

# Beverley Town Council

## Planning, Property & Services Meeting

6<sup>th</sup> September 2016

**Present:** Councillors Aird (Chair), B Cooper, G Cooper, P Dodsworth and A Willis.

**In Attendance:** Carol Oliver (Deputy Town Clerk), Alec Cammish, Cammish & Company Land & Property Agents and Lois Walker and Richard Jones, Architects.

Seven members of the public were present.

### **236 To receive apologies for absence**

Apologies were received from Councillor Elvidge.

### **237 (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.**

Councillor Aird declared a non pecuniary interest in 16/02240 as she is a trustee of the Beverley & North Holderness Drainage Board.

Councillor Aird declared non pecuniary interests in 16/02808, 16/02809 and 16/02782 as she is a ward councillor as these tree applications are on East Riding of Yorkshire Council land.

Councillor G Cooper declared a non pecuniary interest in agenda item 3 due to a family member living on Keldgate.

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

No dispensations given.

### **238 To receive a presentation from Cammish & Company Land & Property Consultants regarding the Keldgate Care Village facility**

Councillor Aird welcomed Alec Cammish, Cammish & Company Land & Property Agents and Lois Walker and Richard Jones, Architects to the meeting.

Mr Cammish said he represented the owner and Ms Walker and Mr Jones were the architects who had put the scheme together for Keldgate Care Village facility.

Following the collapse of the wall, the owners were advised by East Riding of Yorkshire Council that a care facility would be the best use for the site. Access was going to be through the collapsed wall but this was not agreed as the gates are listed. He reported that the care facility has the same footprint as the hospital site in the 1980s which was granted on appeal. The nursing home will fund the restoration of the scheme as listed buildings are very expensive to maintain.

Mr Cammish reported that three pre-planning meetings and a mid-planning meeting had been held with East Riding of Yorkshire Council in order to get the best scheme possible for the site.

Ms Walker said she would respond to the objections made by the Town Council previously.

### Car Parking/Dangerous Access

As it is a specialist dementia site the cars on site will be that of visitors. Most of the staff arrive at the site on foot, public transport or bicycle. The owners can control visitors to site by offering visiting at various times of the day and also who accesses the site.

East Riding of Yorkshire Council and the architects have worked closely to get the correct number of parking spaces for the site. A green travel plan is to be put forward to East Riding of Yorkshire Council to enable this to be controlled.

In the pre-planning discussions it was agreed to get traffic flow around the site. The Highways Department at East Riding of Yorkshire Council and Travel Consultants have been working on generating a traffic flow around the site, one entrance, one exit and a turning head. The bricks from the demolition are to be used to rebuild the wall.

There will be 27 parking spaces and 3 for dropping off.

#### Service Vehicles

East Riding of Yorkshire Council have suggested ways for the site to be serviced and this is a management issue. Discussions have been held with the Fire Service and they are happy they can access the site.

#### Style and Design

The aim is to keep the Manor House and disturb the modern buildings. An archaeological report has been requested.

Concerns were expressed at the height of the building and the height of the building has been reduced by 2.5 feet which softens the view from the gate house and also the views from Keldgate.

A meeting had been held with the Civic Society with the Land Agents and Architects to address their issues and a good response was received from them.

Plans were left for Councillors. An amended application is to be submitted to East Riding of Yorkshire council shortly.

A member of the public asked to speak and Councillor Aird informed that this would be permitted when the planning application was submitted and Beverley Town Council were considering it as consultees.

Mr Cammish, Mr Jones and Ms Walker left the meeting at 1900. The members of the public left the meeting.

#### **239 To note the minutes of the Planning Property & Services meeting on the 26<sup>th</sup> July 2016 which will have been approved at Full Council on the 5<sup>th</sup> September 2016**

**Resolved** - The minutes of the Planning Property & Services meeting on the 26th July 2016 which were approved at Full Council on the 5<sup>th</sup> September 2016 were noted.

#### **240 To review the action plan from the Minutes of the 26<sup>th</sup> July 2016**

The action plan was reviewed at Full Council on the 5<sup>th</sup> September 2016.

An update would be provided from Councillor Elvidge regarding the net as he was not present at this meeting.

#### **241 Matters Arising from the above Minutes not on the Agenda**

No matters arising.

#### **242 To discuss the allotments:**

##### **a) To receive numbers on the Allotment Waiting List**

The Deputy Town Clerk reported there are 23 on the list made up as 12 new people on the list, 8 people who wish to have the other half of the allotment when it becomes available and 3 people who live outside the town boundary.

##### **b) Any other issues to be reported by the Deputy Town Clerk**

The allotment finance would be discussed when the allotment representatives were at the meeting.

The Deputy Town Clerk reported there will be one vacancy on Queensgate once the Notice to Quit has expired and another on Sparkmill. This allotment has been sprayed and the Handyman is going to check this allotment before it is re-let.

#### **243 To receive an update on the Skatepark**

The Deputy Town Clerk reported that the youth shelter had been set fire to and the Leisure Centre have reported this to the Police.

**244 To consider grit and litter bin requests**

**(a) Cherry Tree Lane – outside the Beverley Cherry Tree Association**

The Deputy Town Clerk is to ask the Handyman to check for a suitable site for a litter bin and to report back at the next meeting.

Councillor Aird reported that the Toy Gallery application had been refused by East Riding of Yorkshire Council. A thank you card had been received from the residents for Beverley Town Council’s support.

**245 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
16/01911	Harvest Court, St Marys Lane	SMW	F	Retention of automatic sliding aluminium doors following the removal of existing timber doors	No objection
16/02328	92 Norwood Grove	SMW	F	Erection of single storey extension to side and rear	No objection
16/02279	Orange Grove Fostercare Norwood House Norwood	SMW	PAD	Display of 3 non-illuminated freestanding signs and 2 non-illuminated wall-mounted fascia signs	No objection
16/02240	71 Swinemoor Lane	SMW	F	Erection of detached double garage at front	Objection – over development of the site
16/02432	Telecomms Mast Colonial House Swinemoor Lane	SMW	F	Installation of 20m high monopole with 6 antennas and 2 dishes with associated cabinet to replace existing	No objection
16/01822	Toy Gallery, 17 Ladygate	SMW	LBC	Change of use from retail (A1) to cafe bar (A3/A4) and installation of extraction flue to rear (AMENDED PLAN)	Objection to the change of use as this property is in a residential area and is a listed building. Please note the neighbours' concerns as to use of the rear yard and the extended hours of opening. No objection to retail use. Beverley Town Council is concerned in connection with the number of cafes in the vicinity. Beverley Town Council are very concerned about the noise levels and disturbance for the residents in the area.
16/01821	Toy Gallery, 17 Ladygate	SMW	F	Change of use from retail (A1) to cafe bar (A3/A4) and installation of extraction flue to rear (AMENDED PLAN)	To the change of use as this property is in a residential area and is a listed building. Please

					note the neighbours' concerns as to use of the rear yard and the extended hours of opening. No objection to retail use. Beverley Town Council is concerned in connection with the number of cafes in the vicinity. Beverley Town Council are very concerned about the noise levels and disturbance for the residents in the area.
16/02091	139 Coltman Avenue		F	Construction of dormer window extension to front	No objection
16/02467	3 Marsh Drive		F	Erection of single storey extension to rear following demolition of existing, erection of porch to front and installation of windows and door to side	No objection
16/02289	Lakeland, 24 Butcher Row		PAD	Display of a non-illuminated fascia sign and an externally illuminated hanging sign to replace existing	No objection to non-illuminated but objection to illuminated hanging sign
16/02006	Hodgsons Flemingate	MS	LBC	Revised information Replace existing signage to display of neon non-illuminated lettering, 1 freestanding pole mounted internally illuminated sign, 3 externally illuminated fascia signs, 4 internally illuminated display cases and 3 internally illuminated lantern signs	No objection
16/02001	Hodgsons Flemingate	MS	PAD	Revised Information Display of neon non-illuminated lettering, 1 freestanding pole mounted internally illuminated sign, 3 externally illuminated fascia signs, 4 internally illuminated display cases and 3 internally illuminated lantern signs	No objection
16/02117	13 New Walk	SMW	F	Erection of detached 'Coach House' building, re-positioning of vehicular access and associated alterations to existing boundary walls	No objection
16/02401	7 Oak Close	SME	F	Erection of single storey extension to rear	Objection due to the location to the boundary and loss of privacy for the neighbours
16/02509	22 Maple Drive	SME	F	Erection of single storey extension to rear and part conversion of garage into	No objection

				additional accommodation	
16/01946	Old Coach House, York Road	SMW	F	Erection of a single storey extension to rear	No objection
16/02570	59 Eastgate	MS	F	Partial change of use from residential to retail unit utilising existing shop front and door	No objection but ask that the applicant liaises with the Conservation Officer regarding signage
16/02585	18 Park Avenue	SMW	F	Erection of single storey extension to rear and external alterations	No objection
16/02453	Educare Nursery Mill Lane	MS	F	Erection of a modular building to be located on top of an existing modular building	No objection
16/02036	71 Swinemoor Lane	SME	F	Revised Information Construction of pitched roof over existing outbuilding	Objection as the pitch on the roof is too high.
16/02688	20 Globe Mews	SMW	F	Erection of single storey extension to rear [Amended scheme of 15/02778/PLF]	No objection
16/00735	Cross Keys, 8 Lairgate	SMW	LBC	Display of 3 internally illuminated wall mounted signs, 1 non-illuminated wall mounted sign, 1 internally illuminated projecting sign, 1 internally illuminated fascia sign, 1 internally illuminated menu case and 1 brass plaque to front [AMENDED PLANS]	No objection but ask the applicant to liaise with the conservation officer
16/00736	Cross Keys, 8 Lairgate	SMW	PAD	Display of 3 internally illuminated wall mounted signs, 1 non-illuminated wall mounted sign, 1 internally illuminated projecting sign, 1 internally illuminated fascia sign, 1 internally illuminated menu case and 1 brass plaque to front [AMENDED PLANS]	No objection but ask the applicant to liaise with the conservation officer
16/02696	Flemingate Development - First floor units above 27-30	MS	F	Change of use from A1 (retail) to D2 (assembly and leisure)	No objection
16/02772	14/16 Dyer Lane	SMW	F	Change of use from retail (A1) and professional services (A2) to retail/café (A1/A3) with external seating area	No objection

**246 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:**

**16/02508**

BEVERLEY CONSERVATION AREA: Horse Chestnut (T1) Canopy raise to 4m to give clearance over pavement. Horse Chestnut (T2) Reduction of southern facing branch to reduce the chance of failure. Yew (T6) 20% canopy reduction to reduce the potential of root plate failure. Yew (T8) Remove heavy limb in northern aspect to balance crown and reduce lever arm effect. Sycamore (T11) Remove small tree due to poor form and overcrowding. Sycamore (T12) Remove small tree due to poor form and overcrowding. Sycamore (T13) Prune away from church to give 5 metre clearance. Lime (T25) Lift canopy to 3m to allow access for garden maintenance. Lime (T30) Prune away from

building to give 3 metre clearance. Horse Chestnut (T35) Prune away from street light to give 3 metre clearance. Sycamore (T36) Canopy raise to 4m to give clearance over pavement.

**Location:** St Marys Manor

**Due Date:** 25<sup>th</sup> August 2016

**No objection**

**16/02661**

BEVERLEY CONSERVATION AREA: Horse Chestnut; Top out and leave as monolith due to multiple cavities within crown of tree

**Location:** Woodlands

**Due Date:** 1/9/2016 **Extended to 07/09/2016**

**No objection**

**16/02653**

BEVERLEY CONSERVATION AREA: Lawson conifer: reduce in height by approx 4m.

**Location:** Rivendell Grosvenor Place

**Due Date:** 1/9/2016 **Extended to 07/09/2016**

**No objection**

**16/02654**

BEVERLEY CONSERVATION AREA: Purple plum; reduce in height by approx 3m, draw in and shape sides by up to 2m.

**Location:** 2 Grosvenor Place

**Due Date:** 1/9/2016 **Extended to 07/09/2016**

**No objection**

**16/02738**

BEVERLEY CONSERVATION AREA: Sycamore: fell. Ash; fell. Both due to building subsidence.

**Location:** Highgate Dental Practice, 17 Wednesday Market

**Due Date:** 06/09/16 **Extended to 07/09/2016**

**No objection**

**16/02744**

BEVERLEY CONSERVATION AREA: Remove limb overhanging garden of plot 12, remove dead wood and make good areas of storm damage, make good limb from previous works, pruning and shaping of overall canopy.

**Location:** Former Westwood Hospital

**Due Date:** 09/09/2016

**No objection**

**16/02748**

BEVERLEY CONSERVATION AREA: T1 Copper Beech; crown clean to remove dead wood and rubbing / crossing branches, reduce branches overhanging house back to suitable growth points. T2 and T3 Copper Beeches; Crown clean to remove dead wood and crossing branches.

**Location:** East Lane, East End Lane

**Due Date:** 12/09/2016

**No objection**

**16/02762**

BEVERLEY CONSERVATION AREA: Rowan: fell to re-landscape, Conifer; fell to prevent damage to boundary fence

**Location:** 73 Minster Moorgate

**Due Date:** 12/09/2016

**No objection to the conifer being felled but object to the rowan being felled.**

**16/02808**

BEVERLEY CONSERVATION AREA: Horse Chestnuts x 2: Fell and remove arising's, due to structural weakness caused by decay

**Location –** Highway Verge In Front Of 2 - 20 New Walk

**Due Date:** 16/09/2016

**16/02809**

BEVERLEY CONSERVATION AREA: Horse Chestnuts x12: T1-T3, T6, T8 and T10-T12 Crown lift by 10% (lowest ring of branches). T4; remove deadwood and epicormic growth. T5; Crown lift by 10% and remove dead wood. T7; Crown reduce by 15% (just below point of failure). T9; Crown reduce by 15% and crown lift by 10%.

Location – Highway Verge In Front Of 2 - 20 New Walk

Due Date: 13/09/2016

**No objection**

**16/02782**

BEVERLEY CONSERVATION AREA: T1 Horse chestnut: crown lift by 10% (lowest ring of branches) and remove epicormic growth. T2 Horse Chestnut; remove deadwood, T3 Horse Chestnut; crown reduce by 15% (just below point of failure) and remove epicormic growth. T4 Horse Chestnut; Crown lift by 10% and crown reduce by 15%. T5 Horse Chestnut; crown reduce by 15% and remove epicormic growth

Location: Highway Verge In Front Of 32 - 42 New Walk

Due Date: 13/09/2016

**No objection**

**247 Consultations**

(i) Proposed relocation of Controlled Parking Zone bay further west - Outside 45/49 Central Avenue, Beverley

(ii) Notice that from 1<sup>st</sup> September 2016, "Dog Control Orders" will be replaced by "Public Spaces Protection Orders" created under the Anti-social Behaviour, Crime and Policing Act 2014.

**Resolved:-** the above consultations were noted.

**248 To receive notices of road closures**

(i) Retrospective Notification of Emergency Closure commencing 8am Monday 25 July 2016 until 17.30 hrs Friday 29 July 2016 to enable renewal of sluice valve and line stop main. - Grovehill Road, Beverley (part)

**Resolved:-** the above road closure was noted.

(ii) Retrospective Emergency closure in place for Ladygate, Beverley (part) in place from Monday 15<sup>th</sup> August to until Thursday 18 August 2016 to enable emergency renewal of communication pipe  
Proposed No Waiting at Any Time restrictions & No Stopping except buses - Beckside/Figham Road/Hull Road area

**Resolved:-** the above road closure was noted.

(iii) Proposed amendment to existing unrestricted parking bays to be Controlled Parking Zone bays (Monday-Saturday 8am-6pm 2 hours No return within 1 hour) - Westwood Road

**Resolved:-** the above road closure was noted.

(iii) Road closure for Wilbert Grove, Beverley commencing 26 September 2016 for gas mains replacement works to take place.

**Resolved:-** the above road closure was noted.

(iv) Road closure for Beverley Town Council Food Festival on the 2<sup>nd</sup> October

Phase 1 - From 1800 hours on Saturday 1st October until 2000 hours on Sunday the 2nd October 2016

An area forming a rectangle bounded by the south east kerb line ( De- Lacey's and The Yorkshire Bank) extending to a parallel line running from property numbers 32/33 (Cafe Nero) to property number 49 (Betfred).

Phase 2 - Sunday the 2nd October 2016 between 0400 and 2000 hours

The remaining part of Saturday Market and Old Waste

**Resolved:-** the above road closure was noted.

(v) Proposed modification to definitive map in Beverley

**Resolved:-** Councillors to respond to the modification of the definitive map by the 15<sup>th</sup> September 2016.

(vi) Notification of upcoming closure for works at Beverley North Level Crossing (23.40 on 17 October 2016 until 05.45 on 18 October 2016)

**Resolved:-** the above road closure was noted.

(vii) Notification of temporary up-coming road closure to Beverley Park Level Crossing (23.30 Sat 22 Oct 2016 until 08.00 Sun 23 Oct 2016)

**Resolved:-** the above road closure was noted.

(viii) Notification of temporary Up-coming road closure for Mill Lane, Beverley (part) - (Commencing Monday 24 October 2016)

**Resolved:-** the above road closure was noted.

(ix) Notification of temporary up-coming road closure for Flemington Level Crossing (23.30 hrs on 25 Oct 2016 until 06.00 hrs on 26 Oct 2016)

**Resolved:-** the above road closure was noted.

**249 To accept a Report of Decision Notices**

Application Number	Address	Description	Decision
16/01893	8 Eden Close	Erection of a detached garage to rear following demolition of existing garage	Approved
15/03044	Land North East Park Lodge York Road	Erection of dwelling and car port	Refused Out of keeping with the area Height of proposed property would significantly affect the privacy of neighbouring properties
16/02005	8 Beech Avenue	Construction of dormer window extensions to front and rear	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	Appeal
16/01147	2 Seven Corners Lane	Erection of dwelling following demolition of existing	Approved
16/01867	13 Bishops Croft	Erection of two storey extension to side and rear and alterations following demolition of existing garage	Approved
16/01702	Time And Motion 1 Beckside	Retention of external and internal alterations to allow use of existing shop premises as two separate retail/office units	Approved
16/01637	19 New Walk	Erection of single storey extension to rear following removal of existing extension	Approved
16/01020	77 Minster Moorgate	Replacement of sash windows and repoint brickwork to front elevation	Approved
16/01947	2 Langholm Close	Erection of single storey and link extension to rear following demolition of existing conservatory	Approved
16/01989	Orange Grove, Norwood House LBC	Refurbishment to remove bar and restaurant fittings and finishes with some minor alterations internally to provide new office premises	Approved
15/03814	Lady le Gros Public House, 115 Norwood	Erection of 4 dwellings following demolition of existing public house	Approved
16/01981	Adelaides Albert Terrace	Variation of Condition 4 (15/03267/PLF) Erection of two storey and single storey extension following demolition of existing	Approved



		conservatory to front; alterations to existing roof, windows and doors and rendering of the existing dormers and of the exterior brickwork	
16/02140	49 Morton Lane	Erection of single storey extension to rear and alterations to roof of existing rear extension	Approved
16/01997	Unit 24 Flemingate (Peacocks)	Display of 1 internally illuminated fascia sign and 1 non-illuminated vinyls to existing projecting sign	Approved
16/01939	40 Bielby Drive	Erection of two storey extension to side	Approved
16/02029	Costa Coffee, 16 Toll Gavel	Siting of tables, chairs and barriers on highway footpath to front	Approved
16/02177	Beercock Wiles & Wick, 1 Saturday Market	Display of 2 backlit signs to front and side (re-submission of 16/00386/PAD)	Approved
16/01996	79 Pasture Terrace	Erection of single storey extension to side, alterations to existing conservatory to rear and alterations to existing vehicular access and parking	Approved

**Resolved:** the above listed decisions were noted.

The meeting closed at 2000.

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

Action Plan

Action	Person responsible	Due by
Min 240 - Camouflage net	Councillor D Elvidge	Next PPS
Min 244 (a) – Handyman to check a site for the request for a bin on Cherry Tree Lane	Handyman	Next PPS
Min 248 (v) respond to ERYC regarding change to map of Beverley	All Councillors	15/9/16