

Beverley Town Council

Planning, Property & Services Meeting

15th April 2014

Present: Councillors Aird, Astell, Bottomley, Boynton, Cox, Elvidge, Pearson, Thorley and Whitfield

In Attendance: Carol Oliver (Assistant Town Clerk), Mr R Coles and Mr L Wardell (Queensgate Allotment Representatives) and 2 members of the public.

83 To receive apologies for absence.

Apologies for absence were received from Councillors Astell, McGrath, Sweet and Thorley. Apologies were also received from Mr Maw (Town Council Handyman) and Mr Stainton (Kitchen Lane Allotment representative).

84 (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.

Councillor Aird declared non-pecuniary interests in:

- Planning application 14/00499 due to being a member of the Humber Trust NHS as the East Riding of Yorkshire Council member
- Planning application 13/03875 because she has already seen the plans as a Ward Councillor of East Riding of Yorkshire Council
- Planning application 13/03876 because she has already seen the plans as a Ward Councillor of East Riding of Yorkshire Council
- Tree application 14/01011 because she is a Ward Councillor of East Riding of Yorkshire Council

Councillor Pearson declared non-pecuniary interests in:

- Planning application 13/03875 because he has already seen the plans as a Ward Councillor of East Riding of Yorkshire Council
- Planning application 13/03876 because he has already seen the plans as a Ward Councillor of East Riding of Yorkshire Council

Councillor Boynton declared a pecuniary interest in:

- Planning application 14/00499 due to being an employee of the NHS

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

No dispensations were given.

85 To note the minutes of the Planning Property & Services meeting on the 18th March 2014

Resolved – the minutes of the Planning Property & Services meeting on the 18th March 2014 were noted.

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

All actions have been progressed.

The chairing of the meeting was passed to Councillor Pearson.

87 To receive an update on the allotment waiting list

The Assistant Town Clerk reported there are 9 on the allotment waiting list. There are some available allotments on Sparkmill but people want Queensgate or Kitchen Lane allotment. The allotment invoices have been sent out with new tenancy agreements to all allotment holders and payments and signed tenancy agreements are being received.

88 To receive any items raised by the Town Council handyman and the Assistant Town Clerk

The Assistant Town Clerk reported she had attended the Dog Fouling Pilot Scheme on Monday 14th April 2014 and she would provide a written report to all Council members.

(i) to consider the new terms of the agreement in relation to the wall on the allotments on Lairgate with East Riding of Yorkshire Council

The Assistant Town Clerk read out the two emails from East Riding of Yorkshire Council in relation to the new terms of the agreement in relation to the maintenance of the boundary wall and another email requesting the Town Council contribute £350 towards the legal and surveyor's fees. Members agreed this.

Resolved – Members agreed to pay a contribution of £350 towards the legal and surveyor's fees and agreed the new terms of the agreement in relation to the maintenance of the boundary wall.

89 To receive the allotment representatives' report

Queensgate Allotment representatives

Mr Coles said the hedge along the side of the allotment up to the snicket has died. The hedge has been fired. The Assistant Town Clerk is to find out the ownership of the hedge. The telegraph pole supporting the telephone lines is also in need of repair and the Assistant Town Clerk is to notify Kingston Communications.

Mr Wardell said the grass needs cutting again, the skip has gone and he has erected a Notice Board on Sparkmill. The Queensgate Notice Board is going to be provided in the near future.

Resolved – the Assistant Town Clerk to find out the ownership of the hedge and contact Kingston Communications regarding the telegraph pole.

Councillor Pearson thanked the allotment holders for attending.

Mr Coles and Mr Wardell left the meeting at 6.50pm.

90 To receive an update on the Skatepark

The Assistant Town Clerk reported the Skatepark has been damaged and is under the investigation of the Police. Councillor Cox said this had been reported to him and he immediately passed this to the Town Clerk. The CCTV at the Beverley Leisure Centre is going to be checked to see if anything can be seen of when the damage was done.

The Town Council Handyman does checks three times a week. It was suggested that the Town Council Handyman undertake more checks in school holidays as it is used more. The Assistant Town Clerk reported the Town Council Handyman is on annual leave. Councillor Pearson is going to contact the Beverley Leisure Centre Manager to see if they could assist with undertaking checks on the Skatepark in the Town Council Handyman's absence on annual leave. Discussion took place about the Skatepark being covered in the Town Council Handyman's absence as the Town Council would be liable for any accidents.

Councillor Elvidge suggested that Town Council ask the Detached Youth Workers to concentrate around the area of the Skatepark to ascertain whether they can find out what is happening.

Resolved – Councillor Pearson to contact the Beverley Leisure Centre Manager to ask for their assistance in checking with the Skatepark in the Town Council Handyman absence on annual leave. The Assistant Town Clerk is to contact the Detached Youth Workers' Manager to ask them to concentrate on the area around the Skatepark.

91 To receive any litter bin/grit bin requests

The Assistant Town Clerk reported that a request had been received for a grit bin on Anderson/Mariners Court near the bin store. The Town Council Handyman is looking at this.

Councillor Elvidge said he had been asked for a litter bin on Minster Avenue. The Town Council Handyman will do a site visit to ascertain the best place for the bin.

Councillor Boynton said the litter bin behind Durham Ox is in need of repair. The Town Council Handyman will undertake a repair or if this cannot be repaired it will be replaced.

Resolved - Members agreed to provide a grit bin Anderson/Mariners Court and a litter bin on Minster Avenue and a repair or replacement of the litter bin behind Durham Ox and the Town Council Handyman will do site visits.

The charring of the meeting was passed to Councillor Aird.

92. 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
14/00469	Tesco, Morton Lane	SME	CDA	Retention of free standing digital illuminated signage	No objection
14/00305	Queens Road	MN	Strat Vary	Variation of Condition 14 to allow for design modifications (approved plans) of planning permission 13/01426/STPLF	No objection
13/03533	Fat Face, 52-53 Saturday Market	SMW	PAD	Internal alterations to store, proposed new fascia and hanging signage and repainting of shop front	Objection – support the Conservation Officer's comments
13/03889	27 Beckside	MS	LBC	Demolition and clearance of existing storage barn along with outbuildings and perimeter wall	No objection
14/00667	2 Wednesday Market	MS	LBC	Display of 1 no. non-illuminated fascia sign, 1 no. externally illuminated hanging sign, 1 no. internally illuminated sign, 1 no. internally illuminated menu unit, 1 no. awning and installation of timber and tile cladding to 4 no. internal walls following removal of existing timber skirting board	Objection due to the illuminated signs and the works have already been commenced.
14/00517	2 Wednesday Market	MS	CDA	Display of 1 no. non-illuminated fascia sign and 1 no. externally illuminated hanging sign	Objection to large fascia sign
14/00449	Hawthorne Court, St Marys Lane	SMW	F	Installation of extraction unit with boxed housing to cover an air conditioning unit	No objection
14/00830	125 Burden Road, Beverley	SMW	F	Erection of two storey extension to side and single storey extension at rear	Objection, please take into account the neighbours views on the blank brick wall
14/00690	8 Albert Terrace	MN	F	Construction of dormer extension to rear	Objection agree with the Conservation Officer

14/00762	112 Flemingate	MS	F	Change of use of ground floor to D1 use, change of use of first floor to 2 no residential flats and erection of a single storey extension to rear following demolition of outbuilding and part of the main building	No objection
14/00763	112 Flemingate	MS	LBC	Installation of air conditioning units to the rear of the building and erection of an access ramp and railings to the side entrance door (amended description)	No objection
14/00764	112 Flemingate	MS	CDA	Display of 2 no. Externally illuminated fascia signs	No objection
14/00765	112 Flemingate	MS	LBC	Display of 2 no. Externally illuminated fascia signs	No objection
14/00856	Morton Lane	SME	VAR Y	Variation of Conditions 3 and 4 (amended delivery hours) of appeal decision APP/E2001/A/02/1099447 (02/03192/STPLF) (further to previous temporary permission ref: 12/05012/VAR)	Objection to the variation as this is a residential area
14/00933	26 New Walk	SMW	VAR Y	Variation of condition 3 (approved plans) of planning permission 13/00222/PLF	No objection
14/00673	26 Grovehill Road	MN	F	Erection of single storey extension and construction of shed to rear amended plans	No objection
14/00767	3 Willow Grove	SMW	F	Erection of a single storey extension and associated alterations to rear	No objection
14/00888	228/230 Grovehill Road	MN	PAD	Display of 3 no. internally illuminated fascia signs, 1 no. non-illuminated ATM surround and 1 no. non-illuminated dibond sign	No objection
14/00935	24 Manor Road	SMW	F	Erection of an extension to garage	No objection
Professor English and Mr Lidwell (both from the Civic Society) were invited to speak to clarify aspects of the Westwood Hospital Woodlands application.					

13/03875	Westwood Hospital Woodlands		Strat F	Residential development including erection of 30 new dwellings; conversion of four existing buildings to create 25 dwelling units; demolition and rebuild of Masters Cottage to create covered parking area, cycle store and bin store; demolition of remaining buildings; together with associated parking and landscaping works - (AMENDED PLANS and DESCRIPTION)	No objection to the major development. The Masters Cottage should remain in situ
13/03876	Westwood Hospital Woodlands	SMW	Strat LBC	Residential development including erection of 30 new dwellings; conversion of four existing buildings to create 25 dwelling units; demolition and rebuild of Masters Cottage to create covered parking area, cycle store and bin store; demolition of remaining buildings; together with associated parking and landscaping works - (AMENDED PLANS and DESCRIPTION)	No objection to the major development. The Masters Cottage should remain in situ
Councillor Astell arrived at the meeting at 7.50pm					
14/00787	114 Norwood	SME	F	Erection of a single storey extension to front following removal of bay window/roof overhang	No objection
14/00841	T Mobile 33 Toll Gavel	SMW	F	Erection of single storey extension and re-siting of existing air conditioning units to the rear	No objection
14/00779	2 Regal Court Manor Road	SMW	F	Change of use from A1(retail) to A3 (restaurant) and installation of extract and air intake flues to rear	Withdrawn
14/00992	107 Minster Moorgate West	SMW	F	Erection of a two storey extension to side (Resubmission of 13/03161/PLF)	No objection
14/00608	117-119 Walkergate	SMW	F	Construction of glazed entrance to serve first floor	No objection
14/00972	7 Eastgate	MS	F	Change of use from a dwelling to a Guest House	No objection

93 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:

14/00913 The Lodge, Westwood Road

Fell two Chamaecyparis Lawsoniana and six Cupressocyparis Leylandii as too large for location and replace with a more suitable hedge

Resolved - No objection

14/00974 15 Shorthill Croft

Fell one large multi-stemmed Ash tree and remove several saplings located on a strip of land to the rear due to loss of light and roots causing lifting of the fence and patio.

Resolved - No comment as the ownership of the trees is unclear. Ownership needs to be confirmed before the Town Council can comment.

14/01011 Minster Towers Lord Roberts Road

Fell two Ash trees as growing through/against the boundary fence with Lord Roberts Road Car Park and obscuring the view of the car park CCTV.

Resolved - Objection – agree with the Tree Officer.

14/01145 9 Grosvenor Place

Fell a large Willow tree in the rear garden due to excessive size and overwhelming shading causing restricted enjoyment of the garden.

Resolved - Objection – extensive pruning preferred.

94 Consultations

No consultations.

95 To receive notices of road closures

(i) prohibit any vehicle from proceeding along Lincoln Way, Beverley (part) from the junction with Shepherd Lane to the junction with the A164 Victoria Road roundabout commencing Tuesday 22 April 2014 until 5th September 2014 to enable the construction of the new highway as part of the proposed Beverley Southern Relief Road. The order will be in place for 18 months

(ii) temporary prohibition of through traffic Beverley North Level crossing at Hull Bridge Road to enable re-railing works through the level crossing from 23.30 hrs Saturday 19 April 2014 until 09.00 hrs Sunday 20 April 2014 and from 23.30 hrs Saturday 26 April 2014 until 09.00 hrs Sunday 27 April 2014.

(iii) Surface Dressing of Albert Terrace, Figham Road, Mill View Road and The Leases with a provisional date of the 12th May 2014 and it is anticipated these works will take 17 weeks however this is weather dependant.

Resolved - all the above road closures were noted.

96 To consider the building on the allotments

This item is to be discussed at the Extra Ordinary Full Council Meeting and Policy Meeting on the 28th April 2014 when the Town Clerk will have all of the information available.

97 To accept a Report of Decision Notices

<i>Application Number</i>	<i>Address</i>	<i>Description</i>	<i>Decision</i>
13/03773	The Shed, 7-11 New Walkergate,	Erection of a flat roof over rear courtyard incorporating a retractable glazed rooflight and relocation of 3 no. Air conditioning units onto new roof at rear	Approved
13/03774	The Shed, 7-11 New Walkergate	Erection of a flat roof over rear courtyard incorporating a retractable glazed rooflight and relocation of 3 no. Air conditioning units onto new roof at rear, addition of are movable glass panel to existing fire escape door, display of 1 no.non-illuminated circular hanging sign, 1 no.Non illuminated projecting sign and 3 no.Non illuminated menu chalk blackboards and external decoration (amended plans)	Approved
14/00111	Mrs Mizon	Erection of single storey side extension following demolition of existing garage	Approved
13/04187	Aldi, Swinemoor Lane	Proposed internal illumination of existing free standing non illuminated sign approved under 13/01811/PAD	Refused
13/03873	Willow Cottage, 2 Pasture Lane	Alterations and erection of 2 storey and single storey extensions to east, west and north elevations and alterations to roof within south elevation (resubmission of 13/01473/PLF)	Approved

14/00360	7 Highgate	Erection of two single storey extensions to rear	Approved
14/00152	Pizza Express, 37 North Bar Within	Display of 1 no.halo (internally illuminated) fascia signs, 2 no. Non illuminated projection signs, 1 no. Internally illuminated menu and 1 no. Internally illuminated take away sign	Approved
14/00354	14 Park Avenue	Erection of single storey extensions to side and rear	Approved
14/00206	The Oddfellows Arms 15 Eastgate	Alterations and change of use to form 3 dwellinghouses	Approved
13/02437	Low Friars, Albert Terrace	Variation of Condition 10 (approved plans - relating to materials), of planning reference 12/02701/PLF`	Approved
13/04194	Leisure Centre Complex	Erection of single storey extension to rear to create additional gym facility and extension to car park to create additional parking spaces (car park permitted development)	Approved
14/00336	24 Woodlands	Erection of single storey extension and construction of dormer window and roof light to rear	Approved
14/00392	30 Saturday Market	Change of use from a mixed use as a flat and Class A1 retail to a single use as A1 retail use	Approved

Resolved - the above listed decisions were noted.

The meeting closed at 8.20pm.

ACTION PLAN

Action	Who is responsible	By when
Min 88 – Dog Fouling workshop notes to all Councillors	The Assistant Town Clerk	ASAP
Min 89 – Allotment Representative's Report Ownership of boundary hedge on Queensgate allotment to be ascertained The telegraph pole is damaged and Kingston Communications to be notified	The Assistant Town Clerk	ASAP
Min 90 – Skatepark damage – contact the Leisure Centre for assistance Contact the Detached Youth Team to ask them to concentrate on the Skatepark area	Councillor Pearson The Assistant Town Clerk	ASAP ASAP
Min 91 - Grit Bin on Anderson/Mariners Court – sort the siting of this bin Litter bins – Sort a site to place a litter bin on Minster Avenue Durham Ox bin to be repaired	The Assistant Town Clerk/The Handyman The Assistant Town Clerk/The Handyman	Next meeting Next Meeting
Min 96 – New Building		Policy/EFC 28 th April 2014