

Beverley Town Council

Planning, Property & Services Meeting

3rd May 2016

Present: Councillors Aird (Chair), Begnett, G Cooper, D Elvidge, Pearson and Willis.

In Attendance: Carol Oliver (Deputy Town Clerk).

Alan Stainton (Kitchen Lane allotment representative), Lance Wardell and Rod Coles (Queensgate allotment representatives) and Mr Vieten (Sparkmill allotment representative).

164 To receive apologies for absence

Cllr T Astell, Cllr B Cooper and Cllr P Dodsworth apologies were received.

165 (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 Pearson declared an interest in application numbers 16/01074, 15/03044 and 16/00220 as he had visited the sites of the planning applications.

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

No dispensations were given.

166 To receive and approve the minutes of the Planning Property & Services meeting on the 5th April 2016

Resolved: the minutes of the Planning Property & Services meeting on the 5th April were agreed and signed as a correct record of the meeting.

167 To review the action plan from the Minutes of the 5th April 2016

Resolved: the action plan from the minutes of the 5th April 2016 was reviewed.

168 Matters Arising from the above Minutes not on the Agenda

No matters arising.

169 To discuss the allotments:

a) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported that there are 12 people on the waiting list with an additional 8 who live outside the boundary. She also reported all allotments are let or out for offer.

b) To receive reports from the allotment representatives

Kitchen Lane

Mr Stainton reported there are no issues on Kitchen Lane.

Queensgate

The Town Council was thanked for the dog stenciling. The Deputy Town Clerk reported that a resident had been fined by the Dog Control Officer at East Riding of Yorkshire Council for not picking up after their dog.

Mr Wardell said that he had been approached by a resident of Kitchen Lane about the compound and its general state and the container has graffiti on it. The Deputy Town Clerk is to ask the Town Council Handyman to tidy the compound and speak to Whites about the container. Mr Wardell was advised to inform the resident that contact should be made with the Town Clerk.

Resolved: The Deputy Town Clerk is to ask the Town Council Handyman to tidy the compound and speak to Whites about the container.

Mr Wardell reported that Plot 50, who is occupied by a Councillor, is still very untidy and it proposed by Cllr Pearson and seconded by Cllr G Cooper that the officers follow the procedure re: untidy plots. All agreed.

Resolved: The "untidy allotment" procedure is to be followed by officers in relation to Plot 50.

Mr Wardell requested the grass be cut and strimmed in readiness for the allotment day. The Deputy Town Clerk to ask the Town Council Handyman.

Resolved: The Deputy Town Clerk to ask the Town Council Handyman to strim and cut the grass at Queensgate/Kitchen Lane allotments.

Mr Wardell asked if the Town Council had any spare bedding plants or flowers that could be planted along the bed in front the allotment hedge.

Mr Wardell reported that Consolidated Charities have requested that property owners who have erected fences near to or over the dyke have to be removed.

Mr Wardell asked when the new allotment numbers would be in place. The Deputy Town Clerk is to speak with the Administrative Assistant in this connection and report back.

Concern was expressed at the state of the Beverley in Bloom Plot and the Community Plot. The Deputy Town Clerk to ask the Town Council Handyman to look at these and report back.

Resolved: The Deputy Town Clerk is to speak with the Administrative Assistant in connection with the numbers for the plots and ask the Town Council Handyman to look at Beverley in Bloom Plot and the Community Plot and report back.

Sparkmill

Mr Vieten reported he had reported a dangerous building at the rear of S20 and nothing appears to have been done. The Deputy Town Clerk is to look into this.

Mr Veiten reported that the plot holders were responsible for the grass in front of their plot.

All allotment holders asked about the numbers for the plot and the Deputy Town Clerk is to check the position on this for the next meeting.

Allotment representatives requested the "Best Newcomer" and "Best Kept Allotment" competition be brought back as they felt it helped allotment holders keep their plots tidy. The Deputy Town Clerk to speak to the Town Clerk. The prize is one year's free rent for each winner.

Resolved: The Deputy Town Clerk to speak to the Town Clerk regarding the starting up of the "Best Newcomer" and "Best Kept Allotment" competition.

c) Bonfires on Keldgate allotments

After consideration of the circulated documents it was agreed the Town Clerk would write to the allotment holder regarding weekly bonfires and if no response is received, the environmental officer of East Riding of Yorkshire Council would be asked to deal with this.

Resolved: The Town Clerk would write to the allotment holder regarding weekly bonfires and if no response is received, the environmental officer of East Riding of Yorkshire Council would be asked to deal with this.

d) To discuss the request from an allotment holder for a poly tunnel (size is 10 ft wide and 40 ft long) on the allotment plot (size 14.5 ft wide and 100 ft long)

Resolved: the poly tunnel is to be allowed for 12 months and this will be reassessed in May 2017 as to whether this remains or is removed.

The allotment representatives left the meeting at 7.10pm.

170 To receive an update on the Skatepark

The Deputy Town Clerk reported the Skatepark is being checked three times per week by the Town Council handyman and there are no reports of anti social behavior.

171 To receive Beverley in Bloom's Co-Ordinator's report

The Beverley in Bloom Co-Ordinator's report was received with thanks.

172 To consider grit and litter bin requests

The Deputy Town Clerk reported there are no grit or litter bin requests.

173 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
16/00538	21 Becksde	MS	Reg 3	REVISED INFORMATION 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	REVISED INFORMATION Installation of external wall insulation, new roof including new rain water goods and replace door and windows like for like	No objection
16/00331	The Cornerhouse 2 Norwood	SMW	F	Amended Plans: Erection of two storey and single storey extensions to the rear to form new bar, dining area, kitchen and staff facilities with re-modelled courtyard	No objection
16/00908	5 Becksde North	MS	LBC	Replacement of dormer window frame at front	No objection
16/01111	Rear of 38 North Bar Within	SMW	LBC	Erection of two dwellings and external and internal alterations to refurbish existing dwelling	Objection to the erection of the dwellings as fully support the conservation officer's comments and those of the neighbours. No objection to the internal alterations of the existing dwelling but please bear in mind the

					conservation officer's comments in connection with these internal alterations.
16/00848	Rear of 38 North Bar Within	SMW	F	Erection of 2 dwellings and external and internal alterations to refurbish existing dwelling	Objection to the erection of the dwellings as fully support the conservation officer's comments and those of the neighbours. No objection to the internal alterations of the existing dwelling but please bear in mind the conservation officer's comments in connection with these internal alterations.
16/00570	87 Norwood	SMW	F	AMENDED PLANS Erection of single storey extension to rear	No objection
16/00816	The Highfield Highfield Road	SME	F	Erection of a extension to beer cellar and new covered canopy	No objection
16/01005	44 North Bar Without	SMW	F	Erection of detached summer house	No objection
16/01006	44 North Bar Without	SMW	LBC	Erection of detached summer house	No objection
16/01074	Development land North of Flemingate	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 1675m2 to be accommodated entirely at mezzanine level and modification to existing controls to permit up to 14 units of less than 465 m" and of these 3 are to be low 95m2	Objection – the smaller units will not complement the town centre
16/00312	Rachel's Beauty World Limited Appleton House 3A Wednesday Market	MS	LBC	AMENDED PLANS - Removal of structurally unsafe brickwork to upper courses of chimney stack which is leaning (retrospective)	No objection
15/03044	Land North East Park Lodge York Road	SMW	F	Erection of dwelling and car port (AMENDED PLANS)	Objection – concerns re access for emergency vehicles
16/00606	64 North Bar Without	SMW	F	Alterations and extensions to existing garage/store to form self-contained annexe for guest accommodation	No objection
16/01089	64 North Bar Without	SMW	LBC	Alterations and extensions to existing garage/store to form self-contained annexe for guest accommodation	No objection
16/00220	Outbuildings East Of	SMW	F	Erection of single storey extension and	Objection –

	Flat 101 Queensgate			alterations to detached garage and alterations to outbuilding to allow as self contained holiday units with associated parking	concerns re impact on the neighbourhood
16/01035	34 Marsh Drive	MS	F	Erection of single storey extension to existing garage	No objection
16/01166	8 Shorthill Croft	SMW	F	Erection of a first floor extension to front	No objection
16/01143	Unit 18 Flemingate	MS	F	Creation of external seating area to front with removable planters and timber bench	No objection
16/01086	Fat Face 52 - 53 Saturday Market	SMW	PAD	Display of 1 non-illuminated fascia sign and 1 non-illuminated hanging sign	No objection
16/01105	Fat Face 52 - 53 Saturday Market	SMW	LBC	Repainting of shop front and windows and new fascia and hanging sign	No objection
16/01106	Sullivan's Fisheries, 55 Toll Gavel	SMW	PAD	Display of 1 externally illuminated fascia sign, 1 backlit hanging sign and opaque window foil with cut out details	No objection
16/01226	Sullivan's Fisheries, 55 Toll Gavel	SMW	F	Alterations to shop front including installation of awning	No objection
16/01227	Sullivan's Fisheries, 55 Toll Gavel	SMW	LBC	Alterations to shop front including installation of awning	No objection
16/01147	2 Seven Corners Lane	SMW	F	Erection of dwelling following demolition of existing	No objection
16/01230	Morco Products Ltd, Morco House, Riverview Road	MS	F	Erection of two storey extension, cladding and window alterations to front and erection of external staircase to rear	No objection

174 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:

16/01103

BEVERLEY CONSERVATION AREA: Apple trees; T1 remove overhanging branch (Two metre branch Two metres from ground), T2 crown lift by 2 metres and reduce overhang of space by 2 metres.

29 Woodlands

Due Date: 26/04/2016

Resolved: No objection

16/01113

BEVERLEY CONSERVATION AREA: laburnum; Fell due to leaning towards boundary wall and seen to move in strong wind.

25 Grayburn Lane

Due Date: 26/04/2016

Resolved: No objection

16/01336

BEVERLEY CONSERVATION AREA: Ash; fell due to outgrowing location, Box Elder, Fell as overhanging neighbouring property, Laburnum fell; as leaning onto adjoining wall.

Garden Cottage 36 Wylies Road

Due Date: 16/05/2016

Resolved: No objection but would like other trees of a suitable nature to be planted to replace them.

175 Consultations

(i) To receive notice of adoption of the East Riding Local Plan Strategy Document 2012-2029

Resolved: The notice of adoption of the East Riding Local Plan Strategy Document 2012-2029 was noted.

(ii) To receive the newsletter from the Forward Planning team at East Riding of Yorkshire Council re: Local Plan Strategy Document

Resolved: The newsletter from Forward Planning team at East Riding of Yorkshire Council re: Local Plan Strategy Document was noted.

(iii) To receive notification of the Surface Dressing Programme for 2016 for Greenwood Avenue, Hodgson Avenue, B1230 Lairgate, Queensgate (Old Route), Riding Fields Square, Sloe Lane and Thompson Avenue

Resolved: The notification of the Surface Dressing Programme for 2016 for Greenwood Avenue, Hodgson Avenue, B1230 Lairgate, Queensgate (Old Route), Riding Fields Square, Sloe Lane and Thompson Avenue was noted

(iv) To receive notification of the of adoption of the Affordable Housing Supplementary Planning Document on April 2016 by East Riding of Yorkshire Council

Resolved: The notification of the adoption of the Affordable Housing Supplementary Planning Document on April 2016 by East Riding of Yorkshire Council was noted.

(v) To receive notification of Street Lighting Scheme-Flemingate/Beckside-2015/2016

Resolved: The notification of Street Lighting Scheme-Flemingate/Beckside-2015-2016 was noted.

(vi) To receive notification of the East Riding Local Plan – Consultation on Draft Open Space Supplementary Planning Document (SPD)

Resolved: The notification of the East Riding Local Plan – Consultation on Draft Open Space Supplementary Planning Document (SPD) was noted.

(vii) To receive notification of a 7 day speed survey to be undertaken by East Riding of Yorkshire council and Humberside Police on the B1230 Hull Road Beverley following concerns expressed by residents the results of which will be sent to us once analysed

Resolved: The notification of a 7 day speed survey to be undertaken by East Riding of Yorkshire council and Humberside Police on the B1230 Hull Road Beverley following concerns expressed by residents the results of which will be sent to us once analysed was noted.

176 To receive notices of road closures

(i) Notice of temporary prohibition of any vehicle from proceeding along Priory Road & Chantry Lane, Beverley commencing Monday 9th May 2016 to enable trench works to take place

(ii) Notice of temporary prohibition by any person to cause any vehicle to proceed over Beverley North Level Crossing, Hull Bridge Road, Beverley between 23.00 hrs Friday 3 June 2016 until 06.00 hrs Saturday 4 June 2016 to enable the safe delivery of rails to the level crossing.

(iii) Notice of temporary prohibition by any person to cause any vehicle to proceed over Cherry Tree Lane Level Crossing, Beverley between 23.35 hrs Saturday 4 June 2016 until 08.55 hrs Sunday 5 June 2016 to enable re-railing works through the level crossing.

(iv) Notice of temporary Up-coming road closure to Level Crossing for works to take place (commencing Saturday 9 July 2016) to enable re-railing through the level crossing works to take place

Resolved – The above listed road closures were noted.

177 To accept a Report of Decision Notices

Application Number	Address	Description	Decision
16/00003	Clarks Shoes, 47 Toll Gavel	Display of an internally illuminated fascia sign and an internally illuminated projecting sign on front elevation	Approved
16/00004	Clarks Shoes, 47 Toll Gavel	Redecoration of existing shop front and installation new illuminated fascia and projecting signs	Approved
15/02403	Acacia House, 137 Keldgate	Erection of three detached dwellings (AMENDED PLANS)	<p>Refused</p> <p>(i) Protection and enhancement of open spaces</p> <p>(ii) The development would damage the character and appearance of the area as a whole</p> <p>(iii) The additional houses would not make a significant contribution to the housing supply in the area</p> <p>(iv) The Kitchen Lane allotments are allocated as an area of open space in the emerging development plan and housing abutting to the allotments would have a detrimental effect on the nature of the site</p> <p>(v) Kitchen Lane is a public right of way and is heavily used by cycles and pedestrians.</p> <p>(vi) Without the reduction of the wall and upgrade of the track which is not in the ownership of the applicants, Highways have serious concerns regarding the safety of the users</p>
16/00390	Travellers Rest, 36 Beckside	Variation of condition 2 of planning permission (15/00585/PLF) relating to opening hours	Approved
15/03863	Land North East Of 42 Warton Avenue	Erection of a bungalow and construction of a vehicular access following removal of existing access [Resubmission of 13/01966/PLF]	<p>Refused</p> <p>(i) unacceptable form</p> <p>(ii) out of character with other dwellings in the area</p> <p>(iii) unacceptable overlooking of adjoining</p>

			properties from the first floor windows of the proposed new bungalow
16/00167	Land rear of 309 to 315 Grovehill Road	Erection of a dwelling (amended plans)	Withdrawn
16/00437	2 Wheatsheaf Lane	Change of use of ground floor from office (B1) to yoga studio (D2)	Approved
15/01325	Beverley Parklands Green Beverley Parklands	Variation of Condition 24 (approved plans) of planning permission 14/01826/STPLF [Amended Site Layout to allow the reposition of Plots 10-11, 40 and 48-50 substituting approved drawing '013/077/1 rev G' with proposed drawing '013/077/1 rev K]	Approved
16/00466	HSBC 63 Saturday Market	Replacement of 2 non-illuminated fascia signs, 1 non-illuminated hanging sign, 1 welcome message, 2 plate signs, 1 ATM panel sign and 4 internally applied vinyl signs	Approved
16/00467	HSBC 63 Saturday Market	Installation of an external ATM through previously infilled aperture and external alterations	Approved
16/00507	18 Lime Tree Avenue	Erection of conservatory to rear following demolition of existing	Approved
16/00554	H & M Unit 5 Flemingate	Retention of plant area including 1 air handling unit, 10 condensing units and associated refrigeration pipes and ductworks	Approved
15/04006	Hodgsons Flemingate	Erection of single and two storey extension to rear (with part retractable roof) and single storey infill extension to side (west); construction of access ramps and steps to front, flank wall and gates to side (west), raised outdoor terraces with balustrade to side (east) and rear, and 1.7m high garden walls to side (east); installation of two kitchen extraction flues; alterations and replacement of existing windows and doors to both sides, alterations to existing flank wall to side (east) to create new vehicular access within the site and creation of parking area to side (east); following demolition of existing rear and side (east) extensions	Approved
15/04007	Hodgsons Flemingate	Listed building consent Erection of single and two storey extension to rear (with part retractable roof) and single storey infill extension to side (west); construction of access ramps and steps to front, flank wall	Approved

		and gates to side (west), raised outdoor terraces with balustrade to side (east) and rear, and 1.7m high garden walls to side (east); installation of two kitchen extraction flues; alterations and replacement of existing windows and doors to both sides, alterations to existing flank wall to side (east) to create new vehicular access within the site; internal alterations including the removal of partition walls, staircase to existing cellar and installation of lift and hoist between ground and first floors; following demolition of existing rear and side (east) extensions	
16/00514	Mallard House 6 Beck View Road	Erection of a portable cabin for use as a mess facility for drivers/workers following removal of existing	Approved
16/00594	92 Lairgate And 95 Minster Moorgate West	Installation of external wall insulation, new roof including new rain water goods and replace door and windows like for like	Approved
16/00928	11 Manor Road	Erection of 1.8m timber fence with double gates for vehicular access and single gate for pedestrian access	Approved
16/00230	Park Lodge York Road	Erection of two storey porch to side, including alterations and erection of single storey extension to detached garage	Approved
16/01005	44 North Bar Without	Erection of a detached summer house	Withdrawn
16/01006	44 North Bar Without	Erection of a detached summer house	Withdrawn
16/00487	26 Newbegin	Erection of two storey and single storey extensions to rear, installation of window to side, replacement windows and installation of roof light to front and rebuild part of existing garden wall	Approved
15/03421	Andrew And Rogers Optometrists 15 North Bar Within	Erection of a roof terrace to rear	Approved

Resolved: the above listed decisions were noted.

The meeting closed at 8pm.

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

Action Plan

<p>169 (b)</p> <ul style="list-style-type: none"> • tidy the compound • Speak with Whites regarding the graffiti on the container • Plot 50 – commence untidy/termination procedure • Strim and cut grass • “Best Newcomer and Best allotment” competition – find out what happened • View Beverley in Bloom Plot as untidy • View Community Plot as untidy • Numbers for the allotment plots 	<p>The Deputy Town Clerk/Town Council Handyman/Administrative Assistant</p>	
<p>169(c) Write to the allotment holder on Keldgate re: bonfires</p>	<p>The Deputy Town Clerk</p>	
<p>169 (d) Write to allotment holder on Sparkmill re: poly tunnel</p>	<p>The Deputy Town Clerk</p>	