



## Planning, Property & Services Meeting

24<sup>th</sup> September 2019

6.30pm at 12 Well Lane, Beverley

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

**In Attendance:** Matthew Snowden (Deputy Town Clerk)

### 69/19: To receive apologies for absence

Apologies were received from Cllr S. Blencoe and Cllr T. Astell (substitute).

### 70/19: Declarations of Interest

**70.1: 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 interest as an elected member of East Riding of Yorkshire Council.

Cllr S. Rance declared a non-pecuniary interest in item 6, planning reference 19/02800/PLF

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

No dispensations were given.

### 71/19: To approve and sign the following minutes:

**57.1:** Planning, Property and Services meeting held on 30<sup>th</sup> July 2019

**Resolved:** *The minutes were unanimously approved and signed.*

**57.2:** Extra Planning, Property and Services meeting held on 7<sup>th</sup> August 2019

**Resolved:** *The minutes were unanimously approved and signed.*

### 72/19: To note the Action Plan.

**Action Plan Minute Number 58/19:** The Deputy Town Clerk reported that as there had been no reply from the appropriate ERYC officer regarding the issue of damaged bins on Manor Road and Wilberforce Crescent, he had now sent an email to their line manager. The matter was now being progressed and an officer had called the Town Council to explain the bins will be looked at as soon as possible.

Councillors noted the Action Plan with no further comment.

## 73/19: Delegated Decisions

Councillors approved the delegated decisions made by the Deputy Town Clerk.

## 74/19: Planning Applications

Planning Ref	Address	Ward	Application Details	Response
19/02765/ PLF	20 Grovehill Road Beverley HU17 0ED	MS	Construction of dormer windows to front and rear, erection of single storey extension and pergola to rear and erection of detached outbuilding	<p>Beverley Town Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The new outbuilding will overshadow neighbouring property.</li> <li>• The large loft conversion to the rear will result in neighbouring properties being overlooked and therefore residents will experience a loss of privacy.</li> <li>• The negative impact on public visual amenity.</li> <li>• The general overbearing nature of the application.</li> </ul> <p>The Town Council also notes that this application, in particular the detached outbuilding, is out of keeping with the area which is predominantly Victorian-era terraced housing, and there are concerns as to how the location will be accessed to carry out construction.</p>
19/02800/ PLF	23 Wood Lane Beverley HU17 8BS	SMW	Erection of a single storey extension to rear	<p>Beverley Town Council has no objection to the application, on the condition the concerns of neighbours are positively addressed, especially in terms of party-wall ownership and access to waterworks/drainage, as highlighted in comments made by members of the public.</p>
19/02545/ PLF	3 The Old Racing Stables Coombs Yard Beverley HU17 8DL	SMW	Erection of a dwelling following demolition of existing building	<p>Beverley Town Council objects to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The proposed building will overshadow neighbouring properties to a significant extent.</li> <li>• Aspects, such as the proposed balcony, will result in neighbouring properties being overlooked and therefore residents will experience a considerable loss of privacy.</li> <li>• The negative impact on public visual amenity.</li> <li>• The substantially overbearing nature of the application – such a large building being proposed on relatively modest footprint of an older, smaller property is totally inappropriate and out of keeping for the location.</li> </ul> <p>The Town Council notes that this is a historic area close to St Mary's Manor and St Mary's Church and, as such, due care and consideration in terms of building design and appropriate materials used are essential. The Town Council finds little evidence in the application that this sort of consideration has been taken.</p> <p>The Town Council is also concerned that should ERYC choose to grant permission, access for demolition and construction will be problematic on such a narrow lane and cause considerable disruption to residents, including limited access to properties that are located beyond the proposed site. In addition, the Town Council supports the comments submitted by Beverley Civic Society, the Conservation Officer and members of the public.</p>
19/02792/ PLF	18 Wray Close Beverley HU17	SME	Erection of two storey extension to side and	<p>Beverley Town Council has no objection to this application.</p>

	9QG		porch extension to front	
19/02724/ PLF	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, on the condition suitable parking allocation is provided.
19/02979/ PAD	Boyes 20 Wednesday Market Beverley HU17 0DJ	SMW	Display of replacement fascia signs comprising 2 externally illuminated fascia signs and 1 non- illuminated fascia sign	Beverley Town Council has no objection to this application and notes the positive contribution the application continues to make to the street scene in Wednesday Market Place.
19/02660/ PLB	Bostonair Group Limited Norwood House Norwood Beverley HU17 9ET	SME	Installation of support column, creation of 4 additional car parking spaces and removal of defective render to be replaced with lime render	Beverley Town Council has no objection to this application now that the applicant has provided additional details regarding their proposal.
19/02659/ PLF	As Above	SME	As Above	As Above
19/03005/ PLF	1 Lime Tree Avenue Beverley HU17 9QP	SME	Erection of two storey extension to side, single storey extension to rear and porch with canopy to front following demolition of existing extensions	Beverley Town Council has no objection to this application.
19/03016/ PLF	Land West Of 29 Neville Avenue Beverley HU17 0HS	MN	Erection of a dwelling following demolition of existing garage	Beverley Town Council has no objection to this application.
19/02966/ PAD	1 Swabys Yard Beverley HU17 9BZ	SMW	Display of 1 halo illuminated fascia sign	Beverley Town Council has no objection to this application.
19/02983/ PLF	Land And Buildings North Of 2 Swinemoor Lane Beverley HU17 0JX	MN	Erection of a detached single storey dwelling following removal of existing garage	Beverley Town Council has no objection to this application.
19/03096/ PLF	6 Conington Avenue Beverley HU17 0JF	MS	Erection of single storey infill extension to rear (retrospective application)	Beverley Town Council has no objection to this application.
19/02561/ PLB	Lee Garden 29 - 31 North Bar Within Beverley HU17 8DB	SMW	Repainting of front elevation, replacement of leaded light to window to front at second floor level, replace existing guttering and down pipe with timber effect GRP and cast iron effect PVC down pipe, replacement of existing timber cladding to window to front at first floor level	Beverley Town Council has no objection to this application, on the condition the concerns of the Conservation Officer are satisfied.
19/03113/ PLF	Guitar Galleries 15A Wednesday	MS	Change of use from A1 (retail) to flexible use	Beverley Town Council has no objection to this application.

	Market Beverley HU17 0DH		A2 (financial & professional services) and B1A (office other than a use within class A2)	
19/03186/ PLF	34 Waltham Court Beverley HU17 9JF	SME	Erection of a single storey extension to rear following removal of existing conservatory (Retrospective Application)	Beverley Town Council has no objection to this application.

### 75/19: Environmental Planning Applications

Planning Ref	Address	Ward	Application Details	Response
19/03012/TCA 9	9 - 10 St John Street Beverley East Riding Of Yorkshire HU17 8HT	MS	BEVERLEY CONSERVATION AREA - Remove false acacia tree in rear garden due to mis-shape and shading to adjoining garden	Beverley Town Council has no objection to this application.
19/03070/TCA	15 Minster Moorgate Beverley East Riding Of Yorkshire HU17 8HP	MS	BEVERLEY CONSERVATION AREA - Fell Conifer trees T1-T9 due to excessive shading and low amenity value	Beverley Town Council has no objection to this application
19/03071/TPO	Grayburn Court Beverley East Riding Of Yorkshire	MSW	TPO - NEWBEGIN BAR HOUSE, BEVERLEY - 1972 (REF: 450) - Sycamore (T14); Fell due to declining canopy health, poor form, and structural weakness	Although Beverley Town Council has no objection to this application, it regrets the loss of such a long-established tree that forms part of the local skyline and would encourage the applicant to replace it with a semi-mature tree that is suitable for the location.

### 76/19: To receive notice from East Riding of Yorkshire Council regarding the following Compulsory Purchase Orders (information circulated with agenda).

#### 76.1: 44 Wood Lane, Beverley.

Councillors noted the Compulsory Purchase Order.

#### 76.2: 1 Norwood Far Grove, Beverley.

Councillors noted the Compulsory Purchase Order.

### 77/19: To receive notice from East Riding of Yorkshire Council regarding the following Temporary Prohibitions of Through Traffic (information circulated with agenda).

#### 77.1: Flemingate Level Crossing.

Councillors noted the Temporary Prohibition of Through Traffic.

#### 77.2: Minster Way (part).

Councillors noted the Temporary Prohibition of Through Traffic.

**78/19: To receive notice from East Riding of Yorkshire Council regarding the following Proposed Waiting Restrictions (information circulated with agenda).**

**78.1: Windsor Close.**

Councillors expressed concern that the waiting restrictions proposed by East Riding of Yorkshire Council for Windsor Close could unfairly penalise residents who require additional street parking. Whilst councillors appreciated the need for some form of restrictions to stop visitors parking for entire days and therefore stopping residents from being able to park, it was felt an alternative resolution, such as Residents Only Parking would be a more suitable solution. Members also discussed the issue of parking schemes in general, due to the number of additional schemes already in development for other residential areas, such as Coltman Avenue.

**Resolved:** *The Deputy Town Clerk to prepare a letter to be sent to the appropriate East Riding of Yorkshire officer to suggest a review of parking schemes in the town (e.g. Controlled Parking Zones, Residents Only Parking, Restricted Waiting Times, etc.) and change them where appropriate and for the benefit of residents. The letter will include an invitation for the officer or a representative from their department to attend a future meeting of the committee to enable members to raise concerns and suggestions with them. Once prepared, the letter will be approved by the Chair and Vice-Chair of the committee and sent to the recipient.*

**78.1: Hull Road and Beverley Parklands.**

Councillors discussed the Proposed Waiting Restriction and were supportive of it as it will enable safer lines of sight for traffic leaving Beverley Parklands.

**79/19: To receive notice from East Riding of Yorkshire Council regarding the following Proposed Controlled Parking Zone (CPZ) Extension (information circulated with agenda).**

**The Norwood, Mill Lane and Goths Lane area.**

Councillors noted the Proposed Controlled Parking Zone but expressed concerns that as with 78.1 above, this may not be the best solution for the parking issues East Riding of Yorkshire Council want to resolve.

**80/19: To receive an update on Allotments.**

**80.1: Waiting list update.**

The Deputy Town Clerk reported that there were no updates at the present time.

**80.2: Issues regarding bonfires.**

The Deputy Town Clerk reported that despite bonfires being allowed on the allotments from 1<sup>st</sup> September to 1<sup>st</sup> June, some residents had expressed concerns that smoke from fire set in September was causing damage to washing and they have been unable to leave windows open.

**Resolved:**

- a) *Councillors to consider implementing changes over the coming year in preparation for September 2020. These could include moving the bonfire start date to 1<sup>st</sup> October.*
- b) *The Deputy Town Clerk to produce posters for the allotments, asking tenants to be considerate when setting bonfire – e.g. if it is fine weather, to refrain from doing so out of respect residents, etc.*
- c) *Councillors asked the Deputy Town Clerk to investigate the possibility of East Riding of Yorkshire Council providing brown waste bins on the allotment sites and for them to empty them so as to encourage removal of some waste as an alternative to burning.*

- d) *The Deputy Town Clerk was also asked to liaise with the Town Clerk and the Re-volution Project in an attempt to encourage community composting on the allotments, which in the past had been refused by allotment tenants and reps.*

**81/19: To receive an update on Skate Park.**

There were no updates to report.

**82/19: To receive an update on Litter/Grit Bins.**

Councillors discussed the possibility of the Town Council as well as purchasing litterbins, also installing them as opposed to paying East Riding of Yorkshire Council to do so.

***Resolved:** The Deputy Town Clerk to research the costs currently incurred and what East Riding of Yorkshire Council agrees to do upon adopting bins purchased by the Town Council (e.g. emptying, maintenance, etc.) and to evaluate the possibility of the Town Council installing such items.*

**83/19: To discuss the further development of a dog waste bag dispensers scheme.**

The Deputy Town Clerk reported back on proposed locations identified by Cllr Rance. The Deputy Town Clerk also suggested that councillors may wish to consider discussing the proposed scheme with the Civic Society to avoid any concerns the organisation might express after the items have been installed. Councillors wished for this project to be progressed as quickly as possible.

***Resolved:** That councillors did not feel it necessary to liaise with the Civic Society and committee members would forward more proposed locations for the Deputy Town Clerk to investigate with support from the Handyman.*

**84/19: To discuss the further development of increased benches/seating.**

There were no updates to report but the Chair requested this item continue to be included on future agendas.

**85/19: Grovehill Road to Holderness Crescent Passage**

The Deputy Town Clerk reported that Paul Tripp (ERYC) had arranged for the passage to be cleaned and it will be added to future cleaning schedules.

***Resolved:** That the Deputy Town Clerk monitors the situation and reports back.*

**The meeting closed at 7:55pm**

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_