

# Beverley Town Council

## Planning, Property & Services Meeting

7<sup>th</sup> November 2017

**Present:** Councillors Aird (Chair), P Dodsworth, D Elvidge, Cllr D Jack (substitute for Cllr B Cooper), N Machen and D Peacock

**In Attendance:** Carol Oliver (Deputy Town Clerk) and Councillor A Willis.

One member of the public

### 482 To receive apologies for absence

Apologies were received from Cllr Ben Cooper and Cllr Geoff Cooper.

**483 (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 Machen declared a non-pecuniary interest in application 17/03373 as he is friends with the applicant.

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

No dispensations were given.

### 484 To note the minutes of the Planning Property & Services meeting held on the 17<sup>th</sup> October 2017

**Resolved:** The minutes of the Planning Property & Services meeting held on the 17<sup>th</sup> October 2017 were noted as these were approved at Full Council on the 23<sup>rd</sup> October 2017.

### 485 To review the action plan from the Minutes of the 17<sup>th</sup> October 2017

**Resolved:** The action plan from the Minutes of the 17<sup>th</sup> October 2017 was reviewed.

### 486 Matters Arising from the above Minutes not on the Agenda

There were no matters arising from the Minutes not on the Agenda.

### 487 (i) To receive numbers on the Allotment Waiting List

The Deputy Town Clerk reported there were 22 on the allotment waiting list, consisting of 11 on the list, 5 wanting the other half and 6 who live outside the town boundary.

**(ii) To consider the request from Beverley in Bloom for a composting toilet for the allotments and for Beverley in Bloom to apply to the Tesco Bags for Help to assist with funding**

Members said a composting toilet was a good idea but requested further information be required regarding the siting, maintenance and other costs relating to them.

**Resolved:** The Deputy Town Clerk to get a full report of all costs involved and other applicable information relating to composting toilets.

**(iii) To consider the request for an allotment holder to have honey bee colonies and bee hives on his allotment plot**

Members discussed honey bee colonies and bee hives. Some members were concerned regarding the insurance issues and risks of having bees on allotments. The honey cannot be sold from an allotment and what would happen to the bees should the allotment holder leave. Members voted and 4 were in favour and 2 against subject to insurance information being obtained, a risk assessment being done and how many bee hives there would be.

**Resolved:** Members agreed to the request for honey bee colonies subject to the Deputy Town Clerk to making further enquiries regarding how many bee hives are required, find out any insurance issues and risk assessment.

**(iv) Any other issues to be reported by the Deputy Town Clerk**

No other issues.

**488 To receive an update on the Skatepark**

The Deputy Town Clerk reported that the handyman checks and clears the Skatepark three times per week. A resident has complained about the area being used by motor cycles and he was referred to Humberside Police and the East Riding of Yorkshire Council.

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

No grit and litter bin requests were received.

**490 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.**

Due to a member of the public being present for the application 17/03390 – building at rear of 8 Well Lane, this planning application was brought forward.

Members agreed to strongly object to the application for building at the rear of 8 Well Lane, and recommend that the application is refused due to the following considerations:

**Quality of Design & Conservation Area**

The development is described in the Design and Access Statement as presenting an “interesting and attractive facade to the front, screening the blank walls to the north and east” and that “the stepped front elevation will add interest and reduce the scale of the building compared to a flat fronted design”.

The Town Council considers this to be an inaccurate assessment for a number of reasons:

- The stepped front elevation of the proposed building is completely out of character for the location because the rest of the surrounding buildings in the area present a flat fronted design. The proposals are therefore out of keeping, incongruous and will detract from the street scene.
- Adding an interesting and attractive facade to the front and to use the building to screen blank walls is not an adequate assessment of the requirements of the Conservation Area and therefore it would not preserve or enhance the area. The importance of this is described in paragraph 10.22 of the East Riding Local Plan 2012-2029, Beverley and Central Sub Area.
- The proposed chimney, parapets, balconies and brick coping are not in keeping with the location and will not preserve or enhance the area or contribute to its sense of place.
- The scale and footprint of the proposed property is too large for the site which constitutes overdevelopment.
- Planning application 06/02161 at 8 Well Lane historically required the applicant to undertake a programme of archaeological work and investigation. The application stated that this is because the site lies within the historic core of the town and previous archaeological fieldwork on adjoining sites have demonstrated the survival of well-

preserved medieval and post-medieval sequences of major archaeological importance. For this planning application there has not been any assessment of archaeological importance to this adjoining area.

### **Amenity**

Detailed assessment of the amenity of the residents of the proposed property is given however there is no assessment of the amenity of the residents and users of the surrounding public areas, buildings and dwellings. The Town Council wishes to submit the following:

- The property would overlook surrounding properties and would be tall, dominant and intrusive – this would be obvious from the windows on the proposed north east elevation and the front south west elevation and also will be evident to the rear existing buildings and residences on Well Lane
- There is no assessment of how the proposal will affect the existing site users as there is significant existing demand - for example the access required for the Town Council which is constant during the day and evening from staff, Councillors, members of the public and those associated with the business of a very busy Town Council. There is constant use of the garages opposite the site location along with the retail outlets on the corner. Delivery vehicles attend the rear of Lakeland well into the evening and access is required on a daily basis which will significantly affect the amenity of any new resident in the proposed dwelling. The vehicles used to make delivery to Lakeland are typically 18 ton or 26 ton rigid vehicles and are parked directly outside the proposed development for some period of time each evening.

### **Access and Movement**

There is no assessment of the access and movement of vehicles and pedestrians using the site. The statement in the Design & Access Statement “the road to the front is a quiet spur off the main Well Lane” is not true as the road is busy as already described - there are constant vehicle and pedestrian movements and these have not been recognised or assessed. The Town Council has a right of access to the office area as does Lakeland to the rear of their outlet and the users of the garages. There are retail outlets on the corner and existing residences and shops on Well Lane. The future use of the area as described will be severely affected by the proposals given that there will be more pedestrian and vehicle movements in an already congested area.

The Town Council is significantly concerned that public safety has not been assessed, vehicle and pedestrian movements have not been considered and that safety will be compromised due to conflict between users. The proposals will not promote safe access, movement and use.

The Town Council asks whether the correct notices have been served on the landowners in the area as it would appear that sections of land would require permission for access.

### **Housing Need**

Housing need in Beverley is stated as 3,300 in the East Riding Local Plan 2012-2029 Strategy Document. Site allocations Bev-A to Bev-L in the Allocations Document and Policies Map account for over the 3,300 houses required to 2029. There is no need to provide additional housing in such an inappropriate location as to the rear of Well Lane. Beverley Town Council considers that the adverse impact of the proposed development would outweigh the benefits of granting permission as there are sufficient material considerations to warrant refusal.

***Beverley Town Council considers that there are significant material considerations as described above which outweigh any benefit of the proposal and which would cause severe adverse impact. The proposals do not accord with:***

*The East Riding Local Plan 2012-2029 Policy ENV1: Integrating High Quality Design.*

ENV1 B - Development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. This will be accomplished by:

1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;
3. Having an appropriate scale, density, massing, height and material;
4. Having regard to the amenity of existing or proposed properties;
5. Having an adaptable layout for sites and/or buildings that takes into account the needs of future users
9. Promoting equality of safe access, movement and use;

Paragraph 8.6 of the supporting statements states "Policy ENV1 seeks to foster good design that creates a strong sense of place and a high quality environment. The design of a site should take into account the surrounding area including the character, type, size and use of buildings and spaces"

Paragraph 8.7 of the supporting statements states "when assessing the impact of a proposal on the amenity of an existing or proposed property, the amenity of future occupants and existing uses adjacent to the site will be considered".

The East Riding Local Plan 2012-2029 Policy ENV3: Valuing our Heritage.

ENV3 B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:

1. Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;

The East Riding Local Plan 2012-2029 Policy S1: Presumption in favour of sustainable development.

S1: Development proposals:

B. The Local Plan should be read as a whole. Planning applications that accord with the policies in the Local Plan will be approved without delay, unless material considerations indicate otherwise - taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
2. Specific policies in that Framework indicate that development should be restricted.

Beverley Town Council considers that the proposals accord with:

National Planning Policy Framework:

- 64 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The member of the public left the meeting at 1900.

Number	Address	Ward	Plan Type	Application	Decision
17/02272	13-16 St Marys Court North Bar Within	SMW	LBC	External and internal alterations and alterations to increase roof height to allow conversion of office building to 5 apartments	Beverley Town Council object to this

				with erection of bin store (AMENDED PLANS)	application taking into account the views of the local residents and the Civic Society regarding parking and privacy of neighbours
17/02723	13-16 St Marys Court North Bar Within	SMW	F	External and internal alterations and alterations to increase roof height to allow conversion of office building to 5 apartments with erection of bin store (AMENDED PLANS)	Beverley Town Council object to this application taking into account the views of the local residents and the Civic Society regarding parking and privacy of neighbours
17/03326	Stationery Box, 2 Lairgate	SMW	F	Change of use of 2 and 4 Lairgate from A1 retail to A4 drinking establishment	Beverley Town Council object to this application as it is a reduction of retail space in the town and no further drinking establishments are needed.
17/03325	Stationery Box, 2 Lairgate	SMW	LBC	Change of use of 2 & 4 Lairgate, Beverley from A1 (Retail) to A4 (Drinking Establishment) including removal on none original wall between two properties	Beverley Town Council object to this application as it is a reduction of retail space in the town and no further drinking establishments are needed.
17/01966	18 New Walk		F	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	No objection
17/03420	4 Manor Park	SMW	F	Erection of a single storey extension and alterations to existing roof to rear	No objection

17/03360	2 Wheatsheaf Lane	SMW	F	Change of use of ground floor from yoga studio (D2) to office (B1)	No objection
17/03073	47 and 49 Grayburn Lane	SMW	F	Erection of single storey extension to rear	No objection
17/03463	44 Mintfields	MN	F	Erection of first floor extension to side, single storey extension to rear and construction of porch and bay window to front	No objection
17/03493	65 Wilbert Lane	SME	Cert of Law Dev	Erection of a single storey rear extension and relocation of rear access gate	Withdrawn
17/03538	25 Park Avenue	SMW	F	Erection of single storey extension to rear following demolition of existing conservatory	No objection
17/03592	Jardelle, 38 North Bar Within	SMW	F	Installation of extraction system and flue	No objection
17/03593	Jardelle, 38 North Bar Within	SMW	LBC	Installation of extraction system and flue	No objection
17/03065	Briggs and Powell Limited, 59 Saturday Market	SMW	F	Construction of a pantile roof to replace existing crinkle tin roof and installation of access hatch to roof void	Sent in error as already discussed at a previous meeting.

**491 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:**

- (i) TPO Conservation Area No 23 – 1999 Ref 539, Ts Beverley Conservation Area  
Beech 6m crown lift  
The Old Hall, 22 Vicar Lane  
Due Date: 1<sup>st</sup> November 2017  
**Resolved:** No objection
- (ii) BEVERLEY CONSERVATION AREA: Silver Birch; fell as poor specimen  
11 St Martins Court  
Due Date: 1<sup>st</sup> November 2017  
Despite a request for documents, these had not been received in time for the meeting.
- (iii) BEVERLEY CONSERVATION AREA: G1 Holly x10-12: fell, T2 Holm Oak; remove limbs to east which overhang into neighbouring garden, T3 Thorn; fell.  
White Lodge, St Giles Croft  
Due Date: 1<sup>st</sup> November 2017  
**Resolved:** No objection
- (iv) BEVERLEY CONSERVATION AREA: T1 (Hornbeam) Crown Clean by removing any deadwood and branches which are dying back. T2 (Hornbeam) Crown Clean by removing any deadwood and branches which are dying back. T3 (Rowan) Remove and re-place. T4 (Hornbeam) Minor Crown Lift by removing the lowest branches of no more than 5cm in diameter. T8 (Lime) Crown Clean by removing any deadwood, epicormic growth and branches obstructing the adjacent light. T13 (Lime) Crown Lift by removing the lower branches and epicormic growth to approximately 4m. T23 (Sycamore) Crown Lift by removing the lower branches to approximately 4m  
Beverley Health Centre  
Due Date: 10<sup>th</sup> November 2017  
**Resolved:** No objection
- (v) BEVERLEY CONSERVATION AREA: T1 Yew: fell due to excessive size and impact on outbuildings. T2 Blue Atlantic Cedar: fell due to potential excessive size, as inappropriate species and location  
Oak House, North Bar Within  
Due Date: 11<sup>th</sup> November 2017

**Resolved:** No objection to the felling of the Yew. Crown reduction of the Blue Atlantic Cedar is required.

**492 To receive consultations**

No consultations were received.

**493 To receive road closure notices**

- (i) Footway maintenance works for resurfacing between November 2017 and March 2018 – Woodlands Drive (full length)

**Resolved:** Footway maintenance works for resurfacing between November 2017 and March 2018 – Woodlands Drive (full length) were noted

**494 To receive an update on street lighting**

No street lighting report.

**495 To receive a Report of Decision Notices**

Application Number	Address	Description	Decision
17/02827	Land North Of 87 Grovehill Road	Variation of Condition 6 (Approved Plans) of planning permission Ref: 15/03780/PLF - Erection of a dwelling following the removal of existing pre fabricated garages	Approved
17/00045	47 Flemingate	Without Listed building consent – removal of 6 over 6 mock sash windows and replacement with uPVC with UPVC door, removal of 4 panel timber door to front elevation and replacement with uPVC door, installation of satellite dish on front elevation of building and installation of second satellite dish to the chimney stack facing front elevation of the building	Notice of Appeal
17/00040	53 Flemingate	Without listed building con removal of 8 over 8 sash windows and replacement with uPVC windows, removal of 6 panel timber door to front elevation and replacement with uPVC door, installation of satellite dish on East elevation, towards rear (north elevation of the building) and installation of second satellite dish to the East elevation towards front South elevation of the building	Notice of Appeal
17/02618	East Riding Theatre, 10 Lord Roberts Road	Internal alterations comprising the removal of leaded glass panels and the construction of an auditorium sound room	Approved
17/02397	Domestic Garage North Of Woodgate Lodge 29A Woodlands	Alterations to increase roof height, installation of roof lights and steel chimney for wood-burning stove, alterations to windows and installation of timber cladding for garage and ancillary use associated with 37 Woodlands	Approved
17/01893	66 North Bar Within	Erection of single storey extension to rear of 64 & 66 North Bar Without with associated internal and external alterations and height reduction of chimney to rear of no.66	Approved
17/01884 LBC	66 North Bar Within	Erection of single storey extension to rear of 64 & 66 North Bar Without with associated internal and external alterations and height reduction of chimney to rear of no.66	Approved
17/03133	8 Woodlands Drive	BEVERLEY CONSERVATION AREA:	Approved

		T1 Crab Apple: fell as aged.	
17/01502	Samman Road Cash Office 16 Samman Road	Change of use from offices to dog grooming salon	Approved
17/02169	Keldgate Manor	Variation of Condition 13 (approved plans) to remove the basement from the new build care home with external and internal alterations to approved application 16/01259/STPLF	Approved
17/02668	Woolpack Inn 37 Westwood Road	Display of 1 externally illuminated painted sign and lettering, 1 externally illuminated hanging sign, 1 amenity board, 1 chalkboard and 1 removable chalkboard	Approved
17/02669	Woolpack Inn 37 Westwood Road	Listed Building Consent to re-paint the existing building, painting of a new sign and lettering to the front elevation, installation of one hanging sign, one amenity board, one chalkboard, associated external lighting and two lanterns	Approved
17/03238	47 Minster Moorgate	BEVERLEY CONSERVATION AREA: Pine; fell	Approved
17/02887 LBC	Beverley Arms Hotel 25-27 North Bar Within	Erection of 3 storey bedroom extension, single storey conservatory extension to rear and associated internal and external refurbishment works following demolition of 5 storey rear bedroom block and single storey extensions to rear and a detached single storey function room	Approved

**Resolved:** The decision notices were noted.

The meeting closing at 2000

Action Plan – Planning Property & Services – 7<sup>th</sup> November 2017

Min Number/Action	Person responsible	Date to be achieved
487-(ii) Composting toilet – more information	The Deputy Town Clerk	
487-(iii) Bee hives – more information required	The Deputy Town Clerk	