

Minutes of the Planning, Environment & Services Committee

23rd May 2023

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

Present: Councillors A Healy (in the Chair), C Giles, D Horsley, G Johnson (substitute) B Morgan, A Ramsdale

In Attendance: Matt Snowden (Town Clerk) and Libby Woodhouse (Assistant Town Clerk and Civic Officer)

1/23: To Receive Apologies for Absence

The Committee received apologies for absence from Councillors D Boynton, R Rebbechi and E Whitaker.

2/23: 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.**

There were no declarations of interest.

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

There were no dispensations

3/23: Previous Minutes

To note the previous minutes for the meeting held 4th April 2023, previously circulated, approved and signed at Full Council on 24th April 2023

The Committee noted that the minutes of the Planning Environment and Services Committee meeting of 4th April 2023 were approved and signed as a true and correct record at the Full Council Meeting of 24th April 2023.

4/23: 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)

The Committee received a short presentation on the planning consultation process and material planning considerations.

5/23: Delegated Planning Applications

To note the delegated responses submitted by the Town Clerk and in consultation with the Chair of Planning Property and Services (see attached).

The Committee noted the delegated responses submitted by the Town Clerk as below.

Item	Planning Ref	Address	Application Details	Delegated Response
(a)	23/00683/PLF	Sleek 8 St Marys Court North Bar Within Beverley HU17 8DG	<u>Change of use from hairdressers (Class E) to tattoo and piercing studio (sui generis) (retrospective)</u>	Beverley Town Council has no objection to this application.
(b)	23/00620/PLB	9 St Marys Manor North Bar Within Beverley HU17 8DE	<u>Internal alterations and relocation of internal fire door</u>	Beverley Town Council has no objection to this application.
(c)	23/00708/PLF	7 Outer Trinities Beverley HU17 0HN	<u>Installation of UPVC windows and front door to replace existing timber framed units</u>	Beverley Town Council has no objection to this application.
(d)	23/00818/PLF	14 Holderness Crescent Beverley HU17 0BE	<u>Erection of a single storey extension to rear following demolition of existing extension</u>	Beverley Town Council has no objection to this application.
(e)	23/01062/PLF	8 York Road Beverley HU17 8DP	<u>Erection of single storey extension to rear</u>	Beverley Town Council has no objection to this application.
(f)	23/00930/PLF	8 Landress Lane Beverley HU17 8HA	<u>Reconstruction of front elevation and installation of a UPVC bow window and composite door following demolition of existing</u>	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	<u>MINSTER AREA CONSERVATION AREA - Crown lift 2 no. Purple Plum trees (T1 & 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>	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	<u>Installation of log-burning stove with associated chimney to side and replacement bi-fold doors to rear</u>	Beverley Town Council agrees with the comments of ERYC Building Conservation.

(i)	23/01158/PLB	57 North Bar Without Beverley HU17 7AG	<u>Installation of rainwater pipe to side</u>	Beverley Town Council has no objection to this application.
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6/23: 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 submits the following responses to the planning applications listed.

Item	Planning Ref	Address	Application Details	Responses
(a)	23/01131/PLF	28 Admiral Walker Road Beverley HU17 8NR	<u>Erection of detached outbuilding to front/side garden</u>	Beverley Town Council has no objection to this application.
(b)	23/01184/PLF	Thornlea 4 Westwood Gate Beverley HU17 8LZ	<u>Erection of single storey extension to side and rear</u>	Beverley Town Council has no objection to this application.
(c)	23/01093/PLB and 23/01092/PLF	49 Flemingate Beverley HU17 0NT	<u>Erection of single storey extension to rear and installation of replacement windows and doors (Amended Scheme 22/02844/PLB)</u>	Beverley Town Council welcomes the retention of historic aspects of this property and the proposed use of suitable materials, and has no objection on the condition the concerns of the ERYC Conservation Officer are positively addressed.
(d)	23/01182/PAD and 23/01183/PLB	NatWest 60 - 61 Saturday Market Beverley HU17 8AA	<u>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</u>	Beverley Town Council has no objection to this application.
(e)	23/01026/PLB	4 North Bar Without Beverley East Riding Of Yorkshire	<u>Repairs to external timber facade and render</u> This is one of the most recognisable and historically important properties in the town and 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, if feasible, might 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.	SUGGESTED RESPONSE: Beverley Town Council welcomes this application.
(f)	23/01292/PLF and 23/01293/PLB	59 Eastgate Beverley HU17 0DR	<u>Part change of use from retail to residential accommodation in</u>	Beverley Town Council has no objection to this application.

			<u>association with the existing dwelling</u>	
(g)	23/01166/PLF	Base Fitness Phoenix House Riverview Road Beverley HU17 0JG	<u>Erection of a single storey extension following demolition of existing portacabin and external shed</u>	Beverley Town Council has no objection to this application.
(h)	23/01393/TCA	The Old Guildhouse 19 Ladygate Beverley HU17 8BH	<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>	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	<u>MINSTER AREA CONSERVATION AREA - Remove 4 no. Conifer trees due to proximity to neighbouring property on Old Manor Lawns</u>	Beverley Town Council feels unable to comment on this application, as there are no detailed reasons for the removal of these established trees. Therefore, the Town Council requires further details from the applicant to give reasons for and justify their removal.
(j)	23/01279/PLB	Beverley Railway Station Railway Square Beverley HU17 0AS	<u>Installation of tactile paving strips to platforms at Beverley Railway Station</u>	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	<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>	Beverley Town Council has no objection to this application.

7/23: Allotment Updates (Town Council Officers to report on all)

(a) Allotment Locations: To receive an explanation where the allotments are located.

The Committee received a presentation on the location of the Town Council's allotments along with a brief explanation regarding ownership, leasing arrangements and rent bandings.

(b) Allotment Allocation: To receive an explanation as to how allotment plots are allocated.

The Committee received a report on how plots are allocated and policy documents on the website.



(c) Waiting List Update: To receive an update on the allotments waiting list.

The Committee received an update on the waiting list. There are 27 on the waiting list from within the town boundary, 44 on the waiting list from outside the town boundary and 17 wanting the other half to their existing plot.

15 plots had been re-let since 1st April and 90% of tenants had paid their rent since letters went out at the beginning of April.

A review of rent receipts against allotment expenditure will be carried out.

(d) Allotment Management Updates: To receive any other updates and matters relating to the allotments.

The Committee received updates regarding recent and ongoing issues relating to allotments which currently are – damage and intimidation to tenants and their property at the Queensgate site, damage to property at the Sparkmill site, Japanese Knotweed, bonfire complaints, asbestos, tree cutting, installation of new taps, allotment clearance work, plot 1 Queensgate contract for the Allotment Association and the potential event for plot holders by the Association.

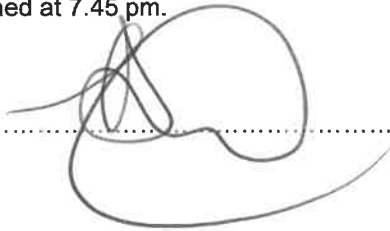
88/23: Watts Road Brick Planters

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

The Committee received a report explaining that the issue of a broken and overgrown brick planter on Watts Road had been ongoing for some time and residents had continually complained about the state of it. The planter is owned by ERYC Housing Department and is on the Highway. The ERYC Housing Department has recently agreed to look into it with a view to fixing the planter and then the Town Council can add it to the list of planters to plant up throughout the town providing colour for the community during the year.

Meeting finished at 7.45 pm.

Signed



Date

5/6/23

