



Minutes of the Planning, Environment & Services Committee

1st November 2022

6:30pm at the Town Council Offices, Well Lane, Beverley

Present: Councillors P. Astell (in the Chair), A. Healy, C Wildey and L Johnson (substitute)

In Attendance: Matt Snowden (Acting Town Clerk) and Libby Woodhouse (Temporary Assistant Town Clerk)
Two members of the public.

32/22: Introduction and Welcome

The Chairman welcomed everyone to the meeting.

33/22: To Receive Apologies for Absence.

The Committee received apologies of absence from Councillors I Gow, G Johnson, D Tucker & A Willis

34/22: Declarations of Interest:

- (a) **To record declarations of interest by any member of the council and officers in respect of the agenda items listed below. Members declaring interests should identify the agenda item and type of interest being declared.**

Councillor L Johnson declared a non-pecuniary interest in agenda item 12 as she was a member of the original Group which undertook a lot of the work on the Wayfinder project.

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

There were no dispensations.

35/22: To approve the Minutes of the Planning, Environment and Services Committee held on 4th October 2022 (see attached).

Proposed: Councillor A Healy

Seconded: Councillor L Johnson

Resolved: *That the Minutes of the Planning, Environment and Services Committee held on 4th October 2022 are approved and signed as a true and correct record.*

36/22: To note Delegated Planning Applications See attached.

The Committee noted the following delegated Planning Application responses.

Item	Planning Ref	Address	Application Details	Delegated Response
(a)	22/00849/PAD and 22/01343/PLB	Heron Frozen Foods 15 - 17 Toll Gavel Beverley HU17 9AA	<u>Display of 2 internally illuminated fascia signs, 1 non-illuminated hanging sign and 3 internally fitted electronic scrolling advertisement screens (part retrospective)</u>	Beverley Town Council has no objection to this application, but regrets that a major retailer with much experience of the planning system has submitted a partly retrospective application.
(b)	22/02051/PLB and 22/02050/PLF	The Tiger Inn Laigate Beverley HU17 8JG	<u>Erection of a single storey extension to the rear, joining to the existing outbuilding, with installation of replacement extraction duct</u>	Beverley Town Council has no objection to this application, on the condition the extraction unit does not create smells and noises that are of detriment to neighbours.
(c)	22/02248/PLF	51 Morton Lane Beverley HU17 9DA	<u>Erection of a two storey extension to side following removal of existing store</u>	Beverley Town Council has no objection to this application.
(d)	22/01165/PLB	19 - 21 Flemingate Beverley HU17 0NP	<u>Internal and external alterations including construction of partition walls to ground floor and removal of internal walls to first floor, installation of partial replacement rainwater goods to front and rear, installation of replacement roof lights and blocking up ground floor window to rear and associated alterations (AMENDED PLANS & DESCRIPTION)</u>	Beverley Town Council has no objection, on the condition the recommendations of the ERYC Conservation Officer are followed.
(e)	22/01331/PLF	Oak House 43 North Bar Without Beverley HU17 7AG	<u>Installation of roof-mounted solar panels</u>	Beverley Town Council expresses concern regarding this application, given the historic importance of the building, and supports the comments of the ERYC Conservation Officer.
(f)	22/02520/PLF	1 Eden Road Beverley HU17 7HD	<u>Erection of boundary fence to front and side boundaries (part retrospective) (revised scheme to 22/00422/PLF)</u>	Beverley Town Council has no objection to this application.
(g)	22/02635/PAD	Council County Hall Cross Street Beverley HU17 9BA	<u>Display of 1 non-illuminated fascia sign and 2 wall-mounted plaques</u>	Beverley Town Council has no objection to this application.
(h)	22/02454/PLB and 22/02453/REG3	Council County Hall Cross Street Beverley HU17 9BA	<u>Installation of CCTV-intercom system, individually cut mounted letter signage and 2 A4 plaques</u>	Beverley Town Council has no objection to this application.

(i)	21/03962/PLF	Land North West Of 191A Grovehill Road Beverley HU17 0ET	Erection of a dwelling and associated infrastructure	Despite revisions to the application, Beverley Town Council would like to reconfirm its comments of objection made on 23 rd November 2021, as it does not feel the concerns expressed by neighbouring residents have been satisfactorily addressed.
(j)	22/02612/PLF	3 The Old Racing Stables Coombs Yard Beverley HU17 8DL	Erection of a dwelling (Re-submission of 21/04510/PLF)	Following the amendments to this application, Beverley Town Council has no objection.
(k)	22/02068/PLB	61 North Bar Within Beverley HU17 8DG	Proposed works include upgrade all panel doors and frames to all openings within staircase enclosure; upgrade existing ceilings with intumescent paint and retention of works undertaken including re-plastering to party wall and main stairway walls; installation of new bathrooms to first and second floor with tiled flooring and associated drainage; installation of secondary glazing to first and second floor windows (AMENDED PLANS AND DESCRIPTION)	Beverley Town Council is satisfied with the amended plans and has no objection to this application.
(l)	22/03079/PLF	Acklam Coaches Limited Barmston Close Beverley HU17 0LW	Erection of an office block	Beverley Town Council has no objection to this application.
(m)	22/03151/TCA	15 Newbegin Beverley HU17 8EG	WESTWOOD AREA CONSERVATION AREA - Fell 1 no. Contorted Willow tree (T1) due to the tree pressing against a listed wall and the roots growing underneath raising concerns that it will damage the wall	Beverley Town Council has no objection to this application, on the condition two suitable new trees are planted to replace the one felled. If this is not possible on site, we encourage the applicant to liaise with the ERYC trees team to donate replacements to be planted elsewhere.
(n)	22/03161/TCA	Greenways 7 Seven Corners Lane Beverley HU17 7AJ	BEVERLEY NORTH BAR WITHOUT CONSERVATION AREA - Fell 2 no. Ash trees (T1 & T2) fell and replace due to crown decline caused by ash die back	Beverley Town Council has no objection to this application and welcomes the applicant's commitment to replacing the felled trees.

The Chairman brought forward agenda item 12 to consider next for the members of the public who are interested.

37/22: Cycling Issue

To consider a matter raised by a member of the public regarding cycling, signage and related enforcement in the town (Cllr David Tucker to report).

As Councillor Tucker was not present, the Chairman reported on his behalf. There was a problem with cyclists on the pedestrian areas in the town centre for example on Toll Gavel and Butcher Row. Councillor Tucker had raised the issue with ERYC who had not responded. The Acting Town Clerk will request a full report of crime detected using the Town Council's CCTV.

Resolved: That the Town Council informs ERYC of the issues regarding cyclists in pedestrian areas and request that ERYC investigate and take the necessary action. A similar request will be made to the Police.

The members of the public left the meeting.

38/22: Planning and Environment Applications.

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

Resolved: That the Committee approves the following responses to the planning applications listed.

Item	Planning Ref	Address	Application Details	Suggest Response/Notes
(a)	21/03637/PLF	290 Grovehill Road Beverley	<u>Erection of first floor extension to rear with balcony and associated 1.2m, 1.5m and 1.8m high privacy fencing on top of existing single storey flat roof, construction of dormer to rear and erection of external staircase to rear (AMENDED PLANS AND DESCRIPTION)</u>	Beverley Town Council objects to this application on the grounds of overdevelopment, loss of privacy and that it is out of keeping with the area.
(b)	21/03261/STREM	Land North Of Minster Way Woodmansey HU17 0SY	<u>Erection of 72 dwellings (phase 2a) with associated access, parking and infrastructure following approved application 20/01988/STVAR (all matters to be considered)</u>	
(c)	22/01508/STREM	Land North Of Minster Way Woodmansey HU17 0SY	<u>Erection of 75 dwellings (including 8 Affordable Housing) and associated infrastructure following approved application 20/01988/STVAR (all matters to be considered) (Viability Assessment)</u>	
(d)	22/01468/STREM	Land North Of Minster Way Woodmansey HU17 0SY	<u>Erection of 78 dwellings (phase 2b) following planning approval 20/01988/STVAR (Appearance, Landscaping, Layout and Scale to be considered)</u>	
(e)	22/02152/STREM	Land North Of Minster Way Woodmansey HU17 0SY	<u>Erection of 102 dwellings following planning approval 20/01988/STVAR (all matters to be considered) and submission of details required by Condition 7 (design code), Condition 8 (housing mix), Condition 10 (ditch crossing), Condition 12 (levels), Condition 14 (lighting) and Condition 15 (drainage)</u>	

The response submitted for applications b, c, d and e is one the following page.

Beverley Town Council would like to raise concerns and questions regarding this and related developments being planned for southern Beverley.

Whilst Beverley Town Council appreciates that this housing development and others of its kind are detailed in the local development plan, it expresses great concern that despite previous promises and comments made, there is still no evidence of wider infrastructure issues being addressed that such an increase in residential properties will require.

This includes the need for additional facilities, such as G.P. surgeries, dental practices, open greenspaces, small retail premises and public amenities – all the things that make a functioning and cohesive community. Given existing Beverley facilities are already under pressure and oversubscribed, in particular doctor and dental surgeries, how do the developers and ERYC plan to address these pressing needs?

In addition, planners and developers have previously informed the Town Council that outdoor sports provision at the East Riding Leisure Complex would be extended to include the field behind the current facility. Is this still planned or has that field now been allocated to housing development? If this extension will now not be possible, how will ERYC provide additional sports facilities for an increasing population of users that will come with the developments being built on the Leisure Complex's doorstep?

In terms of education, can ERYC provide evidence to address the concerns of Town Councillors that there will be enough school places in Beverley to facilitate the additional needs of these developments? If not, what plans are in place to extend current or provide new educational facilities?

Another matter, whilst perhaps not of immediate concern, is futureproofing with regard to burial spaces within Beverley. Even if there is 20-plus years' worth of space at Queensgate Cemetery, what is being planned for the longer term? With potential sites being quickly purchased for house building, what does ERYC plan to do to ensure the expanding town has suitable burial provision in the decades to come?

In terms of affordable housing, the Town Council is disappointed to see so few included within this and other developments. Whilst it appreciates there is a legal minimum, the Town Council requests a greater number of truly affordable houses should be included to address the very real need for such properties. It is also concerned about the longevity of affordability – what guarantee can the developer or ERYC give that these properties will be sold to those truly requiring affordable property in which to live, rather than being purchased and then sold or rented out at a higher market value, thereby negating the entire principle of affordability? In addition, the Town Council believes ERYC should be insisting on more social housing schemes within these private developments, to address pressures on the local, limited council housing stock.

Finally, for two decades or more, the people of Beverley have been promised a park and ride. This has been an integral part of the expansion and development of southern Beverley. Despite the concerns Councillors and residents have regarding the expansion of the town, the park and ride provided some recompense and would be a significant opportunity for the town, helping to not only alleviate town-centre congestion, but also encourage more people to visit the town and thereby provide an ongoing economic boost to local business. Can developers and ERYC confirm that the park and ride will still be developed, or has this long-promised plan been abandoned?

Beverley Town Council looks forward to receiving responses and updates regarding the above concerns.

(f)	22/01208/STPLF	Land North East And West Of Carr Plantation Ferry Road Wawne HU7 5XZ	<u>Construction of solar photovoltaic development including solar panels, installation of sub-station, transformers, storage containers, erection of perimeter fence and CCTV poles with associated access, gates, internal tracks, infrastructure, landscaping and biodiversity enhancements and erection of temporary construction compound (SUBMISSION OF ADDITIONAL INFORMATION FROM PLANNING AGENT FOLLOWING NORTHERN GAS NETWORKS, NATIONAL GRID, YORKSHIRE WILDLIFE TRUST, HIGHWAY DEVELOPMENT MANAGEMENT AND PUBLIC RIGHT OF WAY CONSULTEE COMMENTS)</u>	Whilst Beverley Town Council supports the development of the solar panel fr, it expresses concern regarding the access points for the site, which during development will see large vehicles travel along routes that may cause both problems to traffic and the physical infrastructure of the roadways themselves. Can ERYC please confirm that the roadways are suitable and that there is no risk of damage to infrastructure already in place.
(g)	22/01546/STPLF	Land South Of Woodmansey Village Hall Long Lane Woodmansey HU17 0RN	<u>Erection of a building for vertical farming, 4 two storey office buildings, 4 buildings each consisting of two 'start up' units, 1 energy network building, creation of attenuation pond incorporating wildlife/nature park with associated access, internal road, parking areas and infrastructure</u>	Beverley Town Council objects to this application due to concerns regarding over development, lack of suitability of the site, inappropriate increase in traffic entering and exiting a major road, negative impact on the immediate environment and negative impact on the quality of life experienced by nearby residents. The Town Council also expresses concern at the loss of a green fields site.
(h)	22/03090/PLF	Land South Of White Lodge St Giles Croft Beverley HU17 8LA	<u>Erection of a dwelling and car port</u>	Beverley Town Council has no objection to application, on the condition the comments of the Conservation Officer are taken into consideration regarding the use of render or brickwork.
(i)	22/03162/PLF	3 Westwood Road Beverley HU17 8EN	<u>Erection of single storey extension to rear</u>	Beverley Town Council has no objection to application.
(j)	22/03166/PLF	330 Grovehill Road Beverley HU17 0JJ	<u>Erection of detached garage to rear and outbuilding to front</u>	Beverley Town Council has no objection to application.

(k)	22/03165/PLF	60 Becksie Beverley HU17 0PD	<u>Erection of outbuilding and canopy to rear following demolition of existing rear boundary wall, retention of replacement dormer window to front, installation of photovoltaic panels to rear (part retrospective)</u>	Beverley Town Council has no objection to application.
(l)	22/02409/PLF	47 Butt Lane Beverley HU17 8NG	<u>Erection of a timber extension to side (retrospective)</u>	Despite being retrospective, Beverley Town Council has no objection to this application, especially in light of the overwhelming support expressed by members of the community.
(m)	22/02821/PLF and 22/02822/PLB	4 Willow Grove Beverley HU17 8DS	<u>Erection of single storey extension to rear following demolition of existing and construction of screen wall and shed following demolition of existing garage</u>	Beverley Town Council has no objection to this application, on the condition the recommendation of the ERYC Conservation Officer is positively addressed.
(n)	22/02844/PLB and 22/02843/PLF	49 Flemingate Beverley HU17 0NT	<u>Erection of a single storey extension to the rear, installation of new windows and doors, installation of new doors and alterations to a stud wall (AMENDED PLANS)</u>	Beverley Town Council has no objection to this application and thanks the applicant for amending their original plans.
(o)	22/03260/PLB	2 - 3 Cross Street Beverley HU17 9AX	<u>Installation of an internal fire break wall with FD30 fire doors at ground floor</u>	Beverley Town Council has no objection to this application
(p)	22/01165/PLB	19 - 21 Flemingate Beverley HU17 0NP	<u>Internal and external alterations including construction of partition walls to ground floor and removal of internal walls to first floor, installation of partial replacement rainwater goods to front and rear, installation of replacement roof lights and blocking up ground floor window to rear and associated alterations (AMENDED PLANS & DESCRIPTION)</u>	Beverley Town Council reconfirms that it has no objection, on the condition the recommendations of the ERYC Conservation Officer are followed.
(q)	22/03039/PAD	HSBC 63 Saturday Market Beverley HU17 8AL	<u>Display of replacement internally illuminated ATM signage</u>	Beverley Town Council has no objection to this application
(r)	22/02657/PLB	1 Foley Avenue Beverley HU17 8FA	<u>Installation of wood burning stove and flue and replacement bi-folding doors to side</u>	Beverley Town Council has no objection to this application

(s)	22/03332/PAD	Soju By Sumo 36 - 40 Toll Gavel Beverley HU17 9AR	<u>Display of internally illuminated fascia sign</u>	Whilst taking the ERYC Conservation Officer's comments into considerations, Beverley Town Council has no objection to this application.
(t)	22/02852/PLF	HSBC 63 Saturday Market Beverley HU17 8AL	<u>Installation of one new CCTV camera</u>	Beverley Town Council has no objection to this application, due to the added safety and security this will give users of the bank.
(u)	22/03284/PLF	25 Grayburn Lane Beverley HU17 8JR	<u>Erection of 6 dwellings comprising of two blocks of three terraced houses with associated access following demolition of existing dwelling and outbuildings</u>	Beverley Town Council objects to this application, on the grounds of overdevelopment of the site and the proposal being out of keeping with the area.
(v)	22/03177/PLB and 22/03176/PLF	The Royal Standard 30 North Bar Within Beverley HU17 8DL	<u>Internal and external alterations to form new covered area inside an existing outbuilding in rear yard involving the formation of new wall openings. the addition of new festoon lighting externally. the removal of timber wall cladding externally. the addition of new timber drinks shelving and replacement vintage wall lights. alterations to the front elevation to add metal railings and railing support brackets outside of the main entrance door. and internal alterations to repair defective plaster wall finishes</u>	Beverley Town Council has no objection to this application.
(w)	22/03376/TPO	The Hall Lairgate Beverley HU17 8HL	<u>TPO - BEVERLEY NO. 42 - 2007 (REF 1135) T7. GUILDHALL AREA CONSERVATION AREA - Fell 1 no. Sycamore (T1) as the tree has suffered extensive damage during the storms earlier in the year. has extensive decay in the top of the remaining stem with polyporous squamosus fungal brackets present and substantially overhangs the car park of The Hall</u>	RESPONSE Beverley Town Council has no objection to this application, one the condition two new, suitable trees are planted on site to replace the one felled.
(x)	22/02787/PLF and 22/02788/PLB	Solita Beverley 3 North Bar Within Beverley HU17 8AP	<u>Erection of a single storey extension to rear following removal of existing lean-to; internal refurbishment / fit-outworks; external decoration; relocation of air conditioning units and installation of flue and ventilation equipment</u>	Beverley Town Council wished to defer this application until the next meeting for further information and details to be provided.

(y)	22/03360/TPO	7 Langholm Close Beverley HU17 7DH	<u>TPO HURN LODGE BEVERLEY 1974 (REF 451) - NORTH BAR WITHOUT CONSERVATION AREA - Fell 2 no. mature Lime trees from the front of property. the trees are within 2 feet of a single track road which is showing severe signs of deterioration because of a large scale construction project at the end of the road. two trees could be planted back within garden boundary</u>	Due to the application offering to replace the felled trees with new ones, Beverley Town Council has no objection to this application.
(z)	22/03152/PLF	Farriers Cottage Cross Keys Mews Beverley HU17 8GR	<u>Construction of balcony to first floor bedroom following removal of existing Juliet balcony</u>	Beverley Town Council has no objection to this application, on the condition the balcony does not negatively impact the privacy enjoyed by neighbouring residents.
(aa)	22/03412/PLF	Land North Of 185 Grovehill Road Beverley HU17 0ET	<u>Erection of a dwelling</u>	Beverley Town Council objects to this application, due to concerns regarding access not just in terms of the development process itself, but in the future relating to access for emergency vehicles.
(bb)	22/03456/TCA	2 Norfolk Street Beverley HU17 7DN	<u>NTH BAR WITHOUT CONSERVATION AREA - Crown reduce 1 no. Apple tree by 2 metres</u>	Beverley Town Council has no objection to application.
(cc)	22/03384/PLB	Bar Chambers 40 North Bar Within Beverley HU17 8DL	<u>Re-opening of existing fireplace to allow the installation of an Aga oven utilising the existing chimney</u>	Beverley Town Council has no objection to application.

39/22: Allotment Taps

- (a) To agree virement of funds in the sum of £1,700 from General Reserves to afford new taps on the allotments (Temporary Assistant Clerk to report).

Resolved: To approve the virement of funds of £1700 from General Reserves to purchase and install new taps on the allotments.

- (b) To approve the purchase and installation of new taps on the allotments (see attached and Temporary Assistant Clerk to report).

Resolved: To approve the purchase and installation of new taps on the allotments in the sum of £2,200 to be undertaken as an extension of an existing contract (JB Rural) – Financial Regulation 11.1 a) iv.

40/22: Christmas Lights

To receive an update (Acting Town Clerk to report).

Councillors Jack and P Astell had cleaned out unit 2 and tested the Christmas Lights. They had met with the Acting Town Clerk, Temporary Assistant Town Clerk and David Reaney from ERYC. ERYC have agreed to undertake the work and have started to put up the lights.

41/22: PES Committee Budget
To consider any financial needs of the PES Committee in terms of the forthcoming 2023-24 budget preparation.

The Temporary Assistant RFO had prepared the budget for the services managed by the Planning, Environment and Services Committee. Councillors are to peruse the budget and come back with ideas to the next meeting.

42/22: Beck Project Natural Boards Project
To receive an update (Acting Town Clerk to report).

The Acting Town Clerk reported that this project had been started by the previous Council and a commuted sums bid had been agreed. However during the Covid pandemic work could not continue. The Acting Town Clerk had met with ERYC Officers and can re-submit the bid for a reduced project which will include information boards and benches (no sculptures). Fences improvements will be included within the scheme.

Resolved: For the Acting Town Clerk to proceed as described.

43/22: CCTV Funding Scheme
To receive information regarding this scheme, which is open until 6th January 2023.

The Acting Town Clerk will liaise with ERYC Officers and undertake some research on where CCTV could be introduced or enhanced and report back to the next meeting.

44/22: Wayfinding Totems
To receive information and make comment a new wayfinder totem project for Beverley that is being developed by East Riding of Council (see attached and Acting Town Clerk to report).

Resolved: That the Town Council comments that it wishes to have greater highlighting of the Westwood and the Beck areas and that the colour of the wayfinders should be a darker green to blend in with the lamp posts.

45/22: ERYC Local Plan Update
To receive information and consider how best to respond to the ERYC Local Plan Update consultation process, running from 24th October to 5th December 2022 (see attached).

Numerous comments were discussed. Councillors will submit their concerns to the Acting Town Clerk so that they can be collated and submitted to ERYC. The Acting Town Clerk will ask all members of the Council to provide their comments for submission also.

46/22: ERYC Traffic Regulation Order
To receive information and make comment on proposed changes to Traffic Regulation Orders in parts of Beverley (see attached).

Resolved: That the Town Council has no objections to the Traffic Regulation Orders.

The meeting finished at 8.20 pm

Signed: 

Date: 14/11/22