

Beverley Town Council

Planning, Property & Services Meeting

6th November 2018

6.30pm at 12 Well Lane, Beverley

Present: Councillors Aird (Chair), D Elvidge, N Machen and Willis.

In Attendance: Carol Oliver, Deputy Town Clerk

711 To receive apologies for absence

Apologies were received from Cllrs B Cooper, G Cooper, P Dodsworth and D Peacock

712 (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.

Councillors Aird and Elvidge declared a non-pecuniary interest in 18/03404 – ERYC County Hall due to being Ward Councillors.

Councillor Machen declared a non-pecuniary interest in 18/03201 – 7 St Mary's Terrace due to being friends with the application.

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

No dispensations were given.

713 To approve the minutes of the Planning Property & Services meeting held on the 16th October 2018

Resolved: The minutes of the Planning Property & Services meeting held on the 16th October 2018 were approved.

714 To review the action plan of the Planning Property & Services meeting held on the 16th October 2018

Resolved: The action plan from the minutes of the Planning Property & Services meeting held on the 16th October 2018 was reviewed.

715 Matters Arising from the above Minutes not on the Agenda

No matters arising.

716 To discuss the allotments:

- (a) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported that there are 22 on the waiting list, 8 new to the list, 9 who want the other half of their plot and 5 who live outside the town boundary. The Deputy Town Clerk reported there are four allotments that are about to be offered.

- (b) Any other issues to be reported by the Deputy Town Clerk

This will be removed to the end of the meeting as the Town Clerk is preparing a response to a letter from Wilkin & Chapman re: Beverley Consolidated Charity and Queensgate allotments.

717 To receive an update on the Skatepark

The Skatepark is checked by the Handyman three times per week. A burnt out motorcycle was removed and taken to the Police Station by the Handyman and this is now a matter for the Police. No other anti-social behaviour issues have been reported.

718 To consider grit and litter bin requests

No litter or grit bin requests have been received.

719 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 1	Ward	Plan Type	Application	Decision
18/03212	2 Napier Close	SMW	F	Erection of single storey extension to side	No objection
18/01672	Land rear of 78 Holmechurch Lane	MS	F	Erection of 2 detached dwellings	Objection due to over development of the site, access to and from the site for heavy vehicles, emergency services and large vehicles is unacceptable. Please note comments of the residents and check the ownership of the ten foot.
18/02889	2 Lairgate	SMW	VAR	Variation of Condition 2 (opening hours) of planning permission 18/00185/PLF (Change of use of hair salon to cafe) to allow for extended opening hours of 08:00 to 23:30 Sunday to Thursday and 08:00 to 01:00 Friday, Saturday and Bank Holidays [AMENDED DESCRIPTION]	This was called in and dealt with at Committee. This was refused as follows -potential to increase noise -potential to impact disturbance of neighbourhood if leaving at the same time as other establishments -potential to increase both foot fall and traffic
18/03243	3 Little Clover	SME	F	Extension to existing garage with rendering (retrospective application)	No objection
18/03373	Site of 2 Seven Corners Lane	SMW	F	Erection of 2.2m high boundary wall to side and rear following demolition of existing	Objection and fully support the Conservation Officer's comments re: the brick wall
18/02722	Crabtree House 1B Blucher Lane	MS	F	Alterations and extensions to existing dwelling, erection of replacement detached garage/workshop following demolition of existing, and erection of gates and pillars (AMENDED DESCRIPTION AND PLANS)	Objection as it is over development of the site due to the size and nature of the proposed workshop. Loss of light and privacy to residents and loss of amenity to the historical community garden for the residents.

18/03206	Razors Hairdressers, 15 Flemingate	MS	LBC	Installation of Perspex security screen fitted in front of existing ground floor window to front (retrospective application)	Objection – fully support the Conservation Officer and request the shutters are removed.
18/03470	Greggs, Unit 25 Flemingate	MS	CDA	Display of two non-illuminated signs to brick piers either side of shop entrance	No objection
18/03404	ERYC County Hall, Cross Street	SMW	LBC	Minor amendment to 17/00598/REG3 involving applying a lime plaster render finish internally to the vaults walls up to wall plate level	No objection
18/03201	7 St Marys Terrace	SMW	F	Erection of single storey extension to rear	No objection
18/03452	55 Central Avenue	SMW	F	Erection of two storey extension to side, single storey extension to rear and associated works following demolition of existing garage and single storey extension to rear	No objection
18/03498	8 Newbegin	SMW	LBC	Conversion of existing dwelling to 3no apartments to include internal alterations	No objection
18/03392	Gothic Pump North Bar Within	SMW	LBC	Restoration of water pump including the replacement of missing spout and handle	No objection – support Conservation Officer re paint,
18/03496	5 Armstrong Close	MS	F	Erection of two storey extension to side and single storey extension to rear	No objection

720 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:

18/03301/TPO

Location: 8 Sage Grove

TPO KELDGATE MANOR FARM LONG LANE, BEVERLEY - 1986 (REF:455) A1: Oak; 7m crown lift to balance lower canopy and increase light to gardens, crown clean removing dead wood and epicormic growth

Resolved: No objection

18/03316/TCA

Location: 13 New Walk

BEVERLEY CONSERVATION AREA: Beech T13, fell, due to inappropriate form and location

Resolved: No objection

18/03303/TCA

Location: 2 Grayburn Lane

BEVERLEY CONSERVATION AREA: T1 Willow: fell, T2 Silver Birch; crown lift to 2.5m above ground and side reduced by up to 2.5m on eastern side over hotel car park and light pruning to southern side to give a balance shape. T3 Yew: lower branches pruned to give 1m clearance as resting on neighbouring property roof.

Resolved: Objection to the felling of the willow and no objection to the crown lifting of the silver birch and the yew trees.

18/02841/TCA

Location: 54 Westwood Road

BEVERLEY CONSERVATION AREA: T1 Ash: 3m crown lift to clear garage roof and crown clean

Resolved: No objection

721 To receive Consultations

(a) Hornsea Project Four Offshore Wind Farm - EIA Scoping Notification and Consultation

Resolved: The Deputy Town Clerk is to inform the Planning Inspectorate that Beverley Town Council have no comments to the Hornsea Project Four Offshore Wind Farm.

- (b) To consider request for Street Names for Beverley Town Council name bank held at East Riding of Yorkshire Council

Resolved: The Deputy Town Clerk is to ask all Town Councillors to provide names for the name bank for the next meeting on the 27th November 2018.

722 To receive and consider road closures

(a) Limited parking restrictions 'No waiting, Monday to Friday, 10am to 11am' restriction (single yellow line) on Windsor Close and some double yellow lines at the junction of Windsor Close and Warton Avenue to alleviate the problems of all day parking caused by people working on Swinemoor Lane, access issues for delivery vehicles and the emergency services

Resolved: The limited parking restrictions 'No waiting, Monday to Friday, 10am to 11am' restriction (single yellow line) on Windsor Close and some double yellow lines at the junction of Windsor Close and Warton Avenue to alleviate the problems of all day parking caused by people working on Swinemoor Lane, access issues for delivery vehicles and the emergency services were agreed

(b) Saturday Market car park area in front of TSB bank for the Beverley Lions to hold their Carol Service and Christmas Tree Lights Switch On on Sunday the 25 November 2018 between 2pm and 5pm

Resolved: The Saturday Market car park area closure in front of TSB bank for the Beverley Lions to hold their Carol Service and Christmas Tree Lights Switch On on Sunday the 25 November 2018 between 2pm and 5pm was noted

723 To receive a Report of Decision Notices

Application Number	Address	Description	Decision
18/02460	11 Grayburn Lane	Erection of single storey extension to rear with external alterations and alterations to increase height of boundary fence (Amended Description)	Approved
18/02983	22 Waltham Lane	BEVERLEY CONSERVATION AREA: Purple plum: fell as has outgrown location and to increase light	Approved
18/03009	14 Railway Street	BEVERLEY CONSERVATION AREA: T1 Cherry: crown reduce by 1m to previous pruning points	Approved
18/02684	27 Tiger Lane	BEVERLEY CONSERVATION AREA: Cherry; crown reduction 1/3 of total height of tree as has grown too tall and over shadowing street light to the front of property, Cherry; Fell, has outgrown location in rear garden, Fruit tree; fell as dead.	Approved
18/02984	15 Minster Moorgate	BEVERLEY CONSERVATION AREA: T1 Poplar: removal of main stem to southern side of tree as overhanging garden of adjoining property, also removal of broken limb to eastern side of the tree and removal on lowest lateral branch of most northern stem to its western side as overhanging hedge and border.	Approved
18/02626	11 Shorthill Croft	Erection of single storey extension to rear	Approved
18/02627	55 North Bar Without	Installation of double glazing within existing frames to three existing timber sash windows (two at second floor to front and one at first floor to rear	Approved
18/02692	County Hall Cross Street	Installation of pedestrian and cyclist turnstile between blocks A and F	Approved
18/03005	West Hill House, 23 A Woodlands	BEVERLEY CONSERVATION AREA: Black pine (Pinus nigra) (T1) - fell because of root damage to retaining wall and patio of 55 Pasture Terrace	Approved
18/03150	The Old Coaching House, 43 North Bar Within	BEVERLEY CONSERVATION AREA: T1, T2, and T3 Cherry x3: reduce by 30% and clear T1 away	Approved

		from property gable end.	
18/01819	Unit 11 Flemingate	Display of 4 non-illuminated fascia signs, 1 non-illuminated hanging sign and 9 window vinyls (Retrospective)	Approved
18/02726	40 Bielby Drive	Erection of a boundary wall to part of frontage (retrospective)	Approved
18/02697	29 North Bar Without	Erection of boundary wall to seal existing opening	Approved
18/02900	Land South Of Fox Cottage 68 Becksde	TPO BEVERLEY NO.45 - 2009 (REF:1231) T1: Maple; all round 4m crown lift, selective reduction of branches overhanging the carriageway to give 6m height clearance, selectively prune or remove squirrel damaged branches to reduce risk and remove deadwood.	Approved
18/02620	Premier Inn Flemingate	Change of use from restaurant (A3) to hotel accommodation (C1) with external alterations in connection with Premier Inn	Approved
18/02845	The Old Coaching House, 43 North Bar Within	Alterations to lower cellar floor	Approved
18/02869	16 Victoria Road	Erection of single storey extension to rear	Approved
18/01818	Unit 11 Flemingate	Installation of extractor/inlet units	Approved

Resolved: The above decision notices were noted

724 The item 716 (b) Any other issues to be reported by the Deputy Town Clerk was discussed.

Councillor Aird informed the meeting a letter from Wilkin Chapman had been received asking the Town Council to confirm its position regarding the Queensgate allotments' boundary, liability for the land transferred and the culvert. Following discussion with the Town Clerk, a letter had been prepared as follows:

Thank you for your letter dated 1 November 2018. This matter was discussed at the Planning, Property and Services Committee of Beverley Town Council on 6th November 2018.

In response to your letter I can confirm that:

1. Beverley Town Council leases the land from Consolidated Charities to use as an allotment site.
2. Beverley Town Council maintains the boundary of the Queensgate Allotment which is rented by us.
3. Beverley Town Council will take necessary steps to keep the ditch clear within our power and boundary limit. However we are unable to take responsibility for the culverted areas to the rear of 16 Springdale Way or any other transferred land, as Beverley Town Council have not carried out the work or approved the works.
4. Beverley Town Council will not be responsible for the transferred land as this is not under our control, and should not be within our boundary if it's transferred.
5. Beverley Town Council cannot supply you with information regarding the concerns with the new culvert we do not have drainage experts on hand. We suggest that you take this up with householders who have transferred land and Consolidated Charities to ensure the work carried out complies with drainage regulations and good practices.

Beverley Town Council would like a new copy of the Queensgate Allotment Site boundary, with the information detailed where land transfer has taken place for our records.

Councillor Aird read the letter to the meeting and all agreed this should be sent and the Town Clerk was thanked for this.

Resolved: The letter set out should be sent by the Deputy Town Clerk to Wilkin Chapman.

**Action Plan
Planning Property & Services
6th November 2018**

Action	Person Responsible	Date
721 (a) – Respond to The Planning Inspectorate	The Deputy town Clerk	Operational
721 (b) – Street Name Bank – all councillors to be asked	The Deputy Town Clerk	27 th November 2018
722 – Respond to road closures	The Deputy Town Clerk	Operational
724 – Respond to Wilkin Chapman	The Deputy Town Clerk	Operational