

Beverley Town Council

Planning, Property & Services Meeting

2nd January 2018

Present: Councillors Aird (Chair), B Cooper, P Dodsworth, D Elvidge, D Jack, N Machen and A Willis

In Attendance: Carol Oliver (Deputy Town Clerk) and Helen Watson (Town Clerk)

All Councillors had been invited to attend for Agenda items (To consider the Consultation on the East Riding Local Plan Draft Sustainability Appraisal Scoping Report, to consider the Local Cycling and Walking Infrastructure Plans for Beverley and to consider names to be added to the Town Council Name Bank)

510 To receive apologies for absence

Apologies were received Cllrs T Astell, G Cooper and D Peacock.

511 (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 17/04079 22-26 Keldgate because she is a trustee of the applicant.

Cllr Machen declared a non-pecuniary interest in 17/03976 because the applicant is his neighbour.

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

No dispensations given.

512 To approve the minutes of the Planning Property & Services meeting held on the 28th November 2017

Resolved: The minutes of the Planning Property & Services meeting held on the 28th November 2017 were approved as a correct record of the meeting.

513 To review the action plan from the Minutes of the 28th November 2017

Resolved: The action plan from the Minutes of the 28th November 2017 was reviewed. The Deputy Town Clerk is awaiting a response in relation to the bees. The Town Clerk reported she is awaiting the re-drawing of the Queensgate allotment boundary following the sale of some of the boundary land.

514 Matters Arising from the above Minutes not on the Agenda

There were no matters arising.

Cllr Aird asked that the update on the wildlife allotment be brought forward in order that the Town Clerk could speak to this item. All agreed.

515 To receive an update on the wildlife allotment

Cllr Aird and the Town Clerk had met with an allotment holder who had come forward following a letter to all allotment holders from the Town Clerk to assist with a wildlife allotment at the rear of the allotment shop. This had been identified at the recent NGS Day. The allotment holder is prepared to try to find funding and will be "hands on" with the project. The allotment holder had been asked to prepare a proposal which she had been done. This was received on the 2nd January 2018 and was handed to Councillors. The allotment holder is prepared to source funding and volunteers. Members felt this was an excellent idea as this would not impact on the Council staff workload and would also fit in with the Yorkshire in Bloom initiative. The progress of the proposal would be regularly reported to PPS meetings.

It was agreed that the allotment holder should go ahead with the wildlife allotment and be asked to prepare a business plan/feasibility document in relation to the compost toilet as members were concerned that Council may be left with the infrastructure of this in the future.

The Town Clerk left the meeting at 1850.

516 To consider the Consultation on the East Riding Local Plan Draft Sustainability Appraisal Scoping Report

Resolved: Beverley Town Council have no further comment to make on the East Riding Local Plan Draft Sustainability Appraisal Scoping Report.

517 To consider the Local Cycling and Walking Infrastructure Plans for Beverley

Resolved: Beverley Town Council have no comment to make on the Local Cycling and Walking Infrastructure Plans for Beverley.

518 To consider names to be added to the Town Council Name Bank

Resolved: Beverley Town Council have no names to add to the Town Council Name Bank.

519 To discuss the allotments:

i) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported there are 19 on the waiting list, 7 new to the list, 5 who want the other half of their plot and 7 who live outside the town boundary.

ii) To receive email re: East Yorkshire NGS 2017 – please see attached.

Resolved: The email received from East Yorkshire NGS 2017 was noted.

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

The Deputy Town Clerk reported there are two vacant allotment plots which are to be offered to people on the waiting list.

520 To receive an update on the Skatepark

The Deputy Town Clerk reported the handyman checks and cleans the Skatepark three times per week and no anti-social behaviour issues have been reported.

521 To consider grit and litter bin requests

No litter and grit bin requests have been received.

522 To consider attendance at the Aldbrough Village Hall on 18th January 2018 at 7.30pm to discuss a way forward as some Town and Parish Councils are unhappy with the current way in which East Riding are dealing with their comments regarding planning applications. – see attached email

Resolved: Beverley Town Council will not attend the meeting at Aldbrough Village Hall on the 18th January 2018.

523 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
17/03976	37 The Leases	SMW	F	Erection of a single storey extension, raised decking and timber pergola to rear following demolition of existing conservatory and retention of raised decking area to rear	No objection
17/03940	One Stop Coltman Avenue	MN	F	Installation of ATM Machine and installation of roller shutters to ground floor shop windows	No objection

17/03960	24 The Leases	SMW	F	Erection of single storey extension to rear and installation of roof lights to side (amended scheme 17/01607/PLF)	No objection
17/04020	44 Schofield Avenue	MN	F	Erection of a two storey extension to the side	No objection
17/03711	Wickes, Swinemoor Lane	MN	CDA	Display of 2 internally illuminated fascia signs, 7 non illuminated fascia signs, 1 internally illuminated double sided totem sign, 1 non illuminated banner frame and 2 non illuminated poster frames	No objection
17/03993	Site of 2 Seven Corners Lane	SMW	F	Construction of a two storey house and detached garage	No objection
17/04036	38 Railway Street	MS	LBC	Display of 2 non-illuminated fascia signs and window vinyls	No objection
17/03547	Harvest Court, St Mary's Lane	SMW	F	Installation of replacement UPVC windows and external doors	No objection and agree with Conservation Officer's comments re: design of windows.
17/03959	The Drey 1 A The Leases	SMW	F	Erection of single storey extension to side and installation of window to other side following removal of existing door	No objection
17/04079	22-26 Keldgate	MS	F	Creation of sanitary facilities at first floor level to 3 dwelling houses (22 - 26 Keldgate) and installation of a window to gable end of 26 Keldgate	No objection
17/03731	12 Conington Avenue	MS	F	Erection of single storey extension to rear	No objection
17/04139	Land North West of 8 Well lane	SMW	F	Erection of 3 dwellings	Objection to the application on the grounds of: (i) Over development of the site. (ii) The proposed means of access to the dwellings near the brick set area as this is owned by number 18 Well Lane and this needs to be checked. (iii) The impact on the neighbourhood as no assessment of how this application will affect existing users of Well Lane as access is required to the Town Council constantly during day time hours by members of staff, members of the public, Councillors and other users

					<p>associated with the business of a busy Town Council. There is constant use of the garages opposite the site location along with the retail outlets on the corner of Well Lane. Delivery vehicles attend daily in the evening for the rear entrance to Lakeland, which vehicles are 18-26 ton rigid lorries and are parking for some period of time each evening.</p> <p>(iv) There is no parking available to the three dwellings.</p> <p>(v) There needs to be an assessment of archaeological importance to the adjoining area as the site lies within the historic core of the time and archaeological fieldwork on adjoining sites have demonstrated the survival of well-preserved medieval and post medieval sequences of major archaeological importance</p>
17/03733	Beverley Delivery Office, Annie Reed Road	MN	F	Creation of a new customers parking area with implementation of new pedestrian routes and automatic barriers with relocation of fence	No objection
17/03649	Fullers Quality Bakers, 288 Grovehill Road	MN	F	Change of use from Bakery (A1) to Hot Food Takeaway (A5) and installation of extraction system and external grill (AMENDED DESCRIPTION)	No objection
17/04142	Castlewood of Beverley, Unit 5 Enterprise Park, Beck View Road	MN	F	Installation of windows to first floor of existing industrial building	No objection
17/04052	Whelholme House, 175 Grovehill Road	MN	F	Erection of single storey extension to side and rear	No objection

17/04149	Land West of the Orchard, 13 Barnes Close	MS	F	Erection of a dwelling	Objection – over development of the site
17/04024	3 Little Clover	SME	F	Erection of a single storey extension to side following removal of existing conservatory, single storey extension to rear and extension to existing garage	No objection
17/04184	Joules Limited, 30 Saturday Market	SMW	F	Change of use from mixed use as Class C3 (flat) and Class A1 (retail) to Class A1 (retail)	No objection
17/02271	13-16 St Marys Court North Bar Within	SMW	F	External and internal alterations and alterations to allow conversion of office building to 5 apartments with erection of bin store (amended plans)	Objection – over development of the site and car parking
17/04274	Telecommunications Mast The Beverley Arms Hotel 25 - 27 North Bar Within	SMW	F	Installation of MBNL 20.0m high Phase 5 SW Tower on new D9-4 root foundation and associated works	No objection – support the Conservation Officer's comments
17/04244	85 Mill Lane	MN	F	Change of use from shop to salt cave therapy centre	No objections

524 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:

BEVERLEY CONSERVATION AREA: Crab apple: fell due to disease
17/04051
Garden Cottage, 36 Wylies Road
Due Date 20th December 2017 (extension granted to 3rd January 2018)
No objection

BEVERLEY CONSERVATION AREA: Willow: 25% approx. height reduction, Whitebeam; reduce to trunk branches on southerly side as overhanging into neighbouring property on Grayburn Lane.
17/04159
9 Newbegin
Due Date: 1st January 2018
No objection

BEVERLEY CONSERVATION AREA: Silver Birch: fell due to leaning.
Minard 3 Langholm Close
Due Date: 4th January 2018
No objection

525 To receive road closure notices

a) Notice of road closure for the Beverley Festival of Christmas 2017' which has taken place on Sunday 10 December 2017

Resolved: Notice of road closure for the Beverley Festival of Christmas which took place on the 10th December 2017 was noted.

b) Temporary Road Closure to School Lane, Beverley (off Old Walkergate) (siding 101 Beauty Studio) near Spencer Street Car Park to enable a new water connection to take place – Monday 15th January 2018

Resolved: The temporary Road Closure to School Lane, Beverley (off Old Walkergate) (siding 101 Beauty Studio) near Spencer Street Car Park to enable a new water connection to take place on the Monday 15th January 2018 was noted.

c) Temporary Up-coming road closure to Beverley Station Level Crossing to enable level crossing maintenance works to take place - Sunday 28 January 2018

Resolved: The temporary Up-coming road closure to Beverley Station Level Crossing to enable level crossing maintenance works to take place on the Sunday 28 January 2018 was noted.

d) Proposed amendment to existing waiting restrictions outside 98 Lairgate to have a vehicular access constructed at their property. Removal of a section of the bay is required to allow the vehicular access to be used and not obstructed

Resolved: The Proposed amendment to existing waiting restrictions outside 98 Lairgate to have a vehicular access constructed at their property was agreed. Removal of a section of the bay is required to allow the vehicular access to be used and not obstructed

e) Proposed No Waiting at Any Time restrictions & removal of a section of existing restrictions at Beverley Parklands to prevent vehicles parking on the bend, on both sides of the carriageway and/or too close to the junctions of Brooklands, the car park access to the new care home & access onto the new housing development.

Resolved: The Proposed No Waiting at Any Time restrictions & removal of a section of existing restrictions at Beverley Parklands to prevent vehicles parking on the bend, on both sides of the carriageway and/or too close to the junctions of Brooklands, the car park access to the new care home & access onto the new housing development was agreed.

f) Proposed No Waiting at Any Time restrictions at Beckside North to extend the existing No Waiting at Any Time restrictions further to prevent any access issues from continuing.

Resolved: The Proposed No Waiting at Any Time restrictions at Beckside North to extend the existing No Waiting at Any Time restrictions further to prevent any access issues from continuing was agreed.

g) Proposed amendment to existing waiting restrictions at Long Lane and remove two of the parking bays closest to the bend south of number 47 and extend the eastern bay to the north and additional bay on the western side

h) To provide some parking restrictions on Eastgate (to the rear of Dominican Walk) to alleviate the problems to enable residents to have access to their existing their garages and driveways. - see attached plan

Resolved: The proposal to provide some parking restrictions on Eastgate (to the rear of Dominican Walk) to alleviate the problems to enable residents to have access to their existing their garages and driveways was agreed.

i) Temporary Emergency Road Closure now in place - (Newbald Road, Beverley commencing Wednesday 20 December 2017) to enable cattle grid works

Resolved: The temporary Emergency Road Close in place 20th December 2017 to enable cattle grid works to be undertaken was noted.

526 To receive an update on street lighting relating to issues re lighting on New Walk

The Deputy Town Clerk informed the meeting that a resident on North Bar had reported the ornate light is not working. ERYC Street Lighting are looking in to this to resolve the issue.

527 To receive a Report of Decision Notices

Application Number	Address	Description	Decision
17/02878	43 Butt Lane	Erection of first floor extension to rear	Approved
17/01966	18 New Walk	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	Approved
17/03227	James Starkey Fine Art International 49 Highgate	Installation of a sliding sash window following removal of existing ground floor bay window on south elevation (Minster Yard North)	Approved
17/03200	The Grapes, 27 Saturday Market	Display of History Board	Approved
17/03243	77 Pasture Terrace	Erection of a single storey extension to rear following demolition of existing conservatory	Approved
17/03162	6 Minster Moorgate	Internal alterations to create an opening between lounge and dining room for the installation of reclaimed softwood panel doors	Approved

17/03230	Wickes, Swinemoor Lane	Erection of a covered trolley park	Approved
17/03073	47 and 49 Grayburn Lane	Erection of single storey extensions to rear	Approved
17/03420	4 Manor Park	Erection of a single storey extension and alterations to existing roof to rear	Approved
17/03066	Briggs and Powell Limited, 59 Saturday Market	Construction of a pantile roof to replace existing crinkle tin roof, installation of access hatch to roof void, removal of existing suspended timber floor and replace with concrete floor slab to rear storage area and right-hand side office area, timber wise injected DPC to ground floor external walls and associated like-for-like repairs	Approved
17/03065	Briggs and Powell Limited, 59 Saturday Market	Construction of a pantile roof to replace existing crinkle tin roof	Approved
17/03088	15 Westwood Way	Erection of single storey extension to rear and construction of porch to front	Approved
17/03802	Tree Belt East of Old Manor Lawns	BEVERLEY CONSERVATION AREA: Sycamore; 4m side reduction to reduce overhang over neighbouring property	Approved
17/03743	Domestic Garage North Of Woodgate Lodge 29A Woodlands	BEVERLEY CONSERVATION AREA: T1 Sycamore; selective crown lift as illustrated to enable repair of garage.	Approved
17/03325	The Stationery Box, 2 Lairgate	Removal on non-original wall between two properties	Approved
17/03683	12 Woodlands Drive	BEVERLEY CONSERVATION AREA: Beech x2: 3m reduction to draw back branches as overhanging neighbouring property / car park and crown clean to remove crossing branches and dead wood	Approved
17/03390	Buildings rear of 8 Well Lane	Erection of a dwelling	Withdrawn
17/03694	Castle House, 30 Wilbert Grove	BEVERLEY CONSERVATION AREA: T9 Sycamore; fell, as poor condition and infected with Honey Fungus	Approved
17/03360	2 Wheatsheaf Lane	Change of use of ground floor from yoga studio (D2) to office (B1)	Approved
17/03863	1 Pasture Terrace	BEVERLEY CONSERVATION AREA: Rowan; fell due to decay in trunk	Approved
17/03741	Carlton House, 20 Tiger Lane	Erection of single storey extension to rear following part demolition of existing	Approved
17/03663	65 Wilbert Lane	Erection of a single storey extension to rear, alterations to door and window in courtyard and re-location of 2m high timber gate	Approved
17/03463	44 Mintfields Road	Erection of first floor extension to side, single storey extension to rear and construction of porch and bay window to front	Approved
17/03756	14 Bishops Croft	Erection of single storey extension to side and rear following demolition of existing extension	Approved
17/03538	25 Park Avenue	Erection of single storey extension to rear following demolition of existing conservatory	Approved
17/03653	10 Cross Street	BEVERLEY CONSERVATION AREA: T1 Beech: remove one lower limb as illustrated as part of crown raise over building. T2 Ash: fell due to signs of Chalara die back. T3 Holly; 1-2m reduction as over hanging from neighbouring property, T4 Elder; 1- 2m reduction as overhanging from neighbouring property	Approved
17/03551	Morleys House Morleys Yard	BEVERLEY CONSERVATION AREA: Ash (T1) - Prune tree canopy as illustrated	Approved
17/03326	Stationery Box, 2 Lairgate	Change of use of 2 & 4 Lairgate from A1 (Retail) to A4 (Drinking Establishment)	Refused – exceeds the non-retail limit of 25%

Resolved: The decision notices were noted.

The meeting closed at 2010