

Beverley Town Council
Planning, Property & Services Meeting

26th July 2016

Present: Councillors Aird (Chair), T Astell, B Cooper, G Cooper, D Elvidge and B Pearson.

In Attendance: Carol Oliver (Deputy Town Clerk).

Mr Wardell and Mr Coles (Queensgate allotment representatives) and Mr Vieten (Sparkmill allotment representative).

One member of the public was present.

220. To receive apologies for absence

Apologies were received from Cllr Dodsworth and Machen.

221. (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 and Cllr Pearson declared non pecuniary interests in 15/02472 as they are trustees of the applicant.

Cllr Pearson a non pecuniary interest in 16/01821 and 16/01822 as he is chair of the Eastern Planning Committee of East Riding of Yorkshire Council and is aware this may be called to Committee.

Cllr Elvidge declared a non-pecuniary interest in 16/02009 as he is a governor of the school and Cllr T Astell declared a non-pecuniary interest in 16/02009 as he lives near the location of the application.

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

No dispensations given.

222. To note the minutes of the Planning Property & Services meeting on the 28th June 2016 which were approved at Full Council on the 25th July 2016

Resolved - The minutes of the Planning Property & Services meeting on the 28th June 2016 which were approved at Full Council on the 25th July 2016 were noted.

223. To review the action plan from the Minutes of the 28th June 2016

224. Matters Arising from the above Minutes not on the Agenda

The Deputy Town Clerk said that quotes had been received for numbers for the allotment plots in the region of £4,000-£5,000. It was agreed that laminated ones would be prepared by the office.

In response to the letter sent by the Deputy Town Clerk to Figham Pastures asking for a donation for the bin that had been requested, she had been informed a bin was no longer required.

Cllr Elvidge is waiting to speak to the QM regarding the camouflage net for Kitchen Lane container.

225. To receive allotment representatives' reports

Queensgate

Mr Wardell reported that the NGS Open Day went well although footfall was down on last year. The catering van and ice cream van were busy throughout the day. The Deputy Town Clerk reported £252 was taken on the entrances.

Mr Coles asked whether the NGS Open Day could be held earlier as the allotments would look better. The Deputy Town Clerk said she would speak with the Town Clerk but thought the date was set by NGS. The Deputy Town Clerk would speak with the Town Clerk and report back at the next meeting.

Mr Wardell reported that a gentleman who owns a property on Newton Drive is walking down the allotment path, across a tenant's allotment, lifting up a panel in the fencing and entering his garden on Newton Drive. The Deputy Town Clerk reported she will advise Consolidated Charities as the land is leased by the Town Council from them.

Mr Coles asked whether the Town Council had considered allowing an allotment association to run the Queensgate allotments. It was agreed that the allotment representatives would discuss this with allotment plot holders. The ideas from this meeting are to be sent in writing to the Town Clerk to why they wished to have an allotment association running the allotments. Mr Wardell said there is a lot of work to be done on the allotments and the handyman does not always have sufficient time within his contracted hours.

Mr Wardell requested a breakdown of expenditure on the allotments. The Deputy Town Clerk to provide this at the next meeting.

Mr Coles said that new potential allotment holders look at the sites and think they cannot do the allotment so do not take the plot on.

Sparkmill

Mr Vieten said that the allotment holders feel nothing is happening on the allotments. He has tidied the community garden with other plot holders.

The Deputy Clerk asked if another representative could be agreed for Sparkmill allotments. It was agreed Mrs Vieten would be the second Sparkmill representative.

The Deputy Town Clerk reported that the Administrative Assistant has sent out more messy letters, second messy letters and notice to quit for Queensgate and Kitchen Lane allotments plots. The Deputy Town Clerk reported that four plots were given up today and would be relet in the next week.

226. To discuss the allotments:

a) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported there are 7 on the waiting list, an additional 6 wanting the other half of their plots and an additional 6 who live outside the town boundary.

The allotment representatives left at 1900.

227. To receive an update on the activities of Beverley in Bloom

Resolved – The update on the activities of Beverley in Bloom was received.

228. To receive an update on the Skatepark

The Handyman cleans the Skatepark three times per week and no anti social behaviour reports have been received.

229. To consider grit and litter bin requests

No grit or litter bin requests have been received.

230. To consider the street lighting request for Spark Mill Lane Footpath between Beverley Parklands and Flemingate

The Deputy Town Clerk reported the funds in the street lighting budget line were allocated for works on the ornate lamp posts, Figham Pasture and Kings Square. It was agreed this lighting would be considered in the 2017/18 budget.

Resolved - The street lighting request for Sparkmill Lane Footpath between Beverley Parklands and Flemingate be considered in the 2017/18 budget.

231. 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.

Cllr T Astell requested the pages of the Agenda are numbered and Cllr B Cooper asked that the Agenda be sent in Microsoft Word to enable the links to be clicked on for Councillors to view the applications before the meeting.

Number	Address	Ward	Plan Type	Application	Decision
16/01821	Toy Gallery, 17 Ladygate	SMW	F	Change of use from retail (A1) to cafe bar (A3/A4) and installation of external canopy to rear	Beverley Town Council strongly objects to the change of use as this property is in a residential area and is a listed building. Please note the neighbours' concerns as to use of the rear yard and the extended hours of opening. No objection to retail use. Beverley Town Council is concerned in connection with the number of cafes in the vicinity. Beverley Town Council are very concerned about the noise levels for the residents in the area.
16/01822	Toy Gallery, 17 Ladygate	SMW	LBC	Change of use from retail (A1) to cafe bar (A3/A4) and installation of external canopy to rear	Beverley Town Council strongly objects to the change of use as this property is in a residential area and is a listed building. Please note the neighbours' concerns as to use of the rear yard and the extended hours of opening. No objection to retail use. Beverley Town Council is concerned in connection with the number of cafes in the vicinity. Beverley Town Council are very concerned about the noise levels for the residents in the area.

16/01893	8 Eden Close	SMW	F	Erection of single storey extension and detached garage to rear and construction of dormer window in roof at rear following demolition of existing garage and conservatory	No objection
16/02005	8 Beech Avenue	SME	F	Construction of dormer window extensions to front and rear	No objection
16/01498	72 Hillcrest Drive	SMW	F	Revised information - Erection of two storey extension to side and rear	No objection
16/01981	Adelaides Albert Terrace	SMW	VAR	Variation of Condition 4 (15/03267/PLF) Erection of two storey and single storey extension following demolition of existing conservatory to front; erection of porch to front and open porch to rear; alterations to existing roof, windows and doors and re-cladding of the existing dormers; and rendering of the exterior brickwork (Approved Plans)	No Objection
16/01947	Xanadu 2 Langholm Close	SMW	F	Erection of single storey and link extension to rear following demolition of existing conservatory	No objection
16/01939	40 Bielby Drive	MS	F	Erection of two storey extension to side	No objection
16/01997	Peacocks, Unit 24 Flemingate	MS	CDA	Display of 1 internally illuminated fascia sign and 1 non-illuminated vinyls to existing projecting sign	Objection to illuminated sign but have no objection to the non illuminated sign
16/01020	77 Minster Moorgate	MS	LBC	Replacement of sash windows and repoint brickwork to front elevation	No objection but please comply with the Conservation Officer's instructions.
Cllr Aird said the above applications had been done by delegated powers and requested in view of a member of public's attendance the Toy Gallery application be brought to the beginning of the meeting. All agreed.					
16/01821	Toy Gallery, 17 Ladygate	SMW	F	Revised information Change of use from retail (A1) to cafe bar (A3/A4) and installation of extraction flue to rear	Objection to the change of use as this property is in a residential area and is a listed building. Please note the neighbours' concerns as to use of the rear yard and the extended hours of opening. Beverley Town Council is concerned in connection with the number of

					cafes in the vicinity. Beverley Town Council are very concerned about the noise levels and disturbance for the residents in this area. Beverley Town Council is concerned about the loss of a retail unit and housing in the town. No objection to retail use.
16/01822	Toy Gallery, 17 Ladygate	SMW	F	Revised information - Change of use from retail (A1) to cafe bar (A3/A4) and installation of extraction flue to rear - AMENDED PLANS	Objection to the change of use as this property is in a residential area and is a listed building. Please note the neighbours' concerns as to use of the rear yard and the extended hours of opening. Beverley Town Council is concerned in connection with the number of cafes in the vicinity. Beverley Town Council are very concerned about the noise levels and disturbance for the residents in this area. Beverley Town Council is concerned about the loss of a retail unit and housing in the town.

					No objection to retail use.
The member of the public left at 1920.					
16/01989	Orange Grove Fostercare Norwood House Norwood	SMW	LBC	Refurbishment to remove bar and restaurant fittings and finishes with some minor alterations internally to provide new office	No objection
16/02011	Orange Grove Fostercare Norwood House Norwood	SMW	F	Change of use from A3 (Restaurants and Cafes) to B1(Offices)	No objection
16/01704	The Old Coaching House 43 North Bar Within	SMW	LBC	Internal alterations including lowering of existing cellar and new staircase, replacement of masonry pier with steel column and associated works to existing and proposed lintels, new staircase to second floor over existing staircase and construction of dormer window to rear, non-structural alterations to modern extension and repositioning of wc for adjacent retail unit	No objection in principle but support the Conservation Officer in connection with the cellar.
16/02187	4 Eastfield Close	SME	F	Erection of a two story extension to side following demolition of existing garage (Resubmission of 16/01562/PLF)	No objection
15/02472	65 Keldgate	MS	F	Erection of 8 Almshouse dwellings (6 apartments and 2 bungalows) following demolition of existing office building	Objection due to number, size, layout, density, design, external appearance of buildings, overshadowing of neighbours property and no parking. Concerns regarding access as per the Fire Brigade letter.
16/01996	79 Pasture Terrace	SMW	F	Erection of single storey extension to side, alterations to existing conservatory to rear and alterations to existing vehicular access and parking	No objection
16/02029	Costa Coffee Toll Gavel	SMW	F	Siting of tables, chairs and barriers on highway footpath to front	No objection support the Conservation Officer in connection temporary bollards to avoid advertising
The Deputy Town Clerk is to ascertain how much the licence fee is for the siting of table, chairs and					

barriers.					
16/02036	71 Swinemoor Lane	SME	F	Construction of pitched roof over existing outbuilding	No Objection
16/02177	1 Saturday Market	SMW	PAD	Display of 2 backlit signs to front and side (re-submission of 16/00386/PAD)	Objection Out of keeping with the area
16/02140	49 Morton Lane	SME	F	Erection of single storey extension to rear and alterations to roof of existing rear extension	No objection
16/02006	Hodgsons Flemingate	MS	LBC	Replace existing signage to display of neon non-illuminated lettering, 1 freestanding pole mounted internally illuminated sign, 3 externally illuminated fascia signs, 4 internally illuminated display cases and 3 internally illuminated lantern signs	No objection
16/02001	Hodgsons Flemingate	MS	PAD	Display of neon non-illuminated lettering, 1 freestanding pole mounted internally illuminated sign, 3 externally illuminated fascia signs, 4 internally illuminated display cases and 3 internally illuminated lantern signs	No objection
16/01333	Riva Lounge, Unit 14 Flemingate Centre	MS		Change of use of land to external seating area with barriers and planters and installation of 5 fixed canopies	No objection.
16/01334	Riva Lounge, Unit 14, Flemingate Centre	MS	CDA	Revised information -Display of 1 internally illuminated fascia sign, 3 internally illuminated menu boxes, 5 branded canopies with 6 swan neck lights over and 2 vinyl window signs	No objection
16/02157	Soul Coffee House Limited, Unit 12 Flemingate	MS	PAD	Display of 1 internally illuminated projecting sign, 1 internally illuminated hanging sign and 1 internally illuminated hanging lettering sign	No objection
16/02163	Flemingate Development	MS	STRAT Vary	Variation of Condition 1 (gross internal floor space) and Condition 3 (individual retail units) of planning permission 15/03382/STVAR to allow an increase in total permitted retail floor space 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 (Re-submission of 16/01074/STVAR)	Objection – to this variation as this does not complement the town centre and the variation will be detrimental to the town centre businesses
16/02062	Superdrug, Unit 26 and 27 Flemingate	MS	CDA	Display of 2 internally illuminated fascia signs and 2 non-illuminated projecting signs	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) (AMENDED PLANS)	Objection 1) over development of the site 2) poor access

					to the site 3) access to the site for emergency/se vice vehicles
16/02009	Beverley St Nicholas Primary School Infants Holme Church Lane	MS	Strat F	New substation and access gate to support proposed new Primary School following planning approval 15/03765/STPLF	No objection

232. 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:

16/02042

BEVERLEY AND GUILDHALL CONSERVATION AREA - Fell Silver Birch (T1) and Prune Holly (T2) in width and height by approx 30% both trees are located in the rear garden.

Location: 11 Cross Street

Due Date: 20th July 2016

No objection to the pruning of the holly but objecting to the felling of the silver birch tree due to insufficient information provided

16/02195

BEVERLEY CONSERVATION AREA: Redwood; Fell due to lean towards neighbouring property.

Location: 18 New Walk

Due Date: 26th July 2016

No objection

16/02198

BEVERLEY CONSERVATION AREA: Leylandii; remove 2 limbs to allow light and rain to flower bed below.

Location: 38 Wood Lane

Due Date: 26th July 2016

No objection

16/02364

BEVERLEY CONSERVATION AREA: Apple tree; remove main limb to eastern side of tree, 1.5m from ground. Conifer: fell. Willow; fell. Cherry; prune away from property to give 1.5m clearance and light reshaping of canopy by upto 2m

Location: 9 Grosvenor Place

Due Date: 8th August 2016

No objection apple tree; to removal of main limb to eastern side of tree, 1.5m from ground. Conifer; fell. Cherry; prune away from property to give 1.5m clearance and light reshaping of canopy by upto 2m. Objection to felling of the Willow Tree which we suggest is pruned.

233. Consultations

(i) For information, Wylies road and Manor Road Duals road lighting scheme will be undertaken in this financial year.

(ii) For your information, the Local Green Infrastructure Publication From Landscape Institute from NALC

Resolved – the consultations were noted.

234. To receive notices of road closures

(i) Figham Springs Way/Marsh Drive area, Beverley - Proposed waiting restrictions from a petition received from residents regarding all day parking (believed to be commuters) causing access difficulties for residents accessing their properties and causing traffic congestion

(ii) Notification of temporary up-coming level crossing close (Beverley Station Level Crossing) 23.30 hrs Wednesday 20 July 2016 until 03.30 hrs Thursday 21 July 2016 to enable rails to be delivered to the site

(iii) Notification of temporary up-coming road closure for Chantry Lane (whole extent) Priory Road (part) Tuesday 23 August 2016 for re-surfacing works to take place

Resolved – the road closures were noted.

235. To accept a Report of Decision Notices

Application Number	Address	Description	Decision
16/01420	Land North West Of 36 Queensgate	Erection of a single storey dwelling	Approved
16/01604	32 Long Lane	Erection of single storey extension to rear following demolition of existing outbuilding	Withdrawn
16/01278 LBC	2 New Walk	Installation of 3 replacement windows to rear	Approved
16/01478 LBC	Grove Lodge, 61 Grovehill Road	Retrospective application for alterations to internal wall between breakfast room and dining room	Approved
16/01613	16 Bartlett Avenue	Construction of new boundary timber fence	Approved
16/01035	34 Marsh Drive	Erection of single storey extension to existing garage	Approved
16/01535	15 Park Avenue	Erection of single storey extension to rear, replacement garage to side and roof light to side following removal of existing side dormer window	Approved
16/01670	5 The Glen	Erection of first floor extension to rear	Approved
16/01562	4 Eastfield Close	Erection of a two storey extension to side following demolition of existing garage (amended plans)	Withdrawn
16/01492	Hodgsons Sealants, Belprin Road	Erection of two storey extension for use as additional office space	Approved
16/01353	Hugh Rice 67-69 Toll Gavel	Display of 4 internally illuminated fascia signs, 2 double sided part illuminated projecting signs	Approved
16/01550 LBC	Hugh Rice, 67-69 Toll Gavel	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	Approved
16/01552	69 Lairgate	Retention of detached timber shed	Approved
16/01256 LBC	1 Willow Garth	Replace existing Victorian style four panel wooden front door with similar Victorian style four panel design with obscured glass in top two panels	Approved
16/00886 LBC	27 Beckside	Alterations and erection of two storey extension to rear of existing single dwelling to create 2 dwellings	Approved

Resolved: the above listed decisions were noted.

The meeting closed at 8pm.

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

Action Plan

Action	Person responsible	Due by
Min 224 – Laminate numbers for plots	The Deputy Town Clerk	As soon as possible
Min 224 - Camouflage net for container	Cllr Elvidge	Next PPS
Queensgate		
Min 225 – Notify Consolidated Charity of householder trespassing on allotment	The Deputy Town Clerk	As soon as possible
Min 225 – Expenditure on allotments	The Deputy Town Clerk	Next PPS
Min 225 – Allotment Association take over allotments	Allotment Holders/Town Clerk/Deputy Town Clerk	Next PPS
Min 225 - Could the NGS Open Day be held earlier	Deputy Town Clerk	Next PPS
Sparkmill		
Min 225 – Additional representative for Sparkmill agreed.	Deputy Town Clerk	As soon as possible
Min 230 street lighting request for Sparkmill Lane Footpath	Deputy Town Clerk	2017/18 Budget
Min 231 Licence fee to be obtained	Deputy Town Clerk	Next PPS