

Beverley Town Council

Planning, Property & Services Meeting

25th July 2017

Present: Councillors Aird (Chair), B Cooper, G Cooper, P Dodsworth, D Elvidge, N Machen and D Peacock

In Attendance: Carol Oliver (Deputy Town Clerk) and the Mayor, Cllr A Willis, Cllr B Pearson, Mr David Donkin (Property Director) and Graham Tait (Flemingate Centre Manager), Mr Lance Wardell and Mr Rod Coles (Queensgate Allotment Representatives).

419 To receive a presentation from Wykeland Limited to speak re planning application 17/02339

Mr Donkin and Mr Tait gave a presentation in support of application number 17/02339. The two units in question are 18000 square feet and a company called Extreme Bounce Revolution have designed and are creating an activity centre for young people and are investing £1m. Extreme Bounce Revolution like the size and height of the units. It will be available for local schools, colleges and people with special needs to use it. There is nothing like this in Beverley or the local area. From conversations with the young people, they would use it. It will create around 70 jobs for young people and will be an asset to the town.

Cllr Aird thanked Mr Donkin and Mr Tait for attending the meeting. Mr Donkin, Mr Tait and Cllr Pearson left the meeting at 6.45pm

420 To receive apologies for absence

Apologies for absence were received from Mr Stainton (Kitchen Lane representative).

421 (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 a non-pecuniary interest in application number 17/02022 as she is a member of the Beverley and Holderness Drainage Board. Cllr Peacock declared a non-pecuniary interest in application number 17/02022 as he knows the residents in the area.

Cllr G Cooper declared a non-pecuniary interest in application number 17/01355 as he knows the owner of the property.

Cllr Elvidge declared a non-pecuniary interest in application number 17/01355 as he has had correspondence from residents.

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

No dispensations were given.

422 To note the minutes of the Planning Property & Services meeting held on the 4th July 2017 which will have been approved at Full Council on the 24th July

Resolved: The minutes of the Planning Property & Services meeting held on the 4th July 2017 were approved at Full Council on the 24th July 20-17 were noted.

423 To review the action plan from the Minutes of the 4th July 2017

Resolved: The action plan from the Minutes of the 4th July 2017 was reviewed.

424 Matters Arising from the above Minutes not on the Agenda

No matters arising.

425 To discuss the allotments:

a) To receive reports from allotment representatives

Mr Wardell said the NGS day had been a success. He asked what was happening at the area at the rear of the community shop. Cllr Aird said plans are in hand to sort this area.

Mr Wardell asked whether the container would be emptied now the Town Council had taken the garage on. Cllr Aird said no. Mr Wardell asked if the compound could be made smaller to allow for more parking. Cllr Aird reported that the Town Council van is going to be parked in this area as it is more secure than the office. Mr Wardell said that there are more people using their cars to go to their allotments and parking is becoming an issue.

Mr Wardell said the chap who cuts the grass is doing an excellent job.

Mr Coles asked when the taps would be in place. The Deputy Town Clerk is to speak to the Handyman.

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

b) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported there are 25 on the waiting list, 7 want the other half of their plot, 11 on the list and 7 outside the town boundary.

c) Any other issues to be reported by the Deputy Town Clerk

Cllr B Cooper said residents had approached him about the state of Sparkmill allotments and he asked when the next inspection was. Cllr Aird reported that the Town Clerk and Administrative Assistant had attended today.

The Deputy Town Clerk reported that the allotment holders who had not paid their rent had had their plots inspected today and Notice to Quits would be issued.

426 To receive an update on the Skatepark

The Skatepark is cleaned three times per week by the Town Council Handyman with no anti-social behavior issues being reported. It has been reported by a member of the public that young children and dog walkers were using the Skatepark. It had been agreed with the Leisure Centre to put up notices to ask members of the public not to do this.

427 To receive Beverley in Bloom Co-Ordinator's Report

Members said the report was very informative.

Resolved: The Beverley in Bloom Co-Ordinator's Report was received with thanks.

428 To consider grit and litter bin requests

No litter or grit bins requests have been made.

429 To receive notification that a Fixed Penalty Notice in Beverley for failure to clear up after a dog has fouled.

Resolved: The notification that a Fixed Penalty Notice had been issued to a resident in Beverley for failure to clear up after a dog has fouled was noted.

430 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 |
|----------|---------------------------|------|-----------|---|---|
| 17/02339 | Unit 10 and 11 Flemingate | MS | F | Change of use from Use Class A1 (Shops) to Use Class D2 (Assembly and Leisure) | No objection |
| 17/01355 | 42 Warton Avenue | MS | F | Change of use of dwelling (C3) to (C2), erection of two storey extension to side, single storey extension to rear and construction of a new | Objection as the end use of the property is unknown |

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| | | | | vehicular access | |
| 17/01319 | Siam Lion, 4 North Bar Within | SMW | LBC | Installation of a high pressure water mist fire protection system including 3 heads fitted in ceiling at ground floor, 1 in the hallway at first floor and installation of a pump unit under the ground floor stairs | No objection |
| 17/01692 | 12 Kilvin Drive | SME | F | Erection of single storey extensions to rear, side and front following demolition of garage | No objection to rear and side extensions but object to the front extension due to over bearing of impact of the front elevation |
| 17/01981 | 279 Grovehill Road | MS | F | Erection of single storey extension to side following demolition of existing | No objection |
| 16/03843 | Café Velo, 21 North Bar Within | SMW | F | Continued use as a cafe (AMENDED PLANS) | No objection |
| 17/01966 | 18 New Walk | SMW | F | Erection of replacement dwelling and detached garage/games room with link extension following demolition of existing and re-build existing boundary brick wall with entrance gates to front | No objection |
| 17/02058 | Land East of Park House, York Road | SMW | VAR | Removal of Condition 3 (lantern roof lights) and Variation of Condition 10 (16/01672/PLF) (approved plans) Erection of dwelling with associated works to access | No objection |
| 17/02022 | Land South of 27 Nicholson Close | SME | F | Erection of a dwelling | No objection |
| 17/02081 | White Horse Inn Hengate | SMW | LBC | Alterations to allow relocation of managers accommodation and installation en suites to existing bedrooms | No objection but please take account of Historic England's comments |
| 17/02101 | Former Westwood Hospital Site Woodlands | SMW | LBC | Listed Building Consent for the alterations to ground floor front balconies, brick infill enclosures, installation of meter cupboards, installation of velux windows and planting of an instant green screen | No objection but please note residents' concerns |
| 17/02067 | 2 Kings Square | MN | F | Erection of garage to side following demolition of existing | No objection |
| 17/01987 | Minster House, 23 Flemingate | MS | LBC | Erection of single storey extension to rear, construction of access ramp and steps, restoration works including replacement of first and second floor windows to front and internal alterations and refurbishments | No objection |
| 17/02148 | Barmston Close | MN | F | Erection of extensions to existing building and use of additional yard for coach storage and service area | No objection |
| 17/02136 | Jacobs Well 2-4 Ladygate | SMW | F | Replacement of front door and internal alterations | No objection |
| 17/01618 | Leonard Silver 29 Saturday Market | SMW | LBC | Internal alterations and external works consisting of the display of advertisements, repainting of shop frontage and removal of awning | No objection but please note Conservation Officer's comments |
| 17/02212 | 38 Railway Street | MS | LBC | Re-painting of exterior of the building including window sills | No objection |
| 17/02237 | The Brow Figham Road | MS | F | Erection of detached two storey dwelling | Objection over development of the site |

431 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:

17/01471

TPO COTTAGE HOSPITAL, BEVERLEY - 1987 (REF:432) G1: Holly; crown reduce (10%) back to previous pruning points and crown thin to increase light to gardens and maintain tree.

11 Cottage Mews

No objection

431 To receive consultations

(a) Adoption of the East Riding of Yorkshire Statement of Community Involvement (2017)

Resolved the Adoption of the East Riding of Yorkshire Statement of Community Involvement (2017) was noted.

Cllr Aird requested permission to raise the sale of part of the Archery Field to 48 Central Avenue as this had been brought to the attention of the Town Clerk today. The closing date for comments is 7th August 2017. Members agreed.

Members reported they had received concerns from the local school about the loss of a public asset and recreational space. There are endangered species of birds on the site. Members were concerned that selling part of the Archery Field could set a precedent for the future. Members agreed Cllr Aird/Deputy Town Clerk would write to East Riding of Yorkshire Council with the Town Council's objections which are:

- a) Loss of public assets
- b) Loss of recreational space
- c) Endangered species of birds on the site
- d) Setting a precedent for the future.

Resolved: Members agreed Cllr Aird/Deputy Town Clerk would write to East Riding of Yorkshire Council with the Town Council's objections which are:

- a) Loss of public assets
- b) Loss of recreational space
- c) Endangered species of birds on the site
- d) Setting a precedent for the future.

432 To receive road closure notices

(a) To remove notification of a short section of double yellow lines in between two parking bays on Wood Lane as shown on the attached drawing ENS/TP/745. (It was once part of the emergency exit route from the Beverley Arms Hotel but now that is under redevelopment and it is not part of the plans. It will create an additional much needed parking space within Beverley CPZ.

Resolved: the removal notification of a short section of double yellow lines in between two parking bays on Wood Lane as shown on the attached drawing ENS/TP/745. (It was once part of the emergency exit route from the Beverley Arms Hotel but now that is under redevelopment and it is not part of the plans. It will create an additional much needed parking space within Beverley CPZ was noted

433 To receive an update on street lighting

There was no update to be given on street lighting.

434 To receive a Report of Decision Notices

| Application Number | Address | Description | Decision |
|--------------------|---------------------|---|----------|
| 17/01132 LBC | Tiger Inn, Lairgate | Installation of replacement signs including 1 internally illuminated refurbished fascia, 1 internally illuminated double sided pictorial hanging sign, 2 non-illuminated amenity boards, 1 non-illuminated sign to gable, 1 new menu case and 1 poster case | Approved |
| 16/04230 | Tiger Inn Lairgate | Display of internally illuminated refurbished fascia, 1 internally | Approved |

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| | | illuminated double sided pictorial hanging sign, 2 non-illuminated amenity boards, 1 non-illuminated sign to gable, 1 new menu case and 1 poster case | |
| 17/01819 | 10 Westwood Way | TPO BEVERLEY NO.36 - 2006 (REF:996) G1: T1 & T2 Holly x2: reduce back to previous prune point by removing 3m in height, also side reduction and re-shape of T1 over fence line. | Approved |
| 17/01346 | 2 New Walk | Installation of 5 replacement windows to rear | Approved |
| 17/01285 | James Starkey Fine Art International 49 Highgate | Internal and external alterations including installation of roof lights, windows and doors at rear | Approved |
| 17/01586 | Cellini, 26 Toll Gavel | Display of 1 non-illuminated fascia sign and 1 non-illuminated hanging sign | Approved |
| 17/01829 | 29 Admiral Walker Road | Erection of first floor extension to side | Approved |
| 17/01439 | First Floor Units above 27-30 Flemingate Centre, Chantry Lane | Display of 2 internally illuminated fascia signs, 1 non-illuminated hanging sign and 1 internally illuminated box sign | Approved |
| 17/01353 | The Co-operative Food 1 Hull Road | Display of 4 internally illuminated fascia signs, 2 non-illuminated wall mounted aluminium panels, 4 non-illuminated post mounted aluminium panels, 2 non-illuminated double sided post mounted aluminium panels and 1 internally illuminated totem sign | Approved |
| 17/01733 TCA | The Hall Lairgate | BEVERLEY CONSERVATION AREA: T18 Tulip Tree: Remove low branch to improve form, T20 Walnut: Light crown clean and lift, formative pruning in crown, T27 Lawson Cypress: Fell: Inappropriate position in courtyard. Replace with small deciduous species. | Approved |
| 17/01612 | Yorkshire Building Society 3-5 Saturday Market | Installation of ATM | Approved |
| 17/01613 | Yorkshire Building Society 3-5 Saturday Market | Display of internally illuminated ATM surround with internally illuminated lettering | Approved |
| 14/03062 | Land South Of Willow Lane Camp Site Willow Lane | Outline - Residential Development (up to 166 dwellings) with access, parking, public open space, landscaping and associated development infrastructure (all matters reserved) | Approved |
| 17/01918 TCA | 36 Eastgate | BEVERLEY CONSERVATION AREA: Oak: 20% Crown reduction to avoid damage to neighbouring property roof, Holly; 30% crown reduction and shape, Hawthorn x2: reduce in height by 15% | Approved |
| 17/01935 TCA | 90 Minster Moorgate | BEVERLEY CONSERVATION AREA: Ash T1 - Fell because of excessive shading and low amenity value. | Approved |

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| <p>17/01693 TPO</p> | <p>The Hall Lairgate</p> | <p>TPO BEVERLEY NO.42 - 2007 (REF:1135) T1 Norway Maple: Remove limb at 8m south over gutter & reduce limbs above by 4m. T2 sycamore: Remove limb at 7m over gutter and reduce limbs above by approx 3 to 4m. T3 Pink Chestnut: lift to nominal 4m clear above car park. T4 Lime: lift to nominal 4m clear above car park. T5 Sycamore: reduction of 20-30% to remove weight & reduce risk. T6 Sycamore: up to 6m width reduction, 4m height reduction rebalancing. T7 Chestnut: Crown reduction up to 6m width, 4m height reduction. T8 Sycamore: Reduce low limb by approx 4m. T9 Horse Chestnut: Fell, T10 Sycamore: Crown reduction above Lairgate, up to 6m width reduction, 4m height reduction. T11 Horse Chestnut: Fell. T12 Beech: Light crown lift to 3m clear, and crown clean. T15 Yew: Light crown lift to 2.5m above grass. T16 Horse Chestnut: Major crown reduction above Lairgate, up to 6m width reduction, 4m height reduction. Fully remove low limb at 2.5m N & reduce others at 3 to 4m. T17 Yew: Pruning: Light crown lift to 2.5m/3m above grass and pavement. T19 Purple Beech: crown lift to south and west to 3m clear, Full crown clean. T21 Purple Plum: Fell. T23 Alder: Fully remove limb to SE @ 4m, and reduce back by 2-3M, T24 Horse Chestnut: 6-8m Crown reduce. T25 Yew: 2m crown lift.</p> | <p>Approved</p> |
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Resolved: The report of decision notices was accepted.

The meeting closed at 8 pm.

Action Plan – Planning Property & Services 25th July 2017

| Action | Person responsible | Due by |
|---|-----------------------------|----------------------------|
| Min 425 – remind Handyman about taps | Deputy Town Clerk | As soon as possible |
| Min 431 – write to ERYC objecting to selling part of Archery Field | Cllr Aird/Deputy Town Clerk | 28 th July 2017 |
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