

Town Clerk: Ms. Helen Watson FSLCC
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Wednesday 16th June 2021

To all members of the Planning Property and Services Committee

Dear Councillor,

Planning Property and Services Committee

You are hereby summoned to attend the Planning Property and Services Committee Meeting of Beverley Town Council to be held remotely via Zoom on **Tuesday 22nd June 2021** to commence at 6.30pm.

Yours faithfully,



Matthew Snowden
Acting Town Clerk

Notes About the Meeting

- **Delegation of Duties:** From May 2020 to 6th May 2021, the Emergency Coronavirus Act allowed Councils to meet and make resolutions via remotely technology. However, the Government decided to discontinue this from 6th May 2021 onwards. Therefore, on 12th April 2021, Full Council resolved to delegate all decisions to the Acting Town Clerk (other than those that by law cannot be delegated). It was also resolved to continue holding meetings, but due to being unable to make direct resolutions remotely, all decisions made by Councillors will be recommendations to advise the Acting Town Clerk in their decision making.
- **Observing Meetings:** Members of the public can view live-streams of meetings via the Town Council's YouTube Channel: <http://tiny.cc/ra3xtz>
- **Recordings:** Members of the public are entitled to record meetings. The Town Council's full policy regarding Recording of Meetings can be found on the website: <https://www.beverley.gov.uk/policies-procedures/>

AGENDA

1. **Introduction**
The Chair to explain that the meeting is being live-streamed on You Tube via Zoom, detail the meeting protocol in terms of using remote technology and make a rollcall of Councillors and Officers.
2. **To Receive 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 the Planning Property and Services Committee Meeting held on Monday 25th May 2021** (previously circulated, approved and signed at Full Council on Monday 7th June 2021).

5. Delegated Responses

Responses delegated to the Acting 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
21/01450/PLF	30 Waltham Court Beverley HU17 9JF	SMW	Erection of single-storey extensions to side and rear	Beverley Town Council has no objection to this application.
21/01424/PAD	Unit 5-6 Flemingate Centre Flemingate Beverley HU17 0NQ	MS	Display of 3 internally illuminated fascia signs, 1 non-illuminated projecting sign and new vinyl window graphic signs	Beverley Town Council has no objection to this application.
21/01469/PLF	27 Outer Trinities Beverley HU17 0HN	MS	External alteration to detached garage to allow use as an office	Beverley Town Council has no objection to this application.
21/01452/PLF	69 Swinemoor Lane Beverley HU17 0LY	MN	Erection of two storey extension to rear	Beverley Town Council has no objection to this application.
21/01482/PLF	12 Bishops Croft Beverley HU17 8JY	SMW	Erection of first floor extension to side	Beverley Town Council has no objection to this application.
21/01288/PLF	154 Grovehill Road Beverley HU17 0ES	MS	Construction of vehicular access	Beverley Town Council has no objection to this application.
21/01198/PLB	17, 19 & 21 Flemingate Beverley HU17 0NP	MS	Installation of a glazed entrance following removal of existing timber framed entrance and removal of 4 existing 'expelair' extraction fans and openings to be blocked up in matching brickwork to front, installation of look-a-like glazed blanking panels to 2 windows at ground and first floor and creation of openings for a fire door, entrance door and window to rear and construction of a paved ramp with railings and associated internal works including re-positioning of internal walls and blocking up/creation of doorways (AMENDED PLANS)	Beverley Town Council reconfirms it has no objection to this application.
20/03720/STPL F	Land North Of East Riding Community Hospital Swinemoor Lane Beverley HU17 0FA	MN	Erection of a petrol filling station and associated convenience store (Sui Generis), 2 drive thru units (Class E), associated infrastructure, 171 parking spaces and landscaping	Beverley Town Council reconfirms its comments that this development will create considerable adverse impacts with yet further overdevelopment.
<p>Despite the proposed revisions, the Town Council still finds this development utterly out of keeping and questions the requirements for such facilities within this area. Regarding highways issues, there are already significant congestion concerns along the whole of Swinemoor Lane, including at the busy Swinemoor/Hull Bridge roundabout and the complexly configured Swinemoor/Grovehill/Holmechurch roundabout. The proposed site is adjacent to the natural habitat of the Swinemoor, which has already suffered from encroaching development. If given approval, this application will set dangerous precedence and open up the possibilities to erode this and other historic and important pasturelands, along with the hinterlands around them. The proposed site also lies outside the development limit for Beverley.</p> <p>To summarise, the Town Council resolves to recommend refusal of this planning application. Beverley Town Council strongly objects to this application and believes that this development is unsuitable for the location. Therefore, the Town Council requests that this application be called in to the relevant planning committee to ensure a full and proper debate.</p>				
21/01454/PLF	Pink Flamingo 4 Butcher Row Beverley HU17 0AB	SMW	Change of use from retail to dog boutique/grooming parlour	Beverley Town Council has no objection to this application.

21/01455/PAD	Pink Flamingo 4 Butcher Row Beverley HU17 0AB	SMW	<u>Display of 1 internally illuminated fascia sign and 1 non-illuminated hanging sign</u>	Beverley Town Council has no objection to hanging sign, but supports the concerns and suggestions of the Civic Society regarding the fascia signs.
21/00979/PAD	The Carphone Warehouse 42 Toll Gavel Beverley HU17 9AR	SMW	<u>Display of 1 internally illuminated fascia sign (retrospective)</u> It regrets that due respect to the local planning system and submitting an application before the work has taken place. The Town Council is concerned regarding the increase in number of illuminated fascia of this kind, which detract from the historic nature of the town and therefore objects to this application.	Once again, Beverley Town Council is disappointed that a national chain store has chosen to submit a retrospective application.
21/01047/OUT	25 Grayburn Lane Beverley HU17 8JR	SMW	<u>OUTLINE - Erection of a Residential Development (up to 10 apartments) following demolition of existing dwelling and outbuildings (all matters reserved)</u>	Whilst Beverley Town Council has no objection in principle, it does raise some concerns that the number of proposed apartments could be an overdevelopment of the site.
21/01567/PLF	Land South Of Holme Church Lane Substation 4120 Holme Church Lane Beverley HU17 0QL	MS	<u>Erection of a dwelling</u>	Beverley Town Council has no objection to this application.
21/02040/TCA	Adelaides Albert Terrace Beverley HU17 8JU	SMW	<u>WESTWOOD AREA CONSERVATION AREA - Fell 1 no. Sycamore tree (T1) due to extensive historic damage to the main stem and is now starting to decay to centre; Crown lift 1 no. group of mixed species trees (Holly, Cypress, Yew, Elder, Sycamore) (G3) to 8 metres in line with boundary fence from neighbouring garden to the west</u>	Beverley Town Council has no objection to this application, on the condition work is carried out at a time that has the least negative impact on wildlife and that two trees of appropriate maturity and planted to replace every one felled tree.
21/00780/PLF	The Bistro Colonial House Swinemoor Lane Beverley HU17 0LS	MN	<u>Change of use from office to mixed use cafe/restaurant/bar (sui generis) and installation of outdoor seating (retrospective)</u>	Whilst Beverley Town Council has no objection in principle to this application, but is disappointed that part of this application is retrospective.
21/01633/PLF	Land East Of Cartwright Lane Substation Cartwright Lane Beverley HU17 8NB	MS	<u>Erection of two dwellings and associated works</u>	Beverley Town Council has no objection to this application.
21/02123/TCA	4 Hurn View Beverley HU17 7DP	SMW	<u>NTH BAR WITHOUT CONSERVATION AREA - Fell 1 no. Cherry tree as the tree is dying and has become sticky looking</u>	Beverley Town Council has no objection to this application, on the condition work is carried out at a time that has the least negative impact on wildlife and that two trees of appropriate maturity and planted to replace every one felled tree.
21/01778/PLF	13 Conington Avenue Beverley HU17 0JF	MN	<u>Installation of Air Source Heat Pump and erection of bin store to front and installation of 2 roof lights to front roof slope</u>	Beverley Town Council has no objection to this application, on the condition the noise from the pump does not cause disruption to neighbours.

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 Reponses/Notes
21/01492/STPLF	Land East of Woodmansey Mile Beverley East Riding Of Yorkshire	Woods	Erection of 306 dwellings with access from Woodmansey Mile and associated infrastructure, open space and landscaping and installation of bollards to Long Lane, Beverley	NOTE: A short extension has been granted, but no long enough for this item to go to next Full Council.
21/01737/PLF	45 North Bar Without Beverley HU17 7AG	SMW	Erection of extension to existing garage	SUGGESTED RESPONSE: Beverley Town Council has no objection to this application.
21/00590/PAD	Navigation House 3 Spencer Street Beverley HU17 9EG	SME	Display of 2 non-illuminated fascia signs and 1 non-illuminated hanging sign	SUGGESTED RESPONSE: Beverley Town Council has no objection to this application.
21/02168/TCA	69 Lairgate Beverley HU17 8HN	SMW	GUILDHALL AREA CONSERVATION AREA - Crown lift 2 no. Yew trees (T1 & T4) and 1 no. Purple Plum tree (T5) to 5 metres to accommodate the planting of pleached trees under the canopy of existing trees; Fell 1 no. Laurel tree (T2) and 1 no. Rowan tree (T3) to accommodate the planting of pleached trees under the canopy of existing trees	SUGGESTED RESPONSE: Beverley Town Council has no objection to this application, on the condition work is carried out at a time that has the least negative impact on wildlife and that two trees of appropriate maturity and planted to replace every one felled tree.
21/02202/TCA	Hurn House 33 New Walk Beverley HU17 7DR	SMW	NTH BAR WITHOUT CONSERVATION AREA - Crown reduce 1 no. Conifer hedge (1) by 30% to increase light for neighbouring property; Crown reduce 1 no. Sycamore tree (2) to curb line to reduce bird droppings on drive and gate posts; Crown reduce 1 no. Sycamore tree (3) to reduce overhang and to increase light and less leaf drop for house number 10 Norfolk Street; Fell 1 no. Sycamore tree (4) to avoid root damage to historic air raid shelter	SUGGESTED RESPONSE: Beverley Town Council has no objection to this application, on the condition work is carried out at a time that has the least negative impact on wildlife and that two trees of appropriate maturity and planted to replace every one felled tree.
21/01636/PLF	68 Keldgate Beverley HU17 8HY	MS	Erection of an annexe/outbuilding to the rear	SUGGESTED RESPONSE: Beverley Town Council has no objection to this application.
21/01756/PLF and 21/01757/PLB	54 North Bar Without Beverley HU17 7AB	SMW	Erection of timber garden room and repair works to existing roof and dormer including installation of timber sash window	SUGGESTED RESPONSE: Beverley Town Council has no objection to this application.
21/00841/PLF	28 Admiral Walker Road Beverley HU17 8NR	MS	Replace boundary hedge with a 1.9 metre high by 6 metre long brick wall	SUGGESTED RESPONSE: Whilst Beverley Town Council regrets the loss of an established hedge, it has no objection to this application.
21/01657/PLF	Easi Fit of Beverley Oldbeck Road Beverley HU17 0JW	MN	Alterations to increase roof height to allow the creation of a first floor and alterations to elevations	SUGGESTED RESPONSE: Beverley Town Council has no objection to this application.

7. Christmas Lights Working Group

(a) To approve and sign the following minutes from the Christmas Lights Working Group:

- i) Wednesday 14th April 2021
- ii) Wednesday 16th June 2021

(b) To recommend approval of the following requests from the Christmas Lights Working group held on Wednesday 16th June 2021:

- i) **Swaby's Yard:** One lighting installation to match the other two purchased last year (Acting Town Clerk to present costs at the meeting).
- ii) **Station Square:** Two lighting installations to match as closely as possible the three re-conditioned ones purchased last year (Acting Town Clerk to present costs at the meeting).
- iii) **Memorial Hall:** Two blanket lighting installations from Blachere in the approximate sum of £400 each to match those purchased last year – total £800 approximately.
- iv) **Cross Street and the Beck Head:** To allocate a total sum of £6,000 for statement pieces at each location.
- v) **Cherry Tree Centre:** To allocate a sum of £2,000 for lighting installations.

8. Skate Park

To consider matters relating to the Skate Park.

9. Library Gardens

To receive an update regarding the potential restoration of the Library Gardens following a site meeting held on Wednesday 16th 2021 (Chair and Acting Town Clerk to report).

10. St John Ambulance Brigade Hall

It was resolved at Full Council (Monday 7th June 2021) to delegate responsibility for this matter to the Planning Property and Services Committee, which will then report back to the next Full Council meeting.

- (a) **Overview:** To receive a general overview of the matter from the Acting Town Clerk.
- (b) **Community Asset Nomination:** To receive an update from the Acting Town Clerk.
- (c) **Potential Town Council Interest:** For Councillors consider how the town the town may wish to utilise the facility should they consider purchasing it.
- (d) **Next Steps:** For Councillors to discuss and consider what next steps need to be made, e.g. valuations, structural surveys, etc. and any costs that may be associated with this.