



**Town Clerk:** Mr Matthew Snowden

**Office Address:** 12 Well Lane, Beverley, East Yorkshire, HU17 9BL

**Tel:** 01482 874096 **Email:** clerk@beverley.gov.uk **Website:** www.beverley.gov.uk

Wednesday 17<sup>th</sup> May 2023

To all members of the Planning Environment and Services Committee

Dear Councillor,

## Planning Environment and Services Committee

You are hereby summoned to attend the Planning Environment and Services Committee Meeting of Beverley Town Council to be held at **6.30 pm on 23<sup>rd</sup> May 2023** at the Town Council Offices at 12 Well Lane, Beverley.

Yours faithfully,

**Matthew Snowden**  
Town Clerk

**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. **To Receive Apologies for Absence**
  
2. **Declarations:**
  - (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.
  
  - (b) To note dispensations given to any member of the council and officer in respect of the agenda items below.
  
3. **Previous Minutes**  
To note the previous minutes for the meeting held 4<sup>th</sup> April 2023, previously circulated, approved and signed at Full Council on 24<sup>th</sup> April 2023
  
4. **New Councillor Planning Introduction**  
To receive a short introduction to the way the Town Council manages the planning consultation process and overview of Material Planning Considerations (see attached and Town Clerk to report)
  
5. **Delegated Planning Applications<sup>1</sup>**  
To note the delegated responses submitted by the Acting Town Clerk and in consultation with the Chair of Planning Property and Services (see attached).

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<sup>1</sup> The Town Clerk has delegated powers to submit comments on behalf of the Town Council on minor planning applications or when there is not enough time for an application to be considered at a meeting before ERYC require a response. Should such an application with a limited timescale be more major in scale, the Town Clerk will liaise with the committee Chairman to formulate a response.

## 6. 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.

Item	Planning Ref	Address	Application Details	Suggested Responses/Notes (if any)
(a)	23/01131/PLF	28 Admiral Walker Road Beverley HU17 8NR	<a href="#">Erection of detached outbuilding to front/side garden</a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application.
(b)	23/01184/PLF	Thornlea 4 Westwood Gate Beverley HU17 8LZ	<a href="#">Erection of single storey extension to side and rear</a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application.
(c)	23/01093/PLB and 23/01092/PLF	49 Flemingate Beverley HU17 0NT	<a href="#">Erection of single storey extension to rear and installation of replacement windows and doors (Amended Scheme 22/02844/PLB)</a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application and welcomes the retention of historic aspects of the property and proposed use of suitable materials.
(d)	23/01182/PAD and 23/01183/PLB	NatWest 60 - 61 Saturday Market Beverley HU17 8AA	<a href="#">Display of 2 non-illuminated fascia signs, non-illuminated ATM tablet sign, non-illuminated nameplate, non-illuminated vinyl to fanlight above entrance door, non-illuminated level access signage to door and internally mounted and illuminated digital screen to front window</a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application and is pleased that this application is not retrospective as so many similar submissions have been in recent months.
(e)	23/01026/PLB	4 North Bar Without Beverley East Riding Of Yorkshire	<a href="#">Repairs to external timber facade and render</a> This is one of the most recognisable and historically important properties in the town and, as such, is in much need of repairs and refurbishment. However, the Town Council agrees with the Civic Society's comments regarding the carved figures and shields. These need specific care and attention which would be better carried out by specialists off-site. This will also protect them from accidental damage whilst the rest of the work is being carried out to the frontage of the building.	<b>SUGGESTED RESPONSE:</b> Beverley Town Council welcomes this application.
(f)	23/01292/PLF and 23/01293/PLB	59 Eastgate Beverley HU17 0DR	<a href="#">Part change of use from retail to residential accommodation in association with the existing dwelling</a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application.
(g)	23/01166/PLF	Base Fitness Phoenix House Riverview Road Beverley HU17 0JG	<a href="#">Erection of a single storey extension following demolition of existing portacabin and external shed</a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application.

(h)	23/01393/TCA	The Old Guildhouse 19 Ladygate Beverley HU17 8BH	<a href="#"><u>BEVERLEY MARKETS AREA CONSERVATION AREA - Crown reduce 1 no. Cedar tree (T1) to remove new growth from crown previously reduced by 3 metres</u></a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application, on the condition work is carried out a time of the year that will have the least negative effect on wildlife.
(i)	23/01392/TCA	Chapter House Care Home 31A Keldgate Beverley HU17 8HU	<a href="#"><u>MINSTER AREA CONSERVATION AREA - Remove 4 no. Conifer trees due to proximity to neighbouring property on Old Manor Lawns</u></a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application, on the condition work is carried out a time that has the least negative effect on wildlife. In addition, for every one tree felled, the Town Council requests two new suitable replacement trees be planted – if this is not possible on site, the applicant to liaise with the ERYC Tree Officer to have them planted elsewhere.
(j)	23/01279/PLB	Beverley Railway Station Railway Square Beverley HU17 0AS	<a href="#"><u>Installation of tactile paving strips to platforms at Beverley Railway Station</u></a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application, which is part of a nationwide programme of works to ensure railway stations install enhanced safety measures for commuters with visual impairments.
(k)	23/01258/PLB	22 Railway Street Beverley HU17 0DX	<a href="#"><u>Formation of 2 no. structural openings and fitting 2 no. windows; removal of existing modern window and blocking up opening; construction of 2 no. stud walls to form shower room and utility; removal of existing modern double doors and side lights and replacing them with bi-folding doors and fitting in shelves within current boxed in area</u></a>	<b>SUGGESTED RESPONSE:</b> Beverley Town Council has no objection to this application.

**7. Allotment Updates** (Town Council Officers to report on all)

- (a) **Allotment Locations:** To receive an explanation where the allotments are located.
- (b) **Allotment Allocation:** To receive an explanation as to how allotment plots are allocated.
- (c) **Waiting List Update:** To receive an update on the allotments waiting list.
- (d) **Allotment Management Updates:** To receive any other updates and matters relating to the allotments.

**8. Watts Road Brick Planters**

To receive a report on the Watts Road brick planters, previously discussed by the committee (Assistant Town Clerk to report).

## WHAT ARE MATERIAL PLANNING CONSIDERATIONS?

Local Planning Authorities can only take into account 'material planning considerations' when looking at comments and objections to a development proposal. The most common of these (although not an exhaustive list) are shown below:

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials, contaminated land
- Smells and fumes
- Loss of trees
- Effect on listed building, conservation area or archaeological interest
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access
- Local, strategic, regional and national planning policies, including emerging policies
- Government circulars, orders and statutory instruments
- Previous planning decisions (including appeal decisions)
- Nature conservation & biodiversity issues
- Deficiencies in community/social facilities i.e. spaces in schools
- Capacity of local infrastructure i.e. public drainage or water systems
- Incompatible or unacceptable uses

Local Planning Authorities cannot take into account matters which are sometimes raised but are not normally planning considerations such as:

- The perceived loss of property value
- Private disputes between neighbours
- The loss of a view
- The impact of construction work or competition between firms
- Restrictive covenants
- Ownerships disputes
- Personal morals or views about the applicant
- Boundary disputes

The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-taker however the decision-taker is required to demonstrate that in reaching that decision that they have considered all relevant matters.

Please note that generally greater weight is attached to issues raised which are supported by evidence rather than solely by assertion.

## Item 6 – Delegated Planning – April / May 2023

Item	Planning Ref	Address	Application Details	Delegated Response
(a)	23/00683/PLF	Sleek 8 St Marys Court North Bar Within Beverley HU17 8DG	<a href="#"><u>Change of use from hairdressers (Class E) to tattoo and piercing studio (sui generis) (retrospective)</u></a>	Beverley Town Council has no objection to this application.
(b)	23/00620/PLB	9 St Marys Manor North Bar Within Beverley HU17 8DE	<a href="#"><u>Internal alterations and relocation of internal fire door</u></a>	Beverley Town Council has no objection to this application.
(c)	23/00708/PLF	7 Outer Trinities Beverley HU17 0HN	<a href="#"><u>Installation of UPVC windows and front door to replace existing timber framed units</u></a>	Beverley Town Council has no objection to this application.
(d)	23/00818/PLF	14 Holderness Crescent Beverley HU17 0BE	<a href="#"><u>Erection of a single storey extension to rear following demolition of existing extension</u></a>	Beverley Town Council has no objection to this application.
(e)	23/01062/PLF	8 York Road Beverley HU17 8DP	<a href="#"><u>Erection of single storey extension to rear</u></a>	Beverley Town Council has no objection to this application.
(f)	23/00930/PLF	8 Landress Lane Beverley HU17 8HA	<a href="#"><u>Reconstruction of front elevation and installation of a UPVC bow window and composite door following demolition of existing</u></a>	Beverley Town Council has no objection to this application, on the condition appropriate materials are used wherever possible, to ensure the work fits in the with surrounding street scene.
(g)	23/01149/TCA	93 Minster Moorgate Beverley HU17 8HP	<a href="#"><u>MINSTER AREA CONSERVATION AREA - Crown lift 2 no. Purple Plum trees (T1 &amp; T2) and 1 no. Green Gage Plum tree (T3) to 5.5 metres over the highway and crown thin by 10% to remove epicormic growth; Crown thin 1 no. Cherry tree (T4) by 15% to allow wind to pass through the canopy more easily to reduce risk of limb; Remove 1 no. Apple tree (T5) due to severe lean and low amenity; Remove 1 no. Apple tree (T6) by due to low amenity, cankers and close proximity to neighbouring property</u></a>	Beverley Town Council has no objection to this application, on the condition work is carried out a time that has the least negative effect on wildlife. In addition, for every one tree felled, the Town Council requests two new suitable replacement trees be planted – if this is not possible on site, the applicant to liaise with the ERYC Tree Officer to have them planted elsewhere.
(h)	23/00824/PLF	1 Foley Avenue Beverley HU17 8FA	<a href="#"><u>Installation of log-burning stove with associated chimney to side and replacement bi-fold doors to rear</u></a>	Beverley Town Council agrees with the comments of ERYC Building Conservation.
(i)	23/01158/PLB	57 North Bar Without Beverley HU17 7AG	<a href="#"><u>Installation of rainwater pipe to side</u></a>	Beverley Town Council has no objection to this application.