

Planning, Property & Services Meeting

1st September 2020

6:30pm via Zoom

(Due to the COVID-19 pandemic it was not possible for Council to meet in person)

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

In Attendance: Matthew Snowden (Deputy Town Clerk)

63/20: Apologies for Absence

Apologies were received from Cllrs T. Astell, D. Boynton and D. Tucker

64/20: Declarations

64.1: 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.

No declarations of interest were given.

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

No dispensations were given.

65/20: To note and sign the minutes of Planning, Property and Services Committee held on Tuesday 21st July 2020 (approved at Full Council on 27th July 2020).

The minutes were noted.

66/20: 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.

Planning Ref	Address	Ward	Application Details	Delegated Response / Committee Responses
20/02316/PLF	7 Grosvenor Place Beverley HU17 8LY	SMW	<u>Erection of two storey and single storey extensions to rear; extension of garage to connect to main dwelling; erection of single storey outbuilding at rear and new 2m high boundary walls; installation of external wall insulation and render</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application.

20/02046/PLB	6 Becksid North Beverley HU17 OPR	MS	<u>Internal and external alterations including the removal and construction of internal walls, reconfiguration of stairs and installation of replacement door and windows to the rear</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/01988/STVAR	Phase 1B Land North Of Minster Way Woodmansey HU17 0SY	MS/ Woods	<u>Variation of Condition 49 (Approved Plans) of planning permission 19/02301/STVAR (Variation of 16/02784/STPLF - Hybrid application consisting of: (a) Full planning permission for the erection of 325 dwellings with associated access, parking, open space, landscaping, sustainable drainage, infrastructure and construction of roundabout off Minster Way, (b) Outline planning permission for the erection of up to 575 dwellings with associated access, parking, open space, sport pitches, landscaping and infrastructure and construction of 500 space park and ride scheme with bus link to Flemingate (all matters reserved)) to substitute house-types for Phase 1B (80 dwellings) with highway layout and main drainage principles remaining unaltered</u>	DELEGATED RESPONSE Whilst Beverley Town Council has no objection to this application, it would still like to express concerns as to how large developments such as this will have a considerable impact on the wider infrastructure and services of the town, which need to be considered and (if needed) reviewed and enhanced to ensure they are fit for purpose and can accommodate such a considerable increase in residents.
20/02053/PLF And 20/02054/PLB	Jack Wills 59 Saturday Market Beverley HU17 8AQ	SMW	<u>Installation of a half glazed and half louvred window for new air conditioning plant to replace existing window at rear in connection with refurbishment and rebrand of existing retail unit</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/02157/PLB	White Agency 61 North Bar Within Beverley HU17 8DG	SMW	<u>Connection of wastes to existing soil and vent pipe to rear and installation of a soil and vent pipe and wastes to rear annexe</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/02052/PAD	Jack Wills 59 Saturday Market Beverley HU17 8AQ	SMW	<u>Display of a non-illuminated fascia sign to front and a graphic vinyl to rear</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/02156/PLF	White Agency 61 North Bar Within Beverley HU17 8DG	SMW	<u>Change of use from offices to a dwelling, connection of wastes to existing soil and vent pipe to rear and installation of a soil and vent pipe and wastes to rear annexe</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application and welcomes this property being returned to one of private residence.

20/01535/PLF	Manxman 1 Hull Bridge Road Beverley HU17 9HY	SME	Construction of hip to gable roof extensions to both sides, construction of dormer window to rear, construction of two small dormer windows to front, installation of rooflights to front and erection of porch canopy to front	DELEGATED RESPONSE Beverley Town Council reconfirms that it has no objection to this application.
20/02143/PLF	Minster House 23 Flemingate Beverley	MS	Change of Use from B1 (Office) to B1 (Office) and D1 (Non-residential Institutions)	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/02163/PLF And 20/02164/PLB	36 North Bar Without Beverley HU17 7AB	SMW	Erection of single storey extension to rear	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/02246/PLF	20 Grovehill Road Beverley HU17 0ED	MS	Erection of single storey extensions to rear and cedar cladding to rear elevation	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/01577/PLF	16 Westwood Way Beverley HU17 8GE	SMW	Erection of a single storey extension to rear and part conversion of existing attached garage to create additional living area	DELEGATED RESPONSE Beverley Town Council reconfirms it has no objection to this application, on the condition the neighbouring property is not negatively affected by the partial hedge removal to facilitate this extension.
20/02232/PLF	117 - 119 Walkergate Beverley	SME	Flexible planning permission for change of use of the ground floor from Shops (A1) and a Doctor's Surgery (D1) to (a) display or retail sale of goods, other than hot food; (b) sale of food and drink where consumption of that food and drink is mostly undertaken on the premises; (c) provision of the following kinds of services - (i) financial services, (ii) professional services (other than health or medical services) or (iii) any other services which it is appropriate to provide in a commercial, business or service locality; (d) indoor sport, recreation or fitness, not involving motorised vehicles or firearms; (e) provision of medical or health services; (f) a crèche, day nursery or day centre, not including a residential use; (g) for an office to carry out any operational or administrative functions, (h) a public house, (i) wine bar, or drinking establishment; (j) a drinking establishment with expanded food provision; (k) a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises; Any use, not including residential use, for: (l) provision of education; (m) display of works of art (otherwise than for sale or hire); (n) a museum; (o) a public library or public reading room; (p) a public hall or exhibition hall; (q) for, or in connection with, public worship or religious instruction; (r) a law court; (s) a hall or meeting place for the principal use of the local community; (t) An Amusement Arcade or Centre; (u) A Launderette; (v) A Betting Office; (w) A Pay Day Loan Shop; (x) A Mixed Use consisting of 2 or more of the aforementioned use	DELEGATED RESPONSE Whilst the Town Council has no objection in principle to change of use of this property, it is concerned that such a flexible request could lead to applications unsuitable to the area and without more detail of future intended use, it is difficult for consultees to make informed comments.

20/02321/PLF	24 Corporation Road Beverley HU17 9HG	MSE	Erection of two storey extension to side following removal of existing conservatory	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/02362/PLF	2 Grayburn Lane Beverley HU17 8JR	SMW	Construction of dormer windows to rear to allow loft conversion, alterations to ground floor doors and installation of roof lights to ground floor rear pitch and installation of roof light to front	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition neighbouring residents do not experience a loss of privacy.
20/02308/PLF	22 Woodlands Beverley HU17 8BX	SMW	Construction of dormer to rear (Revised scheme of 20/00454/PLF)	DELEGATED RESPONSE Beverley Town Council notes the revisions and, whilst ideal it would have liked to see a design more in keeping with others in the vicinity, it appreciates the need to reach a conclusion regarding this application and therefore has no objection.
20/01706/PLF	Land North East Of The Brow Figham Road Beverley HU17 0PH	MS	Erection of a dwelling (revised scheme of 17/02237/PLF)	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition the concerns expressed by neighbours are satisfactorily and mutually resolved.
20/02014/PLF	Telecommunications Mast Cs4461 Norwood Beverley	SME	Installation of a replacement headframe supporting 6no. antennas and 18no. RRUs to existing 15m high mono-pole mast and associated ancillary development thereto following the removal of existing headframe, 6 no. antennas and transmission dish	DELEGATED RESPONSE Beverley Town Council appreciates the increasingly important role of telecommunications and therefore has no objection to this application.
20/02363/PLF	Fountells 4 Cross Street Beverley HU17 9AX	SMW	Change of use from cafe to tattooist	DELEGATED RESPONSE Beverley Town Council has no objection to this application.
20/02422/PLB	42-50 (evens) St Andrew Street Beverley HU17 0NS	MS	Installation of replacement windows and doors	COMMITTEE RESPONSE Beverley Town Council has no objection to this application.
20/02461/PLF	10 Ropery Close Beverley HU17 0UF	MS	Erection of a detached garage on land adjacent to and for 10 Ropery Close	COMMITTEE RESPONSE Beverley Town Council has no objection to this application.
20/02169/PLF	28 Manor Road Beverley East Riding Of Yorkshire HU17 7BL	SME	Erection of boundary fence following removal of existing fence	COMMITTEE RESPONSE Beverley Town Council has no objection to this application.

20/02207/STREM	Land North Of 88 Poplars Way Beverley East Riding Of Yorkshire HU17 8PU		<u>Erection of 90 dwellings and associated infrastructure, hard and soft landscaping, open space provision and creation of a vehicular access following Outline Planning Permission 17/00398/STOUT (all matters to be considered)</u>	COMMITTEE RESPONSE Beverley Town Council would like to express great concern regarding how this application will impact the wider local infrastructure and services, some of which are already working to capacity. The Town Council is also very concerned that the only access point to the development for HGVs, etc., is through a quiet residential area and directly next to a children's play area. As such, the Town Council requests feedback from the developer regarding how they plan to safeguard children and families who use the play area from increased vehicular access. In addition, if East Riding of Yorkshire Council resolves to approve the application, the Town Council would like conditions placed on operational hours and parking. Regarding operational hours, the Town Council requests time limits are placed on site work and access hours to limit disturbance to residents early in the morning, in the evening, at weekends and on bank holidays. In terms of parking, the Town Council requests that construction site personnel are not permitted to park along residential streets, as this will have a negative impact on residents, and that East Riding of Yorkshire Council put procedures in place to ensure this.
20/02478/PLF	22 Kilvin Drive Beverley East Riding Of Yorkshire HU17 9PG	SME	<u>Erection of single storey extension to side and rear and construction of dormer window in roof at rear</u>	COMMITTEE RESPONSE Beverley Town Council has no objection to this application.

67/20: Environmental Planning Applications - The Committee's views are sought on the following planning applications, on which the Town Council has been consulted by the Local Environment Authority.

Planning Ref	Address	Ward	Application Details (click on the description to link to the documents on Planning Portal)	Delegated Response / Notes / Proposed Committee Responses (where applicable)
20/02000/TCA	12 Woodlands Drive Beverley HU17 8BZ	SMW	<u>WESTWOOD AREA CONSERVATION AREA - Remove 2 no. Holly trees</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.
20/02244/TCA	11 Woodlands Drive Beverley HU17 8BZ	SMW	<u>WESTWOOD AREA CONSERVATION AREA - Remove 1 no. Cypress tree (T1) due to tree outgrowing its location; Crown reduce 1 no. Beech tree (T2) by 2-3 metres to reduce branches extending over adjacent garden and to maintain appearance; Remove 1 no. Scots Pine tree (T3) due to tree being poorly formed, concerns for future limb loss and increased shading of the garden</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.
20/02294/TCA	54A Keldgate Beverley HU17 8HY	MS	<u>MINSTER AREA CONSERVATION AREA - Crown reduce 1 no. Honey Locust tree (T1) by 2 metres to the east over neighbouring garden; Crown reduce 1 no. Lawson Cypress (T2) by removing 2 no. minor limbs to south at around 1.5 metres in height; Crown reduce 1 no. Walnut tree (T3) by removing dying limb at 3 metres in height; Fell 1 no. Cypress tree (T4) and 1 no. Holly tree (T5); Fell 3 no. Weeping Silver Birch trees (T6, T7 and T8) due to trees being mis-shapen due to being overshadowed by adjacent tree</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected. The Town Council also encouraged the applicant to replace the felled willow with a more suitable variety (if this is logistically possible).

20/02373/TCA	35 New Walk Beverley HU17 7DR	SMW	<u>NTH BAR WITHOUT CONSERVATION AREA - Crown reduce 2 no. Sycamore trees (T1 and T2) to improve form and reduce impact on neighbouring property; Crown lift 1 no. Oak tree (T3) to 5 metres over the drive</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.
20/02372/TCA	39 Woodlands Beverley HU17 8BT	SMW	<u>WESTWOOD AREA CONSERVATION AREA - Crown reduce 1 no. Sycamore tree to reduce the weight on the left hand side of the tree and tighten the right-hand side</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.
20/02368/TCA	53 North Bar Without Beverley HU17 7AG	SMW	<u>NTH BAR WITHOUT CONSERVATION AREA - Crown reduce 1 no. Silver Birch tree (T1); Crown reduce 2 no. Holly trees (T2 and T3) by 15%; Side reduce 1 no. Horse Chestnut tree (T4) and crown lift to 5 metres; Crown reduce 1 no. Holly tree (T5) by 40%</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.
20/02404/TCA	45 North Bar Without Beverley HU17 7AG	SMW	<u>NTH BAR WITHOUT CONSERVATION AREA - Crown reduce 1 no. Cotoneaster tree (T1) by 2 metres to create balanced a shape; Crown lift 2 no. Red Maple trees (T2) by 1 metre; Crown reduce 1 no. Ginkgo tree (T3) by removing 1 no. suppressed leader; Crown reduce 1 no. Snake Bark Maple tree (T4) by 2 metres to create a balanced shape</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.

20/02432/TC	1 Grosvenor Place Beverley HU17 8LY	SMW	<u>BEVERLEY GROS PL CONSERVATION AREA - Remove 4 no. Conifer trees due to trees outgrowing their location and are leaning over neighbouring property</u>	DELEGATED RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected. The Town Council also encouraged the applicant to replace the felled willow with a more suitable variety (if this is logistically possible).
20/02554/TCA	29 North Bar Without Beverley HU17 7AG	SMW	<u>NTH BAR WITHOUT CONSERVATION AREA - Crown lift 1 no. Sycamore tree (T1) by removing 3 no. lower limbs due to limbs overhanging property</u>	COMMITTEE RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.
20/02553/TCA	29 North Bar Without Beverley HU17 7AG	SMW	<u>NTH BAR WITHOUT CONSERVATION AREA - Crown reduce 1 no. Sycamore tree (T1) by removing 1 no. large limb to the south west</u>	COMMITTEE RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.
20/02547/TPO	17 Newbegin Beverley East Riding Of Yorkshire HU17 8EG	SMW	<u>TPO - NEWBEGIN, BEVERLEY - 1984 (REF 452) G1. WESTWOOD AREA CONSERVATION AREA - Crown lift 1 no. Sycamore tree by 7 metres and cut back tertiary branches to improve form</u>	COMMITTEE RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.
20/02661/TCA	2 Harpers Court Beverley East Riding Of Yorkshire HU17 7AB	SMW	<u>NTH BAR WITHOUT CONSERVATION AREA - Crown lift 1 no. Himalayan Birch tree (T1) to 4 metres and crown clean to maintain proportions of trees relative to garden size and to reduce overhang into adjoining properties; Crown lift 2 no. Himalayan Birch tree (T3 and T4) to 4 metres to maintain proportions of trees relative to garden size and to reduce overhang into adjoining properties; Crown reduce 2 no. Magnolia trees (T5 and T6) by 1 metre overall to maintain proportions of trees relative to garden size and to reduce overhang into adjoining properties</u>	COMMITTEE RESPONSE Beverley Town Council has no objection to this application, on the condition any bird or wildlife living in the tree be considered and work takes place at a time when such creatures will not be negatively affected.

68/20: Queensgate/Kitchen Lane Allotments Ditch

Proposal: That Officers asks JB Rural to provide a quote for clearance work regarding the ditch/drain that runs between the Queensgate and Kitchen Lane allotments and has become overgrown. If the quote is under £500, officers can then progress with this operational matter.

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

Resolved: *That the proposal be approved.*

69/20: Compost Toilet

Proposal: That the Town Council agrees for the Plot 22 Community Group to locate a compost toilet on their plot, pending approval from the Town Council's insurers. To enable this, the Deputy Town Clerk will liaise with the Plot 22 Community Group to request copies of their health and safety/risk assessments for the facility and specifications of the exact model they intend to purchase, as the insurer will require this information.

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

Resolved: *That the proposal be approved.*

70/20: Litter Bins

The Deputy Town Clerk reported that communication had been sent to the East Riding of Yorkshire requesting they investigate the possibility of placing new litter bins by Kilvin Drive and on Armstrong Way.

Proposal: That the Deputy Town Clerk also requests that East Riding of Yorkshire investigates the possibility of placing a new litter bin along the passage that links Grovehill Road with Holderness Crescent. In addition, East Riding of Yorkshire Council be asked to consider restoring current litter bins that require refurbishment.

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

Resolved: *That the proposal be approved.*

71/20: Dog Waste Bag Dispensers

The Deputy Town Clerk reported that the stickers had arrived to be affixed to the dispensers and that once done, East Riding of Yorkshire Council could install them. Cllr P. Astell agreed to affix the stickers to enable officers to address more pressing duties.

Proposal: That East Riding of Yorkshire Council installs 17 dispensers for the Town Council to the cost of £19.45 per item (total £330.65 before VAT).

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

Resolved: *That the proposal be approved.*

72/20: Benches

There were no issues to consider.

73/20: Skate Park

The Deputy Town Clerk reported that two quotes have been received regarding repairs to the Skate Park fence one for £995.00 (replacement rather than repair) and £100 (repair).

Proposed: That the JB Rural (£100) be asked to complete the repairs required to the Skate Park fence and that Town Council officers liaise with Driffield Town Council to find out how much skate park upgrades cost them. In addition, the Deputy Town Clerk to liaise with Cllr T. Astell and Cllr C. Hopkins, who are liaising with groups connected to young people, to see if they could consider incorporating consultation regarding the skate park into this work.

Proposed: Cllr P. Astell **Seconded:** Cllr A. Willis

Resolved: *That the proposal be approved.*

74/20 Special Expenses

There were no issues to consider.

The meeting finished at 7:25pm.

Signed: _____

Date: _____