



Planning, Property & Services Meeting

5th November 2019

6.30pm at 12 Well Lane, Beverley

Present: Councillors P. Astell (Chair), S. Blencoe, D. Boynton, I. Gow, D. Horsley, S. Rance, C. Wildey, A. Willis.

In Attendance: Councillor M. Pinder, Matthew Snowden (Deputy Town Clerk)
and Mike Andrew (Town Handyman)

112/19: Public Forum

Cllr M. Pinder addressed the committee as an allotment tenant, to report issues of crop thefts on the Queensgate and Kitchen Lane sites.

Proposal: That Town Council Officers investigate the cost of fencing between the Queensgate and Kitchen Lane sites as a way to discourage access from one to other due to their adjoining, undivided nature. If financially and practically feasible, this could help prevent theft on the allotments of both produce and tools.

Proposed: Cllr P. Astell

Seconded: Cllr S. Rance

Resolved: *That the proposal be accepted and officers report back as soon as is practicably possible.*

113/19: To receive apologies for absence

There were no apologies to receive.

114/19: Declarations of Interest

114.1: 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 D. Boynton declared a non-pecuniary interested regarding planning applications 19/02973/REG4 and 19/03499/PLF, as these applications have been submitted by East Riding of Yorkshire Council to which he is an elected councillor.

114.2: To note dispensations given to any member of the council in respect of the agenda items listed below.

No dispensations were given.

115/19: To approve and sign the minutes of the Planning, Property and Services meeting held on 15th October 2019

Resolved: *The minutes were unanimously approved and signed by the Chairman.*

116/19: To Consider the purchase of a new Town Council van.

It was reported that the Town Council van had failed its recent M.O.T. and it would cost upwards of £2,000 to resolve the issue. Councillors discussed the need to replace rather than repair the vehicle. The Deputy Town Clerk reported that until a new van can be acquired, an occasional rental vehicle is being used to enable the Handyman to fulfil his duties. Councillors took advice from the Handyman regarding the Town Council's vehicular needs, based on the duties he carries out throughout the year (skate park maintenance, notice board updates, etc.), seasonally (watering with the bowser during summer, etc.) and occasionally (transporting large items for events, Beverley in Bloom, etc.). Councillors discussed various possible options to resolve this issue and it was confirmed that £8,000 is ring-fenced in reserves to fund a new vehicle.

Proposal: That Officers investigate the possibility of hiring a van on a long-term lease and research associated costs. This information will be reported back to Policy Committee and subsequently Full Council will make a final decision as soon as possible. In the interim, Officers can hire a small van as and when required to enable the Handyman to fulfil his duties.

Proposed: Cllr P. Astell **Seconded:** Cllr S. Rance

Resolved: *That the proposal be accepted.*

117/19: Planning Applications

Plann ing Ref	Address	Ward	Application Details	Comment
19/03 495/V AR	Keldgate Manor Keldgate Beverley HU17 8HU	MS	Variation of condition 2 (external materials) of planning permission 16/01261/PLB for the conversion of Keldgate Manor from Care Home to 7 residential apartments for the over 55's and associated internal and external alterations including part demolition, installation of doors and windows and re-building of boundary wall to east elevation	Beverley Town Council has no objection to this application.
19/03 496/V AR	Keldgate Manor Keldgate Beverley HU17 8HU	MS	Variation of condition 2 (external materials) of planning permission 16/01261/PLB for the conversion of Keldgate Manor from Care Home to 7 residential apartments for the over 55's and associated internal and external alterations including part demolition, installation of doors and windows and re-building of boundary wall to east elevation	Beverley Town Council has no objection to this application.
19/03 497/V AR	45-47 Keldgate Beverley HU17 8HU	MS	Variation of condition 2 (external materials) of planning permission 16/01260/PLB for the conversion of 45 and 47 Keldgate (Gate Houses) to 2 Independent Living Units with internal and external alterations, removal of modern extension to rear of 45 Keldgate and installation of window to side	Beverley Town Council has no objection to this application.
19/02 973/R EG4	Longcroft School Burton Road Molescroft HU17 7EJ	Moles	Erection of a modular building for use as a scout hut for Beverley Scouts	Beverley Town Council has no objection to this application and welcomes to the decision to allow the Beverley Scouts to remain on the Longcroft School site.
19/02 659/P LF	Bostonair Group Limited Norwood House Beverley HU17 9ET	SME	Creation of additional car parking spaces and repair/rebuilding of bay window Bostonair Group Limited Norwood House Norwood Beverley East Riding Of Yorkshire HU17 9ET	Beverley Town Council has no objection to this application.
19/02 660/P LB	Bostonair Group Limited Norwood House	SME	Creation of additional car parking spaces and repair/rebuilding of bay window Bostonair Group Limited Norwood House Norwood Beverley East Riding Of Yorkshire HU17 9ET	Beverley Town Council has no objection to this application.

19/03 442/P LF	30 Cartwright Lane Beverley HU17 8NA	SME	Erection of single storey extension and construction of flat roof to replace pitched roof over existing single story extension to rear	Beverley Town Council has no objection to this application.
19/03 452/P LF	Hum House 33 New Walk Beverley HU17 7DR	SMW	Replacement of existing gravel driveway with permeable block paving driveway	Beverley Town Council has no objection to this application.
19/03 499/P LF	31 Woodlands Beverley HU17 8BT	SMW	Erection of a single storey extension to rear and construction of a detached garage	Beverley Town Council has no objection to this application.
19/03 429/R EG3	Land South Of 335 Grovehill Road Beverley HU17 0JJ	MS	Erection of a Business Centre consisting of offices and light industrial units with associated infrastructure and photovoltaic panels	Beverley Town Council has no objection to this application and commends the applicant for their forward-thinking approach to this development, both in terms of its use and the environmentally sustainable approach they are taking.
19/02 724/P LF	Workshop And Premises 50A Swinemoor Lane Beverley HU17 0JX	MN	Erection of 3 detached bungalows and a detached garage	Beverley Town Council has no objection to this application.
19/03 403/P LF	3 Nicholson Close Beverley HU17 0HW	MN	External and internal alterations to detached garage to allow use as cake making and teaching business	Beverley Town Council has no objection to this application.
19/03 551/V AR	4A Butt Lane Beverley HU17 8NQ	SMW	Variation of condition 2 (materials) and condition 6 (approved plans) of planning permission 18/00735/PLF for the change of use from ancillary accommodation for existing dwelling to separate dwelling with single storey extension to rear and side	Beverley Town Council has no objection to this application.

118/19: Environmental Planning Applications

Planning Ref	Address	Ward	Application Details	Comment
19/03 385/T CA	9 Grosvenor Place Beverley HU17 8LY	SMW	BEVERLEY CONSERVATION AREA - Fell 3 Conifer trees (T1,T2,T3) due to leaning into neighbouring property and crowding Silver Birch. Reduce height of Bay tree (T4) back to original cut points (as indicated in picture)	Beverley Town Council has no objection to this application.
19/03 388/T CA	Westgarth Albert Terrace Beverley HU17 8JU	SMW	WESTWOOD AREA CONSERVATION AREA - Willow (T4): Prune, full crown clean including deadwood and rubbing/congested branches, remove concave limb at 7m AGL projecting north above site boundary, light reduction on other extended branches to reduce height and extension by maximum 2m or 10%.	Beverley Town Council has no objection to this application.
19/03 354/T CA	Low Friars Albert Terrace Beverley HU17 8JU	SMW	WESTWOOD AREA CONSERVATION AREA - Cherry (T1); Prune, full crown clean including pruning stubs and fully remove limbs at 1.8m and smaller one at 2m, north-west side and crown lift to 3 to 3.5m over access path to east. Magnolia (T2): Prune, crown clean, remove low branch at 2m resting on hedge, reduce overhanging branches to south by up to 2m. Pear (T3): Prune, full crown clean, reduce limbs extending towards house by nominal 2m to junctions. Blue Spruce (T5): Prune, crown lift to 5m and remove dead/dying branches above this height. Honey Locust (T6): Prune, crown clean as required. Pink Chestnut (T7): Prune, crown clean and light re-balancing as required maximum 10% reduction	Beverley Town Council has no objection to this application.

19/03 456/T CA	4 Grayburn Lane Beverley East HU17 8JR	SMW	BEVERLEY (WESTWOOD AREA) CONSERVATION AREA - Fell tree (species unknown) in rear garden due to out growing garden	Beverley Town Council objects to this application on the basis there is not enough information to form a decision - the species of the tree is unknown and there is no pictorial evidence illustrating how over grown it is.
19/03 469/T CA	10 New Walk HU17 7AD	SMW	NORTH BAR WITHOUT CONSERVATION AREA - Remove mixed species tree group (G1) comprising 4 conifers, 2 holly and plum to allow for re-landscaping. Crown reduce Pear (T1) by approximately 40% to improve form	Beverley Town Council has no objection to this application.
19/03 453/T CA	17 Newbegin Beverley HU17 8EG	SME	BEVERLEY CONSERVATION AREA - Remove Holly tree in rear garden	Beverley Town Council has no objection to this application.
19/03 460/T CA	Crabtree House 1B Blucher Lane Beverley HU17 0PT	MS	BEVERLEY CONSERVATION AREA - Remove two Eucalyptus trees on southern boundary as outgrown planting location and concerns over potential impact to the foundations of adjacent buildings and underground sewer	Beverley Town Council has no objection to this application.

118/19: To consider the response from East Riding of Yorkshire Council following the committee's request for an officer to attend a future meeting to discuss parking zone issues in Beverley

Councillors discussed the correspondence from East Riding of Yorkshire Council, regarding the Town Council's initial letter asking to open up discussions about changes to parking zone restrictions in the town. Whilst Councillors appreciated the thoroughness of the response, they were still concerned that this did not address the concerns of residents.

Proposal: That the Deputy Town Clerk compose a letter to Paul Bellotti (ERYC Director of Community and Environment) asking once again to open up a dialogue between the Town Council and senior authority, to express the concerns of residents with the hope of positively influencing future decisions regarding parking restriction schemes. Once complete, the letter will be signed by Cllr P. Astell and Cllr D. Boynton.

Proposed: Cllr P. Astell **Seconded:** Cllr I. Gow

Resolved: *That the proposal be accepted.*

119/19: To receive an update on the forthcoming Christmas Food and Drink Festival (Saturday 23rd November).

The Deputy Town Clerk updated Councillors on the progress being made regarding this event. It was explained that around 60 stalls would present and this if Councillors would like to volunteer to help on the day with stewarding or refreshments, they are to contact the Town Clerk. The Deputy Town Clerk also explained that there would be a stall available for Councillors, where they could distribute copies of their Vision Strategy Plan flyer and consult residents on other matters.

Resolved: *Councillors arranged to liaise amongst themselves to organise a rota for the Town Council stall and thanked Town Council Officers for their work in organising this event.*

120/19: To consider the potential of Beverley re-entering the NGS Open Allotment Day.

The Deputy Town Clerk explained that the National Garden Scheme (NGS) would like to visit Beverley's allotments sometime in 2020. From there, they will consider whether or not to invite Beverley to join the NGS Open Allotment Day in 2021

Proposal: That Beverley Town Council agree to this in principle and Planning, Property and Services Committee look at this in more detail in the new year. Councillors also expressed a desire to allow the allotment tenants to organise their own open day in 2020 and for the Town Council to provide support for this, both morally and practically (within reason and taking staff hours into consideration).

Proposed: Cllr P. Astell **Seconded:** Cllr S. Blencoe

Resolved: *That the proposal be accepted.*

121/19: To consider the future rental costs of the allotment shop facilities.

Councillors considered the future of the contract with the Beverley and District Allotments and Gardens Association regarding the allotment shop facilities. The Deputy Town Clerk explained that their contract to pay £85 a month ran from 18th September 2014 to 18th September 2019 and that, to date, £5,100 of the total costs of £6,789 have been paid back to the Town Council, with £1,834 still remaining. Councillors discussed the need to recoup all cost expended, but were minded that it should not cause financial hardship to the Association as they value both the practical and social wellbeing the facility provides to allotment tenants and wider gardening community.

Proposal: That the Deputy Town Clerk composes a letter to the Beverley and District Allotments and Gardens Association, detailing the amount paid back and what is still remaining and ask the Association to suggest a further contracted payment scheme that can then be negotiated between their representatives and the Town Council. Once written, the letter will be signed by Cllr P Astell and sent to the Association.

Proposed: Cllr P. Astell **Seconded:** Cllr S. Blencoe

Resolved: *That the proposal be accepted.*

The meeting closed at 7:32pm

Signed: RWD Jack

Dated: 13/1/2020

RWD