



Town Clerk: Mr Matthew Snowden
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Tuesday 5th November 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 12th December 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 on Tuesday 7th November 2023 (previously approved at Full Council on Monday 4th December 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	Suggester Comments or Notes
(a)	23/01786/ STREM	Land North Of Minster Way Woodmansey HU17 0SY	Erection of 136 affordable dwellings following hybrid permission 20/01988/STVAR (All matters to be considered)	
(b)	23/03451/T PO	6 Cottage Mews Beverley HU17 9HD	TPO - COTTAGE HOSPITAL, BEVERLEY - 1987 (REF 432) G1 - Crown reduce 2 no. Purple Plum trees by 1.5-2 metres for path clearance of a public area	SUGGESTED COMMENT Beverley Town Council has no objection to this application, on the condition work takes place at a time of year that will have the least negative impact on wildlife.
(c)	23/03225/ PLF	Former Grants Bistro 22 North Bar Within Beverley HU17 8AX	Change of use of former restaurant to form 2 commercial units (Class E) at ground floor and 2 flats at first and second floor	SUGGESTED COMMENT Beverley Town Council has no objection to this application.
(d)	23/02993/ PLB	58 Flemingate Beverley HU17 0NU	Installation of double glazed timber windows to front and rear to replace existing single glazed timber windows	SUGGESTED COMMENT Beverley Town Council has no objection to this application.
(e)	23/03276/ PLB and 23/03275/ PLF	Highgate Dental Practice 16, 17 And 18 Wednesday Market Beverley HU17 0DJ	Alterations to front entrance including the repositioning of existing door, installation of roof lights to rear roof slope, installation of window in existing light well and internal works to ground floor, first floor and second floor including: the installation of ramps, creation of new openings including openings between party walls, installation of partition walls and reconfiguration of existing partitions, relocation of existing doorways and creation of additional locker area (AMENDED DESCRIPTION) and Alterations to front entrance including the repositioning of the existing door and installation of roof lights to the rear roof slope (AMENDED DESCRIPTION)	SUGGESTED COMMENT Beverley Town Council has no objection to this application.
(f)	23/03511/T CA	Memorial Hall Amenity Land Lairgate Beverley HU17 8HN	BEVERLEY MINISTER CONSERVATION AREA - Crown reduce 2 no. Ash trees (T1 and T2) by 6 metres (east side) to give minimum clearance of 3 metres above the site boundary; and Crown reduce 1 no. Lime tree (T3) by 3 metres (east side) above the site boundary line	SUGGESTED COMMENT Beverley Town Council has no objection to this application, on the condition work takes place at a time of year that will have the least negative impact on wildlife.
(g)	23/02761/ PLB and 23/02760/ PLF	D And F Kitchen 13 Eastgate Beverley HU17 0DR	Installation of commercial kitchen extraction duct to rear (retrospective application) (Revised Scheme of 21/04179/PLB)	SUGGESTED COMMENT Beverley Town Council has no objection to this application.
(h)	23/03414/T PO	Morton House Morton Lane	TPO - COTTAGE HOSPITAL - 1987 - (REF 432) G1 - Crown reduce 1 no. Yew tree (T101) back to branch collars at 3 metres (north) due to branches overhanging roof and gutters; Fell 1 no. Box tree (T102) due to poor growth form; Remove 2 no. subordinate stems of Holly tree (T104) at ground level to retain the tree's maiden form and prevent the tree canopy expanding into adjacent trees; Crown reduce 1 no. Irish Yew tree (T105) by 2.5 metres (all around to 3.5 metres above ground level) to reduce competition with lower canopy of T107; Fell 1 no. Holly tree (T106) due to poor growth from historic reduction and suppression from surrounding trees; Crown lift 3 no. Maple trees (T110, T111, and T112) by 3.5 metres to provide clearance over the pathway and roadside and	SUGGESTED COMMENT Beverley Town Council has no objection to this application, on the condition work takes place at a time of year that will have the least negative impact on wildlife. In addition, for every one tree felled, two new suitable species should be planted – if this is not possible on site, the application to liaise with the ERYC tree officers to donate them for planting elsewhere.

			to facilitate the establishment of an ornamental shrub layer; Fell 1 no. Maple tree (T113) due to crown dieback and suppression by surrounding trees; Crown reduce 1 no. Holly tree (T114) by 3 metres (in height to 2.5 metres above ground level) due to epicormic regeneration; Crown lift 1 no. Holly tree (T115) to 3 metres to provide clearance over the pathway and roadside parking, and to facilitate the establishment of an ornamental shrub layer; Fell 1 no. Rowan tree (T116) due to a lack of vitality from suppression by adjacent trees; Fell 1 no. Hawthorn tree (T118) due to excessive lean over footpath; Fell 1 no. Holly tree (T122) to permit canopy development of T121; Crown lift 1 no. Yew tree (T123) to 3 metres all around and crown thin by 15% to permit light into understorey; Fell 1 no. Yew tree (T125) due to small canopy being biased over 2 no. parking bays; Fell 1 no. Holly tree (T126) due to lean over entrance gates and canopy dieback; Crown reduce 1 no. Flowering Plume tree (T130) by 5 metres (diameter) to remove over extending branches; Fell 1 no. Yew tree (T131) to reduce light competition with T135; and Crown lift 1 no. Holly tree (T132) to 3 metres and reduce by 4.5 metres (height) to clear boundary wall	
(i)	23/03385/ PLF	46 Chestnut Avenue Beverley HU17 9QU	Construction of dormer extensions to front and rear and erection of single storey extension to rear following demolition of existing conservatory	SUGGESTED COMMENT Beverley Town Council has no objection to this application.
(j)	23/03520/ PLF and 23/03468/ PLB	11A Flemingate Beverley HU17 0NP	Erection of two storey extension (including balcony) and single storey extension to rear; construction of new hipped roof over existing rear extension; application of timber cladding to rear; and installation of new first floor windows to both sides	SUGGESTED COMMENT Beverley Town Council has no objection to this application.
(k)	23/03282/ PLF	The Potting Shed Flemingate Beverley HU17 0NT	Erection of 4 timber seating huts following demolition of existing huts	SUGGESTED COMMENT Beverley Town Council has no objection to this application.
(l)	23/03282/ PLF	York Villa Seven Corners Lane Beverley HU17 7AJ	BEVERLEY CONSERVATION AREA - Pollard 1 no. Willow tree (T1) to major scaffolding limbs 10 metres in height to regenerate with lower canopy following storm damage	SUGGESTED COMMENT Beverley Town Council has no objection to this application. Due to the storm damage, the Town Council appreciates the urgent nature of this work.
(m)	23/03445/ PLB and 23/02835/ PAD	33 Lairgate Beverley HU17 8ET	Listed Building Consent to display a non-illuminated projecting sign to front and a non-illuminated fascia sign to side	SUGGESTED COMMENT Beverley Town Council has no objection to this application.
(n)	23/03714/T PO	10 Cottage Mews Beverley HU17 9HD	TPO - COTTAGE HOSPITAL - 1987 - (REF 432) G1 - Fell 1 no. Holly tree due to poor form and decline	SUGGESTED COMMENT Beverley Town Council has no objection to this application, on the condition work takes place at a time of year that will have the least negative impact on wildlife. In addition, for every one tree felled, two new suitable species should be planted – if this is not possible on site, the application to liaise with the ERYC tree officers to donate them for planting elsewhere.

6. Exclusion of the Public and Press

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).

7. Maintenance Contract

To consider quotations for the maintenance contract during the 2024-2025 Financial Year (at the time of writing we are still awaiting further quotes – should these be received, they will be presented at the meeting by officers).

Item 4 – Delegated Planning – October 2023

Item 4

Item	Planning Ref	Address	Application Details	Delegated Response
(a)	23/02999/PLF	63 Keldgate Beverley HU17 8HU	<u>Erection of detached outbuilding to rear</u>	Beverley Town Council has no objection to this application.
(b)	23/01337/PAD	Soju By Sumo 36 - 40 Toll Gavel Beverley HU17 9AR	<u>Display of internally illuminated fascia sign (revised scheme of 22/03332/PAD)</u>	Beverley Town Council has no objection to this revised application, which has taken into consideration the previous matters raised.
(c)	23/02969/PLF	6 Westwood Road Beverley HU17 8EJ	<u>Erection of single storey extension to rear, installation of window to replace door and alterations to existing windows</u>	Beverley Town Council has no objection to this application.
(d)	23/03310/TPO	7 Langholm Close Beverley HU17 7DH	<u>TPO - HURN LODGE - 1974 - (REF 451) (A1) - Pollard 2 no. Lime trees (T1 and T2) at 10 metres above ground level to reduce wind load and forces placed on the damaged root plates caused by construction traffic within 2 metres of the tree bases</u>	Beverley Town Council has no objection to this application, on the condition work takes place at a time of year that will have the least negative impact on wildlife.
(e)	23/03307/TCA	48 North Bar Without Beverley HU17 7AB	<u>NTH BAR WITHOUT CONSERVATION AREA - Crown lift 1 no. tree by removing 3 no. low branches to let more light into the garden and maintain a healthy tree, to prevent possible damage to adjacent property which the tree is starting to touch, and to maintain the access down communal access</u>	Beverley Town Council has no objection to this application, on the condition work takes place at a time of year that will have the least negative impact on wildlife.
(f)	23/02878/PLB	1 Willow Grove Beverley HU17 8DS	<u>Repairing of flashing, re-pointing and re-setting of ridge tiles to existing tiled roof, re-pointing of existing chimney with lime mortar and installation of a rubber roof covering to 2 flat roofs following removal of existing GRP roof covering</u>	Beverley Town Council has no objection to this application.
(g)	23/03078/PLB	117 - 119 Walkergate Beverley	<u>Alterations to East elevation comprising alterations to existing fall pipes, installation of new fall pipes, installation of an ACO drainage channel and renewal of an existing gully</u>	Beverley Town Council has no objection, on the condition the advice of the Conservation Officer is followed.
(h)	23/03012/PLF	9 Grosvenor Place Beverley HU17 8LY	<u>Erection of two storey extension to rear following demolition of existing single storey extension</u>	Beverley Town Council has no initial objections to this application.
(i)	23/01431/PLF	2 Sage Close Beverley HU17 8WH	<u>Erection of two storey link detached outbuilding to the side/front and construction of dormer to the front</u>	Beverley Town Council reconfirms that it has no objection to this application, on the condition the advice of the arborologist is followed.
(j)	23/03119/PLF	48 Sample Avenue Beverley HU17 9DW	<u>Erection of a single storey extension to rear following demolition of existing, installation of new doors at rear following demolition of existing conservatory and alterations to existing ground floor window at side</u>	Beverley Town Council has no objection to this application.
(k)	23/02617/PLF	2 Highgate Beverley HU17 0DN	<u>Change of use from offices (use class E) to dwelling</u>	Beverley Town Council has no initial objections to this application.