

Minutes of the Planning, Environment & Services Committee

18th July 2023

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

Present: Councillors A Healy (Chair), D Boynton, C Giles, D Horsley, A Ramsdale and A Rebecchi

In Attendance: Matt Snowden (Town Clerk)
Peter Dack (Beverley in Bloom)

NOTE: Item 8 on the agenda (CCTV) was moved to the end to enable it to be considered in closed business due to discussion contractual issues.

21/23: To Receive Apologies for Absence

The Committee received apologies for absence from Councillor B Morgan and Councillor E Whitaker.

22/23: 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.

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

There were no dispensations requested or given.

23/23: 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

The Committee noted the minutes of the meeting held on 20th June 2023 which had been approved and signed at the Full Council meeting on 20th July 2023.

24/23: Delegated Planning Applications

The Committee noted the following delegated planning responses made by the Town Clerk.

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	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	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.

25/23: 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.

Resolves: That the Committee submits the following responses to the planning applications given below.

Item	Planning Ref	Address	Application Details	Reponses
(a)	23/01352/LOBVAR	Land North of Minster Way Woodmansey HU17 0SY	<p><u>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</u></p> <p>were in complex legal terminology and therefore could disenfranchise members of the public from commenting. In addition, Town Councillors are concerned that the proposed change to the legal agreement could result in a reduction to the number of affordable properties within the development and therefore requests the matter be called in to an appropriate ERYC planning committee for further consideration by the Planning Authority.</p>	Beverley Town Council expresses concern that despite the Town Clerk seeking clarification from ERYC regarding this application on 6 th June, a response was not forthcoming until an ERYC Ward Member intervened by contacting a more senior officer and receiving a reply on 17 th June. The Town Council is also concerned that the nature of this application and the reply
(b)	23/01658/PLF	14 Eastgate Beverley HU17 0DT	<p><u>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)</u></p> <p>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.</p>	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 regarding parking is still not fully addressed. The applicant explains (see Design and Heritage
(c)	23/01677/PAD	Hodgson Sealants Ltd Belprin Road Beverley HU17 0LN	<p><u>Display of internally illuminated 'light box' sign at flat roof level to south-west corner of 2 storey office building</u></p>	Beverley Town Council has no objection to this application.

(d)	23/01860/PLF	29 Manor Road Beverley HU17 7AR	<u>Construction of two dormers windows to front and one dormer window to rear</u>	Beverley Town Council has no objection to this application.
(e)	23/01653/STREM	Land North off Minster Way Woodmansey HU17 0SY	<u>Erection of 106 dwellings and associated infrastructure following planning permission (20/01988/STVAR) (Access, Appearance, Landscaping, Layout and Scale to be considered)</u> blocks by different companies, there is still no evidence that facilities such as doctor surgeries, dental practices, community spaces, small retail units, etc. are being factored into the overall scheme. Many local services, such as GPs and dentists, are already at or over capacity - such large residential developments will only serve to exacerbate these issues further. Whilst ERYC has attempted to reassure the Town Council by saying such aspects will be positively addressed, there is still no evidence of this, as each individual application is purely for housing. Please can ERYC clarify when such matters will be positively address and guarantee their insistence that future applications compulsorily factor such facilities. Developments should endeavour to build and enhance cohesive and engaging communities, rather than provide spaces in which people just exist.	Whilst the Town Council does not object in principle to the access, appearance, landscaping, layout and scale, it once again raises concerns regarding wider infrastructure issue. Due to the nature of this very large area being developed in
(f)	23/01727/PLF	Land East off Marjon Thurstan Close Beverley HU17 8LU	<u>Change of use of double garage to self-contained holiday let</u>	Beverley Town Council objects to this application as not only will this development fundamentally change the area, but it is also an overdevelopment of the site. The Town Council is also concerned about the limited road access and, if given permission, it could exacerbate parking issues.
(g)	23/00344/PLB	13 Railway Street Beverley	<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>	Beverley Town Council appreciates the unsuitable nature of the current staircase and the need to remove it. It also appreciates that the 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 or does legislation not require such a facility?

(h)	23/00486/PLB	28 Saturday Market Beverley	<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>	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 that out of respect to the planning system and the public, any future applications should be submit in advance.
(i)	23/01490/PLB	Bar Chambers 40 North Bar Within Beverley HU17 8DL	<u>Installation of a heritage plaque to front elevation</u>	Beverley Town Council is pleased to supports this application.
(j)	23/01733/VAR	White Lodge St Giles Croft Beverley HU17 8LA	<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>	Beverley Town Council has no objection to this application.
(k)	23/01931/TPO	Westways Seven Corners Lane Beverley HU17 7AJ	<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>	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.
(l)	23/0207/TCA	The Old Guildhouse 19 Ladygate Beverley HU17 8BH	<u>BEVERLEY MARKETS AREA CONSERVATION AREA - Crown reduce 1 no. Ash tree (T1) due to pigeons affecting the ground and vehicles</u>	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.
(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>	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>	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.
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26/23: 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).

The Town Clerk reported that work had commenced on site and that allotment tenants on Keldgate had been informed.

27/23: Skate Park:

(a) To consider the removal of the bins (Town Clerk to respond).

Proposed: Councillor A Healy

Seconded: Councillor C Giles

Resolved: That due to being damaged beyond repair, the bins on the skate park be removed and that the maintenance contractors carry out a thorough weekly litter-pick. In addition, the Town Clerk will inform the Leisure Complex manager of this.

(b) To consider the removal of the fence. (Town Clerk to respond).

Proposed: Councillor D Boynton

Seconded: Councillor J Rebecchi

Resolved: That the Town Clerk looks into the feasibility and costs relating to removing the fencing around the Skate Park, alongside how to consult facility users on this matter, and report back to a future meeting.

(c) Councillors to raise questions they may have regarding the Skate Park.

Proposed: Councillor J Rebecchi

Seconded: Councillor D Boynton

Resolved: That the Town Clerk liaise with ERVAS to find out what progress was being made regarding the cross-council approach they were taking to secure funding to provide youth workers. The Clerk to also arrange an informal meeting with the manager of Beverley Leisure Complex to discuss the skatepark and potential options for its future.

28/23: 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).

Proposed: Councillor D Boynton

Seconded: Councillor D Horsley

Resolved: That the Town Clerk liaises with ERYC to ascertain if this project is feasible, both technically and financially, and to report back to a future meeting.

Mr Peter Dack (representing Beverley in Bloom) was invited to speak to the committee and explain his concerns regarding the current watering of Beverley in Bloom displays, which are paid for by the Town Council as part of a contract with an external company.

29/23: 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).

Proposed: Councillor A Healy **Seconded:** Councillor D Boynton

***Resolved:** 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).*

30/23: 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).

Proposed: Councillor A Healy **Seconded:** Councillor A Ramsdale

***Resolved:** To approve the proposed Tenancy Agreement relating to Plot 1A for the Beverley and District Allotment Society, with the revision/removal of sections of the contract referring to family members being able to take on the plot in the event of the tenant's death, due to this agreement being with a group not an individual.*

31/23: 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).

Proposed: Councillor J Rebecchi **Seconded:** Councillor C Giles

***Resolved:** That Beverley Town Council thanks Beverley in Bloom for everything they do to brighten the town. That the Town Clerk liaises with Beverley in Bloom to ascertain exactly what sort of watering is required for each location and that Town Council Officers liaise with the watering contractor to raise these matters.*

31/23: CCTV
To receive a verbal update following a meeting with ERYC regarding the future of CCTV provision in the town (Town Clerk to report).

Proposed: Councillor D Boynton **Seconded:** Councillor A Healy

***Resolved:** That the Town Clerk continues to investigate options with ERYC regarding monitoring costs and to report back with potential ways forward at the next suitable meeting.*

Meeting finished at 8:24pm.

Signed A. E. Healy Date 5/9/23

A.E.H.