



**Town Clerk:** Ms. Helen Watson FSLCC

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Wednesday 20<sup>th</sup> January 2021

To All Councillors

Members of the Planning, Property and Services Committee: Councillors P. Astell (Chairman), T. Astell, D. Boynton, I. Gow, D. Horsley, D. Tucker, C. Wildey and A. Willis

Dear Councillor

## **PLANNING, PROPERTY AND SERVICES COMMITTEE**

You are hereby summoned to attend the Full Council Meeting of Beverley Town Council to be held remotely via Zoom on **Tuesday 26<sup>th</sup> January 2021** to commence at 6.30pm.

Yours faithfully,

**Matthew Snowden**  
**Deputy Town Clerk**

During the current crisis relating to COVID-19, for health and safety reasons, and to ensure physical social-isolation guidance can be followed, meetings will be held digitally via online video technology. Members of the public can observe via the link published on the Town Council website.

## **AGENDA**

### **1. Introduction**

- (a) The Chair to explain that the meeting is being live-streamed on You Tube via Zoom.
- (b) The Chair to explain meeting protocol in terms of using remote technology.

### **2. Apologies for Absence**

### **3. Declarations**

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

### **4. To note the minutes of Planning, Property and Services Committee held on Tuesday 5<sup>th</sup> January 2021 (previously approved at Full Council on Monday 11<sup>th</sup> January 2021).**

## 5. Delegated Reponses

Reponses delegated to the Deputy Town Clerk and submitted in consultation with the Chair of Planning Property and Services.

Planning Ref	Address	Ward	Application Details (click on the description to link to Planning Portal)	Delegated Response
20/03893/PAD	Land North West Of Figham Roundabout Woodmansey HU17 0TA	Woods	<a href="#">Display of 7 internally illuminated fascia signs, 7 non-illuminated fascia signs, 1 internally illuminated hanging sign, 2 internally illuminated hoarding signs, 2 internally illuminated other signs, 1 internally totem and vinyl's</a>	Beverley Town Council appreciates the need for advertising fascia of this kind, but urges the applicant to consider reducing the number so as to lessen the impact of light pollution.
20/03279/PLB	57 Eastgate Beverley HU17 0DR	MS	<a href="#">Alterations to include re-roofing (retrospective); installation of replacement windows (retrospective); installation of replacement doors (retrospective); leadwork to roof (retrospective); parapet works (retrospective); re-pointing of chimneys (retrospective); re-painting of front facade (retrospective); installation of Georgian glazing bars to replacement windows with slenderpane 14mm wide double-glazed units; installation of a Conservation Velux rooflight to rear; and application of conservation compliant render</a>	Whilst Beverley Town Council has no objection to the application, it regrets the need to consider this retrospectively rather than in advance.
20/04113/PLF	Riverside Works Grovehill Road Beverley	MN	<a href="#">Change of use of land to self-storage container facility comprising 65 containers</a>	Beverley Town Council has no objection to this application, on the condition the applicant follows the advice of ERYC's Simon Parker comments relating to rights of way and parking.
20/04114/PAD	Riverside Works Grovehill Road Beverley	MN	<a href="#">Display of 1 no. non-illuminated post-mounted sign</a>	Beverley Town Council has no objection to this application, but please see comments submitted regarding the related submission (20/04114/PAD).
20/04008/PLB	Listed Wall And Piers St Marys Manor North Bar Within Beverley	SMW	<a href="#">Erection of wall plaque showing information relating to the adjacent victorian water pump</a>	Beverley Town Council supports this application and thanks the Civic Society for promoting this important aspect of local heritage.
20/04284/TCA	Hurn House 33 New Walk Beverley HU17 7DR	SMW	<a href="#">NTH BAR WITHOUT CONSERVATION AREA - Remove 1 no. Ash tree due to tree leaning towards neighbouring property, neighbour has concerns over the tree's safety, is causing heavy shade and is brittle and has lost several branches</a>	Due to the "brittle" condition of the tree and taking health and safety risks into consideration, Beverley Town Council has no objection to the removal of this tree, on the condition the applicant replaces it with a suitable alternative specimen. In addition, all work should be carried out when it will have the least negative effect on wildlife.

20/04099/PLF	42 Westwood Road Beverley HU17 8EJ	SMW	<a href="#">Erection of a single storey extension at rear with associated alterations to existing single storey extension including alterations to roof and installation of a window and roof lights</a>	Beverley Town Council has no objection to this application.
21/00030/TC	12 Citadel Court Beverley HU17 0AF		<a href="#">MARKETS AREA CONSERVATION AREA - Crown reduce 1 no. Sycamore tree (T01) by reducing 2 no. branches at 3 metres and 5 metres above ground level to branch collars and crown reduce by 2.5 metres to the north west to alleviate loading on weak union; Crown reduce 1 no. Sycamore tree (T02) by removing 2 no. competitive leaders to the south east and centre at 2 metres, 3.5 metres and 5 metres above ground level; Crown reduce 1 no. Sycamore tree (T03) at 2 metres above ground level in central area of the tree back to branch collars due to dieback in the trunk immediately above the union</a>	Beverley Town Council has no objection to this application, on the condition all works take place at time that will have the least negative impact on wildlife.

## 6. Planning and Environment Applications

The Committee's views are sought on the following planning and environmental planning application on which the Town Council has been consulted by the Local Planning and Environment Authority.

Planning Ref	Address	Ward	Application Details (click on the description to link to Planning Portal)	Suggested Responses or Notes (if required)
20/04045/PLF	Westwood Park Residential Home 4 Langholm Close Beverley HU17 7DH	SME	<a href="#">Erection of a building consisting of 51 retirement living plus (extra care) apartments and 1 guest suite (Use Class C2), including associated access, car parking, amenity space, landscaping and substation following demolition of existing buildings</a>	<b>NOTE</b> There are several letters of objection on the ERYC system and Cllr Linda Johnson has requested this application be taken to the most appropriate Planning Committee for discussion.
20/03206/STREM	Land South West Of Stone Cottage Long Lane Woodmansey HU17 0RN	Woods	<a href="#">Erection of 146 dwellings following Outline Permission 19/01637/STOUT (Access, Appearance, Landscaping, Layout and Scale to be considered) (AMENDED DESCRIPTION INCREASE IN THE NUMBER OF PROPOSED DWELLINGS FROM 145 TO 146 AND AMENDED SITE LAYOUT PLAN)</a>	<b>NOTE</b> This is an amendment to the original outline permission (increasing proposed number of dwellings from 145 to 146). <a href="#">CLICK HERE to view the previous comments submitted by the Town Council.</a>
20/03207/STREM	Land South West Of Stone Cottage Long Lane Woodmansey HU17 0RN	Woods	<a href="#">Erection of 257 dwellings following Outline Permission 19/01638/STOUT (Access, Appearance, Landscaping, Layout and Scale to be considered) (AMENDED DESCRIPTION INCREASE IN THE NUMBER OF PROPOSED DWELLINGS FROM 255 TO 257 AND AMENDED SITE LAYOUT PLAN)</a>	<b>NOTE</b> This is an amendment to the original outline permission (increasing proposed number of dwellings from 155 to 157). <a href="#">CLICK HERE to view the previous comments submitted by the Town Council.</a>

21/00083/TCA	21 Highgate Beverley HU17 0DN	MS	<a href="#">MINSTER AREA CONSERVATION AREA - Fell 1 no. Apple tree due to tree creating shading, is a hazard due to apples dropping making the area beneath the tree unusable, roots have lifted existing patio area and could potentially damage old garden walls and potentially damage the foundations of the neighbouring listed pub due to close proximity and is of low amenity value</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application, on the condition all works take place at time that will have the least negative impact on wildlife.
20/04155/PLF	Armstrongs Club Grovehill Road Beverley HU17 0ED	MS	<a href="#">Change of use from Sports and Social Club (Sui generis) to a flexible use comprising: Place of Worship (Use Class F1); Sports and Social Club (Sui generis); Community Facility (Use Class F1); Food and Drink uses (Use Class E); Assembly and Leisure (Use Class E); Non-residential Institution use [Creches, Day Nursery] (Use Class E); and Business use (Use Class E)</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application.
20/04179/PLF	Land East Of 121 Lairgate Beverley HU17 8JG	MS	<a href="#">Erection of a dwelling with associated access and parking (revised scheme of 19/03270/PLF)</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application.
0/04156/PLF	42 Central Avenue Beverley HU17 8LL	SMW	<a href="#">Alterations to roof, erection of extensions at ground and first floor level, application of larch cladding, removal of existing car port, alterations to existing garage to create garden room and associated works</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application.
20/04135/VAR	8 Newbegin Beverley HU17 8EG	SMW	<a href="#">Variation of condition 2 (approved plans) of planning permission 20/00843/PLF (Sub-division of existing dwelling to create one additional dwelling, with associated works including erection of a timber porch and installation of roof lights to the rear (revised scheme of 18/03497/PLF))</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application.
21/00079/TCA	10 York Road Beverley HU17 8DP	SMW	<a href="#">NTH BAR WITHOUT CONSERVATION AREA - Crown reduce 1 no. Flowering Cherry tree (T1) by 1.2 metres and crown thin by 30% due to tree suffering from extensive areas of decay in historic pruning wounds, and side reduce away from access road by up to 6 metres to ensure adequate clearance for vehicular access to the lane</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application, on the condition all works take place at time that will have the least negative impact on wildlife.
20/04213/PLB	The Monks Walk 19 Highgate Beverley HU17 0DN	MS	<a href="#">Internal alterations to ground floor to replace existing bar area and to first floor alteration to stair case, form opening between rooms, create a cupboard and repair works</a>	<b>SUGGEST COMMENTS</b> Beverley Town Council has no objection to this application, on the condition recommendations that may be made by Historic England, Conservation, etc. are followed where practicable.

20/04255/PLB and 20/04254/PLF	Westwood Villa 29 Westwood Road Beverley HU17 8EN	SMW	<a href="#">Erection of a single storey extension to rear following part removal of existing, alterations to garage/outbuilding to create additional living accommodation at first floor and erection of new wall with wooden gate</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application.
20/04299/PLB	Newbegin House 10 Newbegin Beverley HU17 8EG	SMW	<a href="#">External alterations to side to remove window and install French door and reinstate original window</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application.
20/04311/PAD	M&S Foodhall 25 Butcher Row Beverley HU17 0AA	SME	<a href="#">Display of 3 no. externally illuminated fascia signs, 2 no. externally illuminated hanging signs, 1 no. non-illuminated totem sign and display of new internally applied vinyl graphics</a>	<b>SUGGESTED COMMENTS</b> Beverley Town Council has no objection to this application.

## 7. Allotments

(a) **Waiting List Update** (Deputy Town Clerk to report).

(b) **Drainage Issues on Keldgate Allotments** (Deputy Town Clerk to report).

(c) **Heritage Open Days:** To consider a request from Beverley Civic Society to include the allotments as part of Heritage Open Days on 11<sup>th</sup> and 12<sup>th</sup> September 2021 (Deputy Town Clerk to report).

(d) **Any Other Allotment Issues** (Deputy Clerk to report).

## 8. Electrical Work at Lock-up

To consider the installation of a specialist socket at the Town Council lockup, to enable Christmas Lights to be rested on site (PPS Chair to report).

## 9. Benches

To receive information about a meeting due to take place on Wednesday 27<sup>th</sup> January 2021 (Deputy Town Clerk to report).

## 10. Litter Bin Audit

To consider carrying out an audit of litter bins to ascertain which were originally purchased by the Town Council and which require repair/replacing (Deputy Town Clerk and PPS Chair to report).

## 11. Planting Up and Related Projects

To receive updates (if any) regarding recent planting up and related community projects, following a meeting between the PPS Chair and Paul Palmer, ERYC (PPS Chair to report).