



BEVERLEY
TOWN COUNCIL
WORKING AS A COMMUNITY

Town Clerk: Mr Matthew Snowden
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Tuesday 11th July 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 Tuesday 18th July 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 minutes for the meeting held 20th June 2023, previously circulated, approved and signed at Full Council on 10th July 2023

- 4. Delegated Planning Applications**

To note the delegated planning responses (see attached).

5. 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)	23/01352/LOBVAR	Land North of Minster Way Woodmansey HU17 0SY	Application to modify the planning obligation in a Section 106 Legal Agreement dated 25th January 2019 relating to planning permission 16/02784/STPLF and Section 106 Legal Agreement dated 17 June 2020 relating to planning permission 16/02784/STPLF & 19/02301/STVAR to amend the definition of chargee in clause 1	NOTE Seeking clarification from ERYC regarding the exact nature of the Section 106 Legal Agreement changes.
(b)	23/01658/PLF	14 Eastgate Beverley HU17 0DT	Change of use of first floor of existing outbuilding to holiday accommodation, installation of 2 false doors following partial removal of existing window at first floor front, construction of roof lights in roof at front and rear and alterations to existing first floor side window (Resubmission of 23/00132/PLF) regarding parking is still not fully addressed. The applicant explains (see Design and Heritage Statement, section D), that on-street parking permits will be provided. Even with just one additional car, this will exacerbate parking issues already experienced in the Eastgate and wider area. Therefore, parking for those renting the accommodation should be available via the two parking spaces already available on site.	SUGGESTED REPONSE Whilst Beverley Town Council has no objection in principle to the design and acknowledges the revisions to address the issue of overlooking other properties, it expresses concern that the other previous refusal issue
(c)	23/01677/PADo	Hodgson Sealants Ltd Belprin Road Beverley HU17 0LN	Display of internally illuminated 'light box' sign at flat roof level to south-west corner of 2 storey office building	SUGGESTED REPONSE Beverley Town Council has no objection to this application.
(d)	23/01860/PLF	29 Manor Road Beverley HU17 7AR	Construction of two dormers windows to front and one dormer window to rear	SUGGESTED REPONSE Beverley Town Council has no objection to this application.
(e)	23/01653/STREM	Land North off Minster Way Woodmansey HU17 0SY	Erection of 106 dwellings and associated infrastructure following planning permission (20/01988/STVAR) (Access, Appearance, Landscaping, Layout and Scale to be considered)	NOTE Councillors are advised to familiarise themselves with the application before the meeting, due to the large number of documents relating to it.
(f)	23/01727/PLF	Land East off Marjon Thurstan Close Beverley HU17 8LU	Change of use of double garage to self-contained holiday let	SUGGESTED REPONSE Beverley Town Council has no objection to this application and is satisfied that there will still be adequate parking available on site.

(g)	23/00344/PLB	13 Railway Street Beverley	<p><u>Installation of three double glazed timber windows and infill brickwork to replace existing external escape doors at first and second floor level and removal of existing external staircase to rear</u></p> <p>proposed windows will improve the appearance of the building and enable emergency exit from the flats. However, can the applicant confirm how residents will get down from the upper floor windows without a replacement staircase.</p>	<p>SUGGESTED REPONSE Beverley Town Council appreciates the unsuitable nature of the current staircase and the need to remove it. It also appreciates that the</p>
(h)	23/00486/PLB	28 Saturday Market Beverley	<p><u>Listed Building Consent to display a non-illuminated acrylic pin lettering and logo fixed to existing high level fascia board, non-illuminated vinyl lettering applied to existing low level fascia board, a non-illuminated vinyl logo applied to existing hanging sign and bracket, vinyl numbers above front entrance door and the painting of the masonry, door, shutters, exterior sills, clips, damp proof and corbels (retrospective)</u></p> <p>that out of respect to the planning system and the public, any future applications should be submit in advance.</p>	<p>SUGGESTED REPONSE Whilst Beverley Town Council has no objection to the application, it is very disappointed that the applicant failed to gain planning consent before carrying out the work. The Town Council appreciates this that being a retrospective application cannot be used as an objection, but it reminds the applicant</p>
(i)	23/01490/PLB	Bar Chambers 40 North Bar Within Beverley HU17 8DL	<p><u>Installation of a heritage plaque to front elevation</u></p>	<p>SUGGESTED REPONSE Beverley Town Council is pleased to supports this application.</p>
(j)	23/01733/VAR	White Lodge St Giles Croft Beverley HU17 8LA	<p><u>Variation of Condition 10 (Approved Plans (dwelling)) of planning permission 22/03090/PLF (Erection of a dwelling and car port) to reduce the footprint of the dwelling in order to better suite the site requirements and reduce building within the areas of poor ground conditions</u></p>	<p>SUGGESTED REPONSE Beverley Town Council has no objection to this application.</p>
(k)	23/01931/TPO	Westways Seven Corners Lane Beverley HU17 7AJ	<p><u>TPO - YORK LODGE - 1973 (REF 449) G5 (G2). NTH BAR WITHOUT CONSERVATION AREA - Crown lift 1 no. group of Yew and Cypress (G2) by 1.5m to 2m, and side reduce (G2) by 1.5m to provide clearance from property and access to gate</u></p>	<p>SUGGESTED REPONSE Beverley Town Council has no objection to this application, on the condition work is carried out at a time of year that will have the least negative impact on wildlife.</p>
(l)	23/02007/TCA	The Old Guildhouse 19 Ladygate Beverley HU17 8BH	<p><u>BEVERLEY MARKETS AREA CONSERVATION AREA - Crown reduce 1 no. Ash tree (T1) due to pigeons affecting the ground and vehicles</u></p>	<p>SUGGESTED REPONSE Beverley Town Council has no objection to this application, on the condition work is carried out at a time of year that will have the least negative impact on wildlife.</p>

(m)	23/01985/TCA	66 Keldgate Beverley HU17 8HY	<u>MINSTER AREA CONSERVATION AREA - Crown reduce 1no Conifer tree by 3m in height and reduce crown width to bring the tree back within the property boundary in order to remove overhang and excessive height</u>	SUGGESTED REPOSE Beverley Town Council has no objection to this application, on the condition work is carried out at a time of year that will have the least negative impact on wildlife.
(n)	23/02079/TCA	21 Railway Street Beverley HU17 0DX	<u>BEVERLEY RAILWAY CONSERVATION AREA - Crown lift to 1NO. Sycamore tree (T1) by 6m to reduce overhang to neighbouring properties</u>	SUGGESTED REPOSE Beverley Town Council has no objection to this application, on the condition work is carried out at a time of year that will have the least negative impact on wildlife.

6. Japanese Knotweed Update

To receive a verbal update regarding ongoing work to address the Japanese Knotweed issue on the Keldgate Allotments (Town Clerk to report).

7. Skate Park:

- (a) To consider the removal of the bins (Town Clerk to respond).
- (b) To consider the removal of the fence. (Town Clerk to respond).
- (c) Councillors to raise questions they may have regarding the Skate Park.

8. CCTV

To receive a verbal update following a meeting with ERYC regarding the future of CCTV provision in the town (Town Clerk to report).

9. North Bar Illumination

To consider working with ERYC and other partners to assess the feasibility of restoring and maintaining lights to illuminate North Bar (Town Clerk to report).

10. To consider the exclusion of the press and public from the meeting on the grounds that confidential information in relation to business contracts shall be disclosed (Public Bodies (Admission of Meetings) Act 1960).

Motion: That the press and public be excluded from the meeting on the grounds that confidential information in relation to business contracts and staffing matter shall be disclosed (Public Bodies (Admission of Meetings) Act 1960).

11. Beverley and District Allotment Society

To approve a new Tenancy Agreement relating to Plot 1A for the Beverley and District Allotment Society (see attached report and Tenancy Agreement)

12. Correspondence from Beverley in Bloom

To consider correspondence form the Chair of Beverley in Bloom in relation to Town Council contracts (see attached and Town Clerk to report).

Item 4 – Delegated Planning – July 2023

Item 4

Item	Planning Ref	Address	Application Details	Delegated Response
(a)	23/01608/PLB and 23/01607/PLF	The Old Coaching House 43 North Bar Within Beverley East Riding Of Yorkshire HU17 8DG	<u>Erection of first floor extension with a Juliet Balcony and construction of an external spiral staircase following to rear following removal of existing conservatory and removal of internal French doors</u>	Beverley Town Council has no objection to this application and notes the sympathetic design.
(b)	23/01184/PLF	Thornlea 4 Westwood Gate Beverley East Riding Of Yorkshire HU17 8LZ	<u>Erection of single storey extension to side and rear (AMENDED PLANS)</u>	Beverley Town Council notes the amended plans and hopes they amicably address concerns raised by the neighbour.
(c)	22/04096/PLF and 23/00558/PLB	Joules 59 Saturday Market Beverley East Riding Of Yorkshire HU17 8AA	<u>External and internal alterations, including replacement of timber doors onto Lairgate, replacement windows to side and rear and refurbished windows to front rear and side, to facilitate conversion of first and second floors from retail (E) to 3 flats</u>	Beverley Town Council welcomes the addition of bicycle and bin storage as requested in our previous comments and therefore has no objection to the application.
(d)	23/01748/TCA	Minard 3 Langholm Close Beverley East Riding Of Yorkshire HU17 7DH	<u>NTH BAR WITHOUT CONSERVATION AREA - Fell 1 no. Monterey Cypress tree (T1) due to failing limbs and proximity to wall; Fell 1 no. Yew tree (T2)</u>	Beverley Town Council has no objection to the application on the conditions that work is carried at a time which will have the least negative impact on wildlife, and that for every one tree felled two new suitable specimens are planted (if this is not possible onsite, then elsewhere at the advice of the ERYC Tree Officer).
(e)	23/01507/PLB and 23/01506/PLF	19-22 Saturday Market Beverley East Riding Of Yorkshire HU17 8BB	<u>Change of use of first and second floors of 19 and 20 Saturday Market from Retail Use Class E(a) to Café E(b), partial removal of party walls and internal walls to first and second floor levels and erection of stud walls within and between 19, 20, 21 and 22 Saturday Market, removal of internal staircase to 19 Saturday Market, installation of an external fire escape staircase and enlargement of an existing window opening to create a fire door at first floor level to rear of 19 Saturday Market following demolition of single storey extension and re-roofing of existing roofs to 19 and 20</u>	Whilst the Town Council has no objection in principle to this application, it does express concerns that the change of use to that of café space will increase the amount of waste and recycling. There are already significant issues along Playhouse Passage regarding this problem (bins, foot waste, etc). Therefore, can the applicant clarify how and where this waste will be stored without impinging on the alleyway.

(f)	23/01544/PLB and 23/01543/PLF	54 North Bar Without Beverley East Riding Of Yorkshire HU17 7AB	<u>Erection of a single storey glazed extension to rear with cavity brick boundary wall following demolition of existing fence, increase in height of existing external wall to create a parapet wall and opening of existing window to create a new entrance</u>	Beverley Town Council has no objection to this application.
(g)	23/01671/PLF	22 Westwood Road Beverley East Riding Of Yorkshire HU17 8EJ	<u>Erection of single storey extension to side and rear, installation of roof lantern into existing flat roof extension to rear and construction of dormer to rear and installations of roof lights to front</u>	Beverley Town Council has no objection to this application.
(h)	23/01479/PLF	Beverley R U F C Norwood Beverley East Riding Of Yorkshire HU17 9HT	<u>Installation of 4 lighting masts with LED lighting to the required 100lux for rugby training</u>	Beverley Town Council has no objection to this application and supports the recommended comments made by ERYC Public Protection regarding ensuring the protection of the amenity of nearby residents from light spill/glare.
(i)	23/00562/PAD	The Sun Inn 1 Flemingate Beverley East Riding Of Yorkshire HU17 0NP	<u>Display of 2 externally illuminated fascia signs, 4 non illuminated window vinyls and 3 externally illuminated amenity boards with poster cases</u>	Beverley Town Council has no objection to this application.
(j)	23/01676/PLF	Minard 3 Langholm Close Beverley East Riding Of Yorkshire HU17 7DH	<u>Increase in roof height to create first floor accommodation together with the erection of two storey extensions to side, two storey extension to rear and single storey canopies to the rear, application of render to property and installation of railings and electronic gate to front boundary (revised scheme to 21/04679/PLF)</u>	Beverley Town Council has no objection to this application.
(k)	23/01547/PLB	Bar Chambers 40 North Bar Within Beverley East Riding Of Yorkshire HU17 8DL	<u>Installation of a new door following removal of existing window to rear</u>	Beverley Town Council has no objection to this application.
(l)	23/01655/PLB	117 - 119 Walkergate Beverley East Riding Of Yorkshire	<u>Proposed works to side bay roof and rear flat roof to include insulation, new roof covering, removal/renewal of roof lights and repairs and replacement of existing gutter and fallpipes to rear</u>	Beverley Town Council has no objection to this application.