



## Planning, Property & Services Meeting

**31<sup>st</sup> March 2020**

**6:30pm via Zoom**

(due to COVID-19 it was not possible for Council to meet in person – it is understood that Government plans to legislate to enable councils to officially meet via remote technology)

**Present:** Councillors P. Astell (Chair), D. Boynton, I. Gow, D. Healy D. Horsley, A. Willis.

**In Attendance:** Matthew Snowden (Deputy Town Clerk), Helen Watson (Town Clerk), Cllr L. Johnson.

### **175/19: To receive apologies for absence**

Apologies were received from Cllr T. Astell

### **176/19: Declarations of Interest**

**176.1: 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 regarding planning application 20/00594/VAR, due to this being a submission by East Riding of Yorkshire Council, of which he is an elected

Cllr D. Healy declared a non-pecuniary interest in items 4 and 5 of the agenda due to being a member of the East Riding of Yorkshire Council Eastern Area Planning Sub-committee.

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

No dispensations were given.

**Resolved:** *The Town Clerk will investigate to see if Councillors who are on both Beverley Town Council and East Riding of Yorkshire Council can be given a dispensation.*

**177/19: To approve and sign the minutes of the Planning, Property & Services meeting held on 18<sup>th</sup> February 2020**

**Proposed:** Cllr A. Willis

**Seconded:** Cllr I. Gow

**Resolved:** *That the minutes from the Planning, Property & Services Committee held on 18<sup>th</sup> February 2020 be approved and signed.*

178/19: Planning Applications

Planning Ref	Address	Ward	Application Details	Comments (Delegated responses are detailed where applicable)
19/03924/VAR	25 Wood Lane Beverley HU17 8BS	SMW	Variation of Condition 5 (Approved Plans) of 18/03110/PLF - Erection of single storey and two storey extensions to rear following demolition of existing rear elevation (AMENDED DESCRIPTION)	<b>DELEGATED RESPONSE:</b> Beverley Town Council has no objection to this amended application, on the condition the Conservation Officer's comments are still adhered to.
20/00169/PLF AND 20/00679/PLB	Listed Stable Block 78 Lairgate Beverley	SMW	Conversion of Existing Stable Block to New Dwelling House	<b>DELEGATED RESPONSE:</b> Beverley Town Council reconfirms that is has no objection to this application, on the conditions that any works carried out use suitable materials in keeping with the property and that the environmental considerations detailed in the application referring to bats and birds are adhered to.
19/04014/PLF	Pink Flamingo 4 Butcher Row Beverley HU17 0AB	SMW	Alterations to shop front and passageway door, replacement of roof over passageway and addition of escape door with railing at first floor to side	<b>DELEGATED RESPONSE:</b> Beverley Town Council reconfirms that is has no objection to this application.
20/00482/PAD	Vine & Grain 34 Butcher Row Beverley HU17 0AB	SMW	Display of 1 no. non- illuminated hanging sign	<b>DELEGATED RESPONSE:</b> Beverley Town Council has no objection to this application and welcomes this business as a positive addition to the local high street.
20/00598/PLF	Land South Of 27 Nicholson Close Beverley HU17 0HW		Erection of two dwellings	Beverley Town Council has no objection to this application, on the condition the issues raised by ERYC Highways are positively addressed and two parking spaces are provided for each dwelling within the footprint of the property boundaries.

19/03776/STR EM	Land South Of Willow Lane Camp Site Willow Lane Beverley HU17 0RN	Woods	Erection of 28 dwellings (partial re-plan of approved application 19/00054/STREM) following Outline permission 14/03062/STOUT (Access, Appearance, Landscaping, Layout and Scale to be considered)	Although Beverley Town Council has no objection to the application as presented, Councillors would like to remind the developer that housing projects such as this will create increased pressures on local amenities and services, and this should be taken into consideration when further elements of the Southern development of the Beverley are put forward for approval, in the hope they will include provisions for schooling, leisure and recreation facilities, health services, employment opportunities, etc., as opposed to residential properties only.
19/03931/PLF	4 Beckside North Beverley HU17 0PR	MS	Erection of gable end roof extension to rear	<b>DELEGATED RESPONSE:</b> Following the revisions that have satisfied the concerns of the Conservation Officer, Beverley Town Council has no objection to this application.
20/00253/PLF	Minster House 23 Flemingate Beverley	MS	Installation of 2 no. external air conditioning units to rear	Beverley Town Council has no objection to this application.
20/00619/PLF	48 Central Avenue Beverley HU17 8LN	SMW	Construction of dormer window to rear	<b>DELEGATED RESPONSE:</b> Beverley Town Council has no objection to this application.
20/00667/PLF	64 Keldgate Beverley HU17 8HY	MS	Erection of single storey extension to rear	Beverley Town Council has no objection to this application.
20/00452/PLF <b>AND</b> 20/00453/PLB	80 Lairgate Beverley HU17 8EU	SMW	Erection of a single storey extension to side and rear	<b>DELEGATED RESPONSE:</b> Beverley Town Council has no objection to this application.
19/01465/PLF	Saints And Sinners 12 Swabys Yard Beverley HU17 9BZ	SMW	Change of use from A1 use (Retail/Cafe) to A5 use (Hot Food Takeaway) and installation of an extractor fan and ducting to side elevation	Beverley Town Council has no objection to this application, on the condition the applicant takes into consideration the concerns of nearby residents and does not operate late into the evening.

20/00557/PLB	63 Flemingate Beverley HU17 0NZ	MS	Internal and external alterations including the removal of existing cement render and gypsum plaster from internal walls and the subsequent replacement with wood fibre insulation boards and lime plaster finish; reinstatement of defective ceilings with insulated plasterboard; construction of a suspended timber floor to the kitchen; construction of internal partition walls at first floor level with works to create openings in an existing internal wall with new sliding doors; installation of three conservation style roof lights to the rear roofslope; alterations to the front door step, replacement of fanlight glass, and construction of a Georgian style door surround and two flanking lanterns to front entrance.	Beverley Town Council has no objection to this application, on condition the advice of the ERYC Conservation Officer is followed to address the concerns raised.
20/00754/PLB	48 North Bar Without Beverley HU17 7AB	SMW	Refurbishment and repairs to existing house including replacement of roof, windows, rear doors, brick work and rainwater goods, installation of rooflight windows, new electrical and mechanical detail, bathrooms, kitchen and utility space formation including fit out and insulation to existing walls	Beverley Town Council has no objection to this application, on condition the advice of the ERYC Conservation Officer is followed to address the concerns raised.
20/00690/PLB <b>AND</b> 20/00692/PAD	FATFACE 52 - 53 Saturday Market Beverley HU17 8AA	SMW	Repair, refurbish and re-paint existing shop front and building fascia, installation of replacement fascia sign and projecting sign and additional painted stencil logo to side face of building	Beverley Town Council has no objection to the majority of this application, but objects to the element that includes stenciling the business logo on the upper side of the building. The Town Council agrees with the ERYC Conservation Officer and believes this will set a potential precedence and, whilst acknowledging such advertising was prevalent in the past, it is now out of keeping within the heritage and conservation of the town centre. The Town Council therefore respectfully asks the applicant to withdraw this aspect of their submission.

20/00683/PLB	Keldgate Manor Keldgate Beverley HU17 8HU	MS	Conversion of Keldgate Manor from Care Home to 7 residential apartments for the over 55's and associated internal and external alterations including part demolition, installation of doors and windows, installation of roof light and removal external staircase to rear, construction of pitched roof to side following removal of existing roof and dormers and re-building of boundary wall to east elevation	Beverley Town Council has no objection to this application.
19/03960/PLF	Bar Chambers 40 North Bar Within Beverley HU17 8DL	SMW	Construction of vehicular access from Wylies Road with automated timber gates and parking area with associated works	<b>DELEGATED RESPONSE:</b> Beverley Town Council reconfirms that it has no objection to this application in principle, but hopes the applicant will take into consideration the most recent comments made by the Conservation Officer.
20/00685/PLB	45-47 Keldgate Beverley HU17 8HU	MS	Conversion of 45 and 47 Keldgate (Gate Houses) to 2 Independent Living Units with internal and external alterations, removal of modern extension to rear of 45 Keldgate and installation of a window to side and 2 windows and 1 door to rear	Beverley Town Council has no objection to this application.
20/00684/PLB	33 Keldgate Beverley HU17 8HU	MS	Conversion of existing Cottages from residential units and Coach House to create 5 Independent Living Units with associated internal and external works including part demolition, removal of part of existing internal staircase and installation of doors and windows	Beverley Town Council has no objection to this application.
20/00691/STV AR	Keldgate Manor Keldgate Beverley HU17 8HU	MS	Variation of Condition 9 (vehicular access), Condition 11 (approved plans) and Condition 22 (window details) of planning permission 18/03994/STVAR - Variation of Condition 13 (approved plans) of planning permission 16/01259/STPLF (Care Village including 79 bedroom care facility, 7 independent living units and 9 residential units) to allow the basement, bistro and library to be extended by 1 metre, increase parking by 7 spaces following removal of two bungalows and associated internal and external alterations	Beverley Town Council has no objection to this application.

20/00594/VAR	Land South Of 335 Grovehill Road Beverley HU17 0JJ	MS	Variation of Condition 8 (discharge of surface water), Condition 9 (disposal of foul sewerage), Condition 10 (means access) and Condition 20 (approved plans) of planning permission 19/03429/REG3 (Erection of a Business Centre consisting of offices and light industrial units with associated infrastructure and photovoltaic panels)	Beverley Town Council has no objection to this application.
20/00848/PLB	PIZZAEXPRES S 37 North Bar Within Beverley HU17 8DB	SMW	Installation of 2 non-illuminated projection signs, 2 non-illuminated fascia sign, 1 internally illuminated roundel sign and 1 non-illuminated roundel sign following removal of existing	Beverley Town Council has no objection to this application.
20/00804/PLF	Reed House Annie Reed Road Beverley	MS	Change of use of existing first floor office unit (B1) to flexible use as office use (B1) and health/leisure use (D1/D2)	Beverley Town Council has no objection to this application.
20/00328/PLB	9 North Bar Without Beverley HU17 7AG	SMW	Removal of dividing wall between kitchen and summer room and installation of 'T' shaped steels, pointing to walls outside, tidy capping stones, replace down pipe, replace existing roof and installation of new bifold doors following removal of existing french doors	Beverley Town Council has no objection to this application.
20/00551/VAR	17 Newbegin Beverley HU17 8EG	SMW	Variation of Condition 4 (approved plans) to allow design modifications on planning permission 19/01598/PLF - Erection of first floor extension to side and single storey extension with timber pergola to rear	Beverley Town Council has no objection to this application.

#### 179/19: Environmental Planning Applications

Planning Ref	Address	Ward	Application Details	Comments
20/00759/TCA	Beverley And East Riding Lawn Tennis Club Seven Corners Lane Beverley East Riding Of Yorkshire	SMW	NTH BAR WITHOUT CONSERVATION AREA - Crown reduce 1 no. Beech tree by 20% to re-balance the crown and prune tertiary branches	Beverley Town Council has no objection to this application.

**180/19: Allotment Renewals and Rents**

To consider how best to manage and schedule the forthcoming allotment renewals and rents considering the current COVID-19 crisis.

**Proposed:** Cllr I. Gow

**Seconded:** Cllr A. Willis

**Resolved:** *That in light of the ongoing COVID-19 pandemic and lockdown, allotment rents for 2020-21 be reduced by 50%, as the majority of tenants are unable to tend their plots and those who can are only permitted to do so for one hour per day as their daily exercise (as advised by Government at the time of the meeting). In addition, the start of the payment period be extend to 1<sup>st</sup> September 2020, due to the number of tenants who pay with cash and cheques, which is currently not possible due to COVID-19.*

**181/19: Dog Waste Bag Dispensers**

To consider progress made to date and how things might progress considering the current COVID-19 crisis.

**Proposed:** Cllr P. Astell

**Seconded:** Cllr I. Gow

**Resolved:** *That the Town Council purchase 18 further dog waste bag dispensers (colour black, supplier Glasdon) and that they be kept in storage until locations can be finalised and installations actions once the COVID-19 pandemic and lockdown has ceased.*

**182/19: Planter Towers and Hanging Baskets Scheme**

**Proposed:** Cllr P. Astell

**Seconded:** Cllr D. Boynton

**Resolved:** *In light of the current COVID-19 pandemic and lockdown, the Town Clerk to liaise with Plantscape to see if a final decision regarding purchase of hanging baskets and planters can be postponed until the next meeting of Planning, Property and Services on Tuesday 21<sup>st</sup> April 2020. This is because Councillors are currently unsure if it is safe and feasible to approve installation and watering of these items at a time when Government advice on health and safety is changing so rapidly to meet the developing needs of the national situation. However, if Plantscape say a postponement is not possible, the Clerk is delegated to cancel all planter tower and hanging basket orders before the aforementioned meeting.*

The meeting closed at 7:40pm

Signed: RWD Tach.

Date: 06/04/20

