerk reported the handyman cleans the allotments three times per week and no incidents of damage have been reported.

146 To consider grit and litter bin requests

The Deputy Town Clerk reported she had received a litter bin request via the Mayor from the Pastures Masters for a siting of the bin near the fence and gate to Figham Pastures. It was agreed that she would contact the Pasture Masters to enquire whether they are able to contribute to the purchase of the litter bin.

147 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
15/03982	Register Office Walkergate House 67 Walkergate	SMW	LBC	Provision of new and replacement stone paving to forecourt at front and to paths at side to create a more clearly defined level route to existing access ramp and to improve existing pathways (AMENDED PLANS)	No objection
15/01577	Land East of 64 Holme Church Lane	MS	Outline	Erection of dwelling (access and layout to be considered)	No objection
16/00226	Unit 18 Flemingate	MS	PAD	Installation of 1 illuminated sign, to sit on the glazing panel above the main entrance door on Unit 2 and 1 illuminated projection sign, to the front of Unit 2 facade	No objection
16/00258	Unit 18 Flemingate	MS	PAD	Installation of wall lights to front of building	No objection
16/00230	Park Lodge York Road	SMW	F	Erection of two storey porch to side, including alterations and erection of single storey extension to detached garage	No objection
16/00285	116 Burden Road	SME	F	Erection of single storey extension to side following demolition of existing outbuilding	No objection
16/00201	92 Flemingate	MS	F	Erection of single and two storey extensions to rear following demolition of existing two storey extension/outbuildings and alterations to existing ground floor window at rear to create double doors	No objection
16/00167	Land Rear Of 309 To 315 Grovehill Road	MS	F	Erection of a dwelling	Objection – loss of privacy and amenity of garage use of neighbours
15/03110	117 - 119 Walkergate	SMW	PAD	Display of 1 non-illuminated projecting sign and 1 non-illuminated fascia sign (Amended Plans)	No objection
16/00229	Evans Halshaw Vauxhall Swinemoor Lane	MN	PAD	Display of non-illuminated moulded totem and non-illuminated entrance statement sign	No objection to illuminated – note a retrospective planning application
16/00312	Rachel's Beauty World Limited Appleton House 3A Wednesday Market	MS	LBC	Removal of structurally unsafe brickwork to upper courses of chimney stack which is leaning (retrospective)	No objection
16/00342	16 Wood Lane	SMW	F	Erection of single storey extension to rear, part conversion of existing garage garden room and alterations	No objection
15/03044	Land North East Park Lodge York Road	SMW	F	Revised information - Erection of dwelling and car port	Objection – over development of site and concerns re: access

16/00280	5 St Martin's Court	SMW	F	Erection of conservatory to rear	Planning Permission not required.
15/03814	Lady Le Gros Public House 155 Norwood	SMW	F	Erection of 4 dwellings following demolition of existing public house AMENDED PLANS	Objection – over development of the site and access to the site is very tight
16/00273	7 Oak Close	SME	F	Construction of a bay window to front and installation of windows to front and side	No objection
16/00390	The Travellers Rest 36 Beckside	MS	VARY	Variation of condition 2 of planning permission (15/00585/PLF) relating to opening hours	No objection
16/00466	63 Saturday Market	SMW	CDA	Replacement of 2 non illuminated fascia signs, 1 non-illuminated hanging sign, 1 welcome message, 2 plate signs and 1 ATM panel and 4 internally applied vinyl signs	No objection in principle but object to the ATM and support the Conservation Officer.
16/00467	63 Saturday Market	SMW	F	Installation of an external ATM through previously infilled aperture and external alterations	No objection in principle but object to the ATM and support the Conservation Officer.
16/00437	2 Wheatsheaf Lane		F	Change of use of ground floor from office (B1) to yoga studio (D2)	No objection
16/00514	Mallard House, 6 Beck View Road	MS	Reg 3	Erection of a portable cabin for use as a mess facility for drivers/workers following removal of existing	No objection
16/00507	18 Lime Tree Avenue	SME	F	Erection of conservatory to rear following demolition of existing	No objection
15/04012	10 Hengate	MS	F	Erection of first floor extension to side and alterations and use as two dwellings (AMENDED PLANS)	No objection
16/00548	92 Lairgate and 95 Minster Moorgate	SMW	REG 3	Installation of external wall insulation, new roof including new rain water goods and replace door and windows like for like	No objection
16/00538	21 Beckside North	MS	REG 3	Installation of external wall insulation, new roof including new rain water goods and replace door and windows like for like	No objection
16/00554	H & M - Unit 5 Flemingate	MS	F	Retention of plant area including 1 air handling unit, 10 condensing units and associated refrigeration pipes and ductworks	No objection
16/00543	97 Minster Moorgate West	SMW	REG 3	Installation of external wall insulation, new roof including new rain water goods and replace door and windows like for like	No objection
16/00544	98 Lairgate	SMW	REG 3	Installation of external wall insulation, new roof including new rain water goods and replace door and windows like for like	No objection
16/00545	11 and 13 Dog and Duck Lane	SMW	REG 3	Installation of external wall insulation, new roof including new rain water goods and	No objection

				replace door and windows like for like	
15/03931	Unit 6 Flemingate (River Island)	MS	CDA	Display of 2 internally illuminated fascia signs	No objection
16/00531	Lunefield 20 Cartwright Lane	SMW	F	Erection of single storey extension to rear	No objection

148. 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:

16/00306

BEVERLEY CONSERVATION AREA: Portuguese Laurel; fell due to proximity to neighbours property and potential future structural problems

Location: Applewood 12 Grosvenor Place

Due Date: 19th February 2016

No objection but please consider replacing with a more suitable tree

16/00590

TREE PRESERVATION ORDER - BEVERLEY GRAMMAR SCHOOL -

1995 (REF.129) - Major pollard two Horse Chestnut trees (T1-T2) due to severe decline, to nominal 8 -10m.

Works to match adjacent Chestnut trees with similar reduction work.

Location: Beverley Grammar School Queensgate

Due Date: 14th March 2016

No objection in principle but the works must be carried out in a sympathetic way.

149 Consultations

150 To receive notices of road closures

(i) Notification of temporary up-coming emergency road closure for Norwood Grove, Beverley from Monday 22nd February 2016 to Friday 26th February 2016 to enable sewer repair works

(ii) Notification of temporary road closure for Norwood Far Grove, Beverley from Monday 14 March 2016 to 31st March 2016 to enable footway improvement works to take place safely.

(iii) Notification of temporary road closure & speed reduction commencing Monday 4 April 2016 (Closure night time between 19.00 hrs until 06.00 hrs. Speed Reduction between 06.00 hrs until 19.00 hrs. (A1035 Malton Rd, Molescroft)

Resolved – The above listed road closures were noted.

13. To accept a Report of Decision Notices

Application Number	Address	Description	Decision
15/03780	Land North of 87 Grovehill Road	Erection of a dwelling following the removal of existing pre fabricated garages	Approved
15/03882	Development Land North Of Flemingate	Variation of Condition 4 of planning permission 12/01031/STPLFE (Flemingate mixed use re-development) to create 7 retail (class A1) units with a floor area below 465sqm (of which 3 are to be below 190sqm) and change of use of unit B6 to a restaurant/ cafe use (class A3) [Revised scheme of 15/02426/STVAR]	Approved
15/02453	2 Grovehill Road	Change of use from retail to residential dwelling	Approved

15/03171	Unit 25 Flemingate	Install new shop front door, also on flat roof install two air conditioning condenser units plus two external extract flues	Approved
15/03953	14 Wood Lane	Erection of two-storey extension to front and alterations	Approved
15/03984	24 North Bar Without	Erection of a two storey extension to the rear of the existing listed building along with internal alterations to form a single dwelling with courtyard garden, following demolition of the existing portal framed shed at the rear of the building	Approved
15/03985 LBC	24 North Bar Without	Erection of a two storey extension to the rear of the existing listed building along with internal alterations to form a single dwelling with courtyard garden, following demolition of the existing portal framed shed at the rear of the building	Approved
15/03982	Register Office, Walkergate House	Provision of new and replacement stone paving to forecourt at front and to paths at side to create a more clearly defined level route to existing access ramp and to improve existing pathways (AMENDED PLANS)	Approved
15/00071	Site at Development Land, North off Flemingate	Appeal withdrawn	
15/03149	2 Laurel Court	Construction of garden steps to new entrance door to rear	Approved
16/00046	17 Norwood Grove	Erection of single storey and first floor extensions to rear; installation of 2 windows to side and 1 to rear	Approved
16/00025	Harpers 36 - 38 Lairgate	Alterations to ground and first floor internal layout, installation of window to replace existing door on north elevation and refurbish existing windows (Amended scheme to 15/02638/PLB)	Approved

Resolved: the above listed decisions were noted.

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

Action Plan

<p>Min 144 (b) Larger sized plot numbers for the allotments required and the costs are to be obtained</p> <p>Liaise with the handyman regarding the holes in the car park</p> <p>Who is responsible for reducing the hedges in height?</p> <p>Sparkmill rubbish is not being removed to the skip.</p>	<p>The Deputy Town Clerk</p>	<p>Next Meeting</p>
<p>Min 144 © Withdraw 2013 Allotment Policy</p> <p>Simpler Allotment Policy to be drawn up</p>	<p>The Deputy Town Clerk to inform staff Cllr Aird</p>	<p>Operational</p> <p>Next Meeting</p>
<p>Min 146 – contact Pasture Masters to ask for a contribution towards the cost of a litter bin at gate to Figham Pastures</p>	<p>The Deputy Town Clerk</p>	<p>Operational</p>