

Planning, Property & Services Meeting

26th January 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 (in the Chair), I Gow, D Horsley, C Wildey, A Willis and Councillor L Johnson (substitute for Cllr T Astell).

In Attendance: Matthew Snowden (Deputy Town Clerk), Libby Woodhouse (Administrative Assistant)

124/20: Introduction

124.1: The Chair to explain that the meeting is being live-streamed on You Tube via Zoom.

The Chair explained that the meeting is live-streamed on You Tube. The Chair explained that one member of the public was present to represent residents to speak on a planning application.

124.2: The Chair to explain meeting protocol in terms of using remote technology.

The Chair reminded the meeting of the protocol in use for remote technology by being mindful of the use of language, etc.

125/20: Apologies for Absence

Apologies of absence were received from Councillors T Astell, D Boynton and D Tucker.

126/20: Declarations

126.1: 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.

There were no declarations of interest.

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

There were no dispensations.

127/20: To note the minutes of Planning, Property and Services Committee held on Tuesday 5th January 2021 (previously approved at Full Council on Monday 11th January 2021).

Resolved: To note the minutes of the Planning Property and Services Committee held on Tuesday 5th January 2021.

128/20: Delegated Responses

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

Resolved: To note the delegated responses made by the Deputy Town Clerk 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	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	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	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	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	Change of use of land to self-storage container facility comprising 65 containers	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	Display of 1 no. non-illuminated post-mounted sign	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	Erection of wall plaque showing information relating to the adjacent victorian water pump	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	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	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	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	Beverley Town Council has no objection to this application.
21/00030/TC	12 Citadel Court Beverley HU17 0AF		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	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.

129/20: 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.

Resolved: That the Committee submits the following responses to the applications listed

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	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	<p>The Committee noted that Cllr Linda Johnson has requested this application be taken to the most appropriate Planning Committee for discussion. A resident spoke on behalf of residents in objection to the proposals. Beverley Town Council resolved to strongly object to this application for the following reasons:</p> <p>Overbearing Nature of the Proposal: The scale/height of the proposed development is far greater than the building that is currently located on the site and as such is overbearing in nature. The sheer bulk of the development is in the opinion of both the Town Council and neighbouring residents a significant overdevelopment of the site, which will negatively impact</p>

on the public visual amenity and quality of life experienced by established neighbours.

Overlooking and Loss of Privacy: The development is for 51 independent living residences, with associated communal facilities and guest accommodation. Due to the large footprint and three storey height of the development, neighbouring residents will experience a distinct loss of privacy due to being overlooked by windows that are not present on the current building located on the site.

Inadequate Parking: Previous use of the site was as a care home, where parking for resident owned vehicles was not an issue, as due to medical and age-related issues they did not drive. The proposed development is significantly different, as it provides independent living for people aged 70 years plus, as opposed to a residential care facility for people with complex and debilitating needs. By its very nature as an independent living complex, the proposed development will include residents who are car owners and therefore require parking spaces. In addition, members of staff and visitors will require parking facilities. Therefore, the proposed 36 parking spaces is an unrealistically low number to address the potential need. This will lead to people parking off-site on Langholm Close (the main access road), which is unadopted, sparsely lit and not designed for such purposes, and in turn will create traffic movement issues and lead to potential dangers.

Access and Highways Safety: There are serious concerns that due to the nature of the access road



				<p>(Langholm Close as detailed above), the increase in traffic movements will lead to greater potential dangers. In addition, due to the unadopted status of the roadway, any inevitable wear and tear to the surface due to increased vehicular use will not be addressed, therefore leading to the roadway becoming increasingly unsafe. Whilst the applicant suggests there will be no significant increase in traffic movements, the very nature of residents who are living independently and able to own vehicles will unavoidably lead to more traffic movements than previously experienced when the site housed a care home.</p> <p>Public Visual Amenity: The sheer scale of the development, which is within an important conservation area, will negatively impact on public visual amenity and set a concerning precedence.</p> <p>In summary, whilst Beverley Town Council appreciates the need for independent living complexes to address an increasing aging population, it believes the scale and design of this development is inappropriate for the designated site and urges East Riding of Yorkshire Council to support the concerns of residents and refuse the application as it currently stands, due to the issues detailed above.</p>
20/03206/STREM	Land South West Of Stone Cottage Long Lane Woodmansey HU17 0RN	Woods	<p><u>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)</u></p>	<p>Beverley Town Council resolved to recommend refusal of this application on the grounds of overdevelopment</p>



20/03207/STREM	Land South West Of Stone Cottage Long Lane Woodmansey HU17 0RN	Woods	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)	Beverley Town Council resolved to recommend refusal of this application on the grounds of overdevelopment.
21/00083/TCA	21 Highgate Beverley HU17 0DN	MS	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	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	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)	Beverley Town Council has no objection to this application, on the condition the applicant works with ERYC to improve pedestrian access to the site due to potential increased footfall with enhanced barriers on the pavement close to the facility.
20/04179/PLF	Land East Of 121 Lairgate Beverley HU17 8JG	MS	Erection of a dwelling with associated access and parking (revised scheme of 19/03270/PLF)	Beverley Town Council has no objection to this application.
0/04156/PLF	42 Central Avenue Beverley HU17 8LL	SMW	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	Beverley Town Council has no objection to this application.
20/04135/VAR	8 Newbegin Beverley HU17 8EG	SMW	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))	Beverley Town Council has no objection to this application.
21/00079/TCA	10 York Road Beverley HU17 8DP	SMW	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	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	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	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	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	Beverley Town Council has no objection to this application.
20/04299/PLB	Newbegin House 10 Newbegin Beverley HU17 8EG	SMW	External alterations to side to remove window and install French door and reinstate original window	Beverley Town Council has no objection to this application.
20/04311/PAD	M&S Foodhall 25 Butcher Row Beverley HU17 0AA	SME	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	Beverley Town Council has no objection to this application.

130/20: Allotments

130.1: Waiting List Update (Deputy Town Clerk to report).

The Deputy Town Clerk reported that there are 43 applicants on waiting list from within the town boundary of which:

1 has been offered a plot

12 want the other half of their existing plot

30 of the 43 who either have not been offered a plot or do not already have half a plot

There are 28 applicants from outside the town boundary.

130.2: Drainage Issues on Keldgate Allotments (Deputy Town Clerk to report).

The Chairman reported that as a result of complaints about flooding, he and Councillor Johnson had been to the Keldgate allotment site. They had spoken to residents and tenants and had taken photographs. Most of the site was underwater and there was concern for the nearby properties. He reported that Councillor Johnson had contacted a senior officer at ERYC and the issue had also been reported to Yorkshire Water. A response is awaited from both organisations.

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

The Deputy Town Clerk reported that the Civic Society wished to include the allotments as part of their Heritage Open Days on 11th and 12th September as the theme this year is "edible". A zoom meeting will take place with the Civic Society, Councillor P Astell, the Deputy Town Clerk and the Admin Assistant.

130.4: Any Other Allotment Issues (Deputy Clerk to report).

The Deputy Town Clerk reported that a cockerel is being kept on the Sparkmill site which is causing nuisance to residents nearby. Cockerels are not permitted by law and the issue is being investigated and dealt with by Officers.

131/20: Electrical Work at Lock-up

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

The Chairman reported that he and Councillor D Jack were in the process of tidying up the lock-up for the storage of Christmas Lighting. He reported that there were no electric sockets within the workplace which made it difficult for ERYC to test the lighting on an annual basis as required.

Resolved: *That the Deputy Town Clerk will obtain a quote from an electrician to fit a socket and associated cabling within the workspace at the lock-up. The Deputy Clerk will link the contract up directly with the Chair of Planning, Property and Services.*

132/20: Benches

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

The Council has a desire within the budget for 2021/2022 for more benches within the town centre. A meeting will be held with Councillors P Astell, L Johnson, the Deputy Town Clerk and an Officer from ERYC to progress this and report back.

133/20: 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).

Councillor L Johnson will liaise with ERYC as to the options available to the Town Council with regard to new and replacement bins and report back.

Resolved: *The Deputy Town Clerk will organise an audit of litter bins to determine ownership so that the Town Council can update the list of assets along with an audit of condition and state of repair to determine which bins need work. The town will be split into areas for Officers or Councillors to undertake an audit in each area.*

134/20: 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).

The Policy and Finance Committee had agreed up to £3,000 to spend on various planting initiative within the current financial year. Planters were to be sited on Coltman Avenue and daffodils had been planted there.

Resolved: *To promote the Town Council, to purchase 300 large vinyl polypropylene stickers with gloss lamination suitable for outdoor application with the Beverley Town Council strapline to go on the planters etc, in the sum of £334.00. The lamination will provide protection from UV rays, weather and scratches.*

The meeting finished at 7.54 pm

Signed: _____



Date: _____

22/2/21