



Planning, Property & Services Meeting

30th July 2019

6.30pm at 12 Well Lane, Beverley

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

In Attendance: Matthew Snowden (Deputy Town Clerk), 2 members of the public.

36/19: To receive apologies for absence

Apologies were received from Cllr S. Rance.

37/19: Declarations of Interest

37.1: 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. Horsley declared non-pecuniary interests regarding item 6, planning references 19/02245/PLF and 19/02246/PLB.

Cllr D. Boynton declared non-pecuniary interests regarding item 6, planning references 19/01734/OUT and 19/02368/PLF.

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

No dispensations were given.

38/19: To note the minutes of the Planning, Property & Services meeting held on the 2nd July 2019.

The minutes of the Planning, Property & Services meeting held on the 2nd July 2019 were noted, having been previously approved by Full Council on Monday 22nd July 2019.

39/19: To note the Action Plan.

The action plan was noted.

*The committee agreed for planning application with the reference **19/02368/PLF** from item 6 to be brought forward as members of the public wished to speak on this matter.*

Residents expressed concerns that the proposal would result in disruption, noise and related issues that will negatively impact the immediate community. They also questioned some of the statements in the application, for example the submission says there is a row of trees that will act as a barrier between residential properties and the proposed site, when there is actually a large area directly next to the site

without trees and therefore no full barrier. Residents also felt that with an application of this size, East Riding of Yorkshire Council (ERYC) should have consulted more widely with the community and that they should be investing in renewable and sustainable energy rather than building a new facility that uses fossil fuels.

Resolved: The Deputy Clerk to contact the ERYC Ward Members for Minster and Woodmansey to request they “call in” the application. In addition, Cllr D. Boynton, a member of the PPS Committee who also represents St Mary’s West Ward on ERYC, will request the same.

Planning Ref	Address	Ward	Application Details	Beverley Town Council Decision/Response
19/02368/PLF	East Riding Leisure Beverley Flemingate Beverley HU17 0LT	MS	Erection of detached building to house heat and electricity technologies with associated landscaping and infrastructure	<p>Beverley Town Council objects to this application, as it will have a negative impact on nearby residential properties. The considerations for this decision are as follows:</p> <ul style="list-style-type: none"> • noise and disturbance from the scheme. • negative impact regarding public visual amenity. • the overbearing nature of the proposal. <p>Members of the Town Council also express concerns regarding the accuracy of some aspects of the application. For example, despite suggestions in the submission that an established row of trees will act as a barrier and therefore shield residents from the impact of this development, there is a sizeable area directly next to the proposed location that does not have trees and therefore provides no barrier.</p> <p>Additionally, Beverley Town Council recommends the applicant looks at renewable and environmentally friendly forms of energy generation, rather than developing a new facility using traditional, less sustainable methods.</p>

40/19: Delegated Decisions

40.1: Delegated Decisions made to date

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

40.2: Updating the Town Council's Scheme of Delegations

The Deputy Town Clerk reported that the Scheme of Delegation currently refers to officers being empowered to make delegated decisions on minor planning applications and suggested Councillors might want to consider updating the scheme with examples of the range of applications that can be delegated. It was noted that some submissions arrive too late to go on an agenda, but the consultation deadline falls before the next meeting. Therefore this form of delegation enabled the Council to have a say on as many applications as possible.

Councillors considered this suggestion, but felt that it would be best to leave the Scheme of Delegation as it currently stands and for the Deputy Town Clerk to use his discretion to judge which applications can be delegated and which to seek consultation extensions on (e.g. applications that are large, controversial, strategic, list buildings, conservations area, considerable public comment, etc.).

Resolved: That the Scheme of Delegation remains unchanged and that Officers use their discretion to assess which applications can be commented on using their delegated powers.

41/19: Planning Applications

Planning Ref	Address	Ward	Application Details	Response
19/01795 /PAD	Land North West Of Figham Roundabout Woodmansey HU17 0TA	MS	Display of 1 internally illuminated 'flagpole' sign (6m high), 1 internally illuminated poster display unit, 2 internally illuminated large column mounted hoarding signs, 2 externally illuminated small wall mounted billboard signs, 3 externally illuminated large wall mounted billboard signs and 1 internally illuminated small wall mounted logo sign.	Beverley Town Council has no objection to this application, on the condition that when the store is closed to the public the illuminated signs and flagpole and switched off to reduce both light pollution and energy consumption.
19/02073 /PLF	4 St Marys Terrace HU17 8EH	SMW	RETROSPECTIVE: Construction of a dormer window with Juliet balcony	Beverley Town Council objects to this application, citing the loss of privacy experienced by properties that back onto the applicant's house and the negative visual impact on the neighbourhood due to the size and nature of the dormer window with juliet balcony, which is out of keeping with others in the immediate vicinity (especially in regards to this being in a conservation area).
19/01734 /OUT	Land South Of 335 Grovehill Road HU17 0JJ	MS	OUTLINE - Erection of a business centre for offices and light industrial units with associated car park (all matters reserved)	Beverley Town Council has no objection to this outline application, on the condition the inclusion of office facilities is retained and it does not become a site wholly dedicated to light industrial unit.
19/00512 /PAD	WHSmith Toll Gavel HU17 9AA	SMW	Display of replacement externally illuminated fascia sign and display of externally illuminated projecting sign	Beverley Town Council has no objection to this application.
19/02242 /PLB	Pasha Turkish Barber 2 Lairgate HU17 8EE	SMW	Installation of extraction flue to rear and internal installation of fume extraction equipment, involving creation of a passage through first floor ceiling and through the rear roof slope, internal alterations including blocking up a doorway and removing an internal wall to allow alterations to an existing staircase	Whilst Beverley Town Council has no objection to this application in principle, we would encourage the applicant to follow the suggestion put forward by the Civic Society and relocate the extractor to run through the brick chimney stack to reduce visual impact.
19/02268 /PLB	Vision Express HU17 9AJ	SMW	Installation of replacement fascia and projecting signage to front and re-painting of the shopfront, internal works to the ground floor comprising new lighting, wall and floor finishes	Beverley Town Council has no objection to this application.
19/02269 /PAD	Vision Express HU17 9AJ	SMW	Display of 1 non-illuminated fascia sign, and 1 non-illuminated hanging sign	Beverley Town Council has no objection to this application.
19/01465 /PLF	Saints And Sinners 12 Swabys Yard HU17 9BZ	SMW	Change of use from A1 use (Retail/Cafe) to A5 use (Hot Food Takeaway) and installation of an extractor fan to side	Beverley Town Council has no objection to this application.

19/01668 /PLF	The Red House 56 North Bar Without	SMW	External and internal alterations to allow conversion of flats 1 and 2 into a single living unit and installation of replacement windows, pipe work and guttering to the building	Beverley Town Council has no objection to this application.
19/01669 /PLB	The Red House 56 North Bar Without	SMW	External and internal alterations to allow conversion of flats 1 and 2 into a single living unit and installation of replacement windows, pipe work and guttering to the building	Beverley Town Council has no objection to this application.
19/02245 /PLF	Miss Elle's 22A North Bar Without HU17 7AB	SMW	Installation of a conservation roof light to rear	Beverley Town Council has no objection to this application.
19/02246 /PLB	Miss Elle's 22A North Bar Without HU17 7AB	SMW	Listed Building Consent for renovation of property comprising ground floor shop with residential accommodation above including display of a new fascia sign and hanging sign in existing brackets, repainting of front elevation and window frames (within conservation colour palette), installation of a WC at ground floor including stud partition wall, removal of single brick, non original and non-load bearing wall at first floor, installation of a stud wall and shower room at second floor and installation of a conservation roof light to rear	Beverley Town Council has no objection to this application.
19/02301 /STVAR	Land North Of Minster Way Woodmansey HU17 0SY	Wood mansey	Variation of conditions 4 (outline approved plans) and 49 (full planning approved plans) of application reference number 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))	Due to the size and scope of this major planning application, the committee agreed to hold an extra meeting at 6pm on Wednesday 7th August to discuss this submission. The Deputy Town Clerk to liaise with the ERYC Planning Case Officer, who will attend the meeting to take councillors through the application.
19/01339 /PLB	121 Lairgate HU17 8JG	MS	Installation of heritage roof light to rear, replacement of rear windows with double glazed timber frames, replacement of existing second storey window with 'fire exit' window to the south elevation, internal alterations including alterations to configuration of stairs and raising the ceiling height of the second floor. Installation of 1.8 metre fence to rear (AMENDED DESCRIPTION AND PLANS)	Beverley Town Council has no objection to this application.

42/19: Environmental Planning Applications

Planning Ref	Address	Ward	Application Details	Response
19/02514/TCA	Harvest Court St Marys Lane Beverley East Riding Of Yorkshire		BEVERLEY CONSERVATION AREA - Crown lift Yew Copse, Sycamore and Ash up to 4m where appropriate to clear low hanging branches from pedestrains and street lights and remove deadwood	Beverley Town Council has no objection to this application.

43/19: To receive notice of temporary speed restrictions

There were no temporary speed restrictions to report, but the Deputy Clerk verbally reported to Councillors that the Flemingate level crossing will be closed from 11:30pm until 8:35am from Wednesday 14th to Thursday 15th August 2019 for essential works.

44/19: To receive an update on Allotments.

The Deputy Town Clerk reported the following figures regarding allotment waiting lists:

- Residents within the Beverley parish boundaries:
 - 30 on waiting list.
 - 8 have been offered allotments – the Town Council is awaiting replies back.
 - After taking the above 8 offers into consideration, there are 22 left on waiting list.
 - 10 of the 22 are already allotment holders with half plots waiting for the other halves to become available. Those with no plots at all will be given priority to any half plots that become available.
 - Therefore, this leaves 12 on the waiting list who either have no half plots or offer letters.
- Residents outside the Beverley parish boundaries:
 - 11 – will only be offered plots if there is no one on the waiting list from within the parish.
- Non-Cultivation Letters:
 - 5 went in the week commencing Monday 29th July 2019.
 - This may result in all 5 plots being allocated to residents on the waiting list (dependant on individual circumstances, which are GDPR protected).
- Notice to Quit:
 - 6 recently sent out – again, these 6 may become plots to reallocate(dependant on individual circumstances, which are GDPR protected).

45/19: To receive an update on the Skate Park.

There were no updates to report.

46/19: To receive an update on Litter/Grit Bins.

- The Deputy Clerk explained that the issues with bins on Wilberforce Crescent and Manor Road had been reported to ERYC.
- The Deputy Clerk Reported that a resident has written to the Town Council requesting a grit bin close to the shops on Model Farm.

Resolved: *That the Town Council purchase a grit bin and it be located close to the Town Council notice board near the Maple Drive shops. The Deputy Clerk will write to the resident informing them of this.*

- Cllr P. Astell reported that Alan English, Chair of the Pasture Masters, had told him ERYC were not emptying the litter bins on Westwood as regularly as required – due to popular use of the pastures, bins are filling up quickly.

Resolved: That the Deputy Clerk writes to ERYC requesting they consider increasing the litter bin collections on Westwood.

47/19: To discuss the further development of a dog waste bag dispensers scheme.

Councillors discussed the continued development of this project.

Resolved: Councillors to provide the Deputy Clerk with locations and reference number for the lamp post columns they wish to affix dog waste bag dispensers to (2 per ward, plus 2 on Westwood). The Deputy Clerk will then liaise with ERYC to request permission to do so.

48/19: To discuss the further developed of increased benches/seating.

There were currently no updates to report.

49/19: To discuss potential green space project to provide play equipment in green spaces close to the former St Nicholas School site.

The Chairman and Deputy Clerk explained that they were still waiting for Jackie Heffer to provide contact details of residents to enable Councillors to carry out consultation. Cllr C. Wildey reported that residents did not want to provide contact details. Councillors felt that if residents want the Town Council to support them with this project, then they need to be willing to communicate with them, otherwise the scheme would not progress

Resolved: That Cllr C. Wildey liaise with Jackie Heffer to see if the communication issue can be resolved. If it does not reach resolution, the project will not be progressed.

50/19: Para-Cycling International Race Community Grant - to discuss how the Town Council may wish to support this event and to consider an application to the new community fund.

Councillors discussed how best to progress with this.

Resolved: That the Deputy Clerk liaise with the Town Clerk and a bid be submitted to purchase durable bunting and flags in a combination of the event's corporate colours and the Town Council's colours.

51/19: Beverley Post Office – to note the final decision regarding Register Square Post Office services moving into W. H. Smiths.

Councillors expressed their disappointment at the limited consultation carried regarding this issue and noted the decision with regret.

The meeting closed at 7.40 pm.

Signed.....

Dated.....