

Minutes of the Planning, Environment & Services Committee

12th December 2023

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

Present: Councillors A Healy (Chairman), C Giles, D Horsley, A Ramsdale and J Rebecchi.

In Attendance: Matt Snowden (Town Clerk)
Libby Woodhouse (Assistant Town Clerk and Civic Officer)
Yvonne Watts (Administration and Support Assistant)

Chairman, Councillor Alison Healy wished to reflect on the recent sad passing of Councillor Peter Astell. The Committee remembered the work Peter had done whilst on the Planning, Environment and Services Committee, in particular with respect to the CCTV and the planters and planting schemes especially on the estates. He is also remembered for sourcing and organizing the lighting of the beacon at the Queen's Jubilee. He was very much a practical Councillor and dedicated his life to the community. Deputy Mayor, Councillor David Boynton, will formally represent the Council at the funeral on 29th December 2023 at 11 am at St Mary's Church.

62/23 To Receive Apologies for Absence

The Committee received apologies of absence from Councillors D Boynton and B Morgan.

63/23 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.**

Councillor Ramsdale declared a non-pecuniary interest in planning application (f) as he lives in the building next to the trees that are being removed to stop squirrels getting into their roofs.

Councillor D Horsley declared a non-pecuniary interest in planning application (a) as his cousin runs an alternative bus company providing services for residents of the development.

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

None.

64/23 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).

The Committee noted the minutes of the Planning Environment and Services Committee of 7th November 2023 had been approved at the Full Council meeting of Monday 4th December 2023.

65/23 Delegated Planning Applications

To note the delegated planning responses (see attached).

Proposed: Councillor J Rebecchi

Seconded: Councillor D Horsley

Resolved: That the Committee notes the delegated responses made by the Town Clerk and that the Town Clerk writes to the ERYC Tree Officer to ask whether two trees are planted when one is removed as the Town Council requests and find out whether the comment makes any difference.

Item	Planning Ref	Address	Application Details	Delegated Response
(a)	23/02999/PLF	63 Keldgate Beverley HU17 8HU	Erection of detached outbuilding to rear	Beverley Town Council has no objection to this application.
(b)	23/01337/PAD	Soju By Sumo 36 - 40 Toll Gavel Beverley HU17 9AR	Display of internally illuminated fascia sign (revised scheme of 22/03332/PAD)	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	Erection of single storey extension to rear, installation of window to replace door and alterations to existing windows	Beverley Town Council has no objection to this application.
(d)	23/03310/TPO	7 Langholm Close Beverley HU17 7DH	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	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	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	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	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	Beverley Town Council has no objection to this application.
(g)	23/03078/PLB	117 - 119 Walkergate Beverley	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	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	Erection of two storey extension to rear following demolition of existing single storey extension	Beverley Town Council has no initial objections to this application.
(i)	23/01431/PLF	2 Sage Close Beverley HU17 8WH	Erection of two storey link detached outbuilding to the side/front and construction of dormer to the front	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	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	Beverley Town Council has no objection to this application.
(k)	23/02617/PLF	2 Highgate Beverley HU17 0DN	Change of use from offices (use class E) to dwelling	Beverley Town Council has no initial objections to this application.

66/23 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 given below.

Item	Planning Ref	Address	Application Details	Approved Comments
(a)	23/01786/ STREM	Land North Of Minster Way Woodmansey HU17 0SY	<u>Erection of 136 affordable dwellings following hybrid permission 20/01988/STVAR (All matters to be considered)</u>	<p>Beverley Town Council does not object to this application in general, with the following recommendations and related conditions:</p> <p>1) The Town Council encourages the developer to make greater use of existing bridle ways and footpaths in and around the development, to help create interesting and integrated pedestrian routes through, out of and on to the site, which embrace and enhance the historical natural environment. This will help to join up this development with neighbouring ones, as well as creating route in and out of Beverley.</p> <p>2) That trees which remain on site are given protection and that there is greater focus on the planting on new trees, so as to provide habitat for wildlife within this residential suburb. This will also help to create much needed wildlife corridors. The Town Council agrees with the observations of ERYC Nature Conservation, regarding the category B mature English oak and the requirement to retain it as part of open space provision – this oak could be used as a feature within the development to bring a sense of nature and rurality into this new residential suburb. The Town Council also supports Nature Conservation concerns that too many existing trees are being needlessly removed for this development. Therefore, a condition should be placed by ERYC, that the developer reviews their current plans and retains more trees than currently proposed.</p> <p>3) That a condition is put in place to protect and retain more hedgerows, which provide vital habitat for significant biodiversity. Hedgerows should also be retained to act as natural boundaries between properties, rather than replacing them with fencing. In addition, ERYC must review the hedgerows on site, to identify those which can be classed as ancient, to thereby preserve them.</p>

				The above measures will also help to practically and actively enforce ERYC's own Climate Change Strategy, by preserving natural heritage, enhancing biodiversity and creating a greener community in which people can live.
(b)	23/03451/T PO	6 Cottage Mews Beverley HU17 9HD	<u>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</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.
(c)	23/03225/ PLF	Former Grants Bistro 22 North Bar Within Beverley HU17 8AX	<u>Change of use of former restaurant to form 2 commercial units (Class E) at ground floor and 2 flats at first and second floor</u>	Beverley Town Council has no objection to this application on the condition that the comments made by Historic England are taken into consideration and positively actioned.
(d)	23/02993/ PLB	58 Flemingate Beverley HU17 0NU	<u>Installation of double glazed timber windows to front and rear to replace existing single glazed timber windows</u>	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	<u>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)</u> and <u>Alterations to front entrance including the repositioning of the existing door and installation of roof lights to the rear roof slope (AMENDED DESCRIPTION)</u>	Beverley Town Council has no objection to this application.
(f)	23/03511/T CA	Memorial Hall Amenity Land Lairgate Beverley HU17 8HN	<u>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</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.
(g)	23/02761/ PLB and 23/02760/ PLF	D And F Kitchen 13 Eastgate Beverley HU17 0DR	<u>Installation of commercial kitchen extraction duct to rear (retrospective application) (Revised Scheme of 21/04179/PLB)</u>	Beverley Town Council has no objection to this application.
(h)	23/03414/T PO	Morton House Morton Lane	<u>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.</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. 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

			<p><u>Maple trees (T110, T111, and T112) by 3.5 metres to provide clearance over the pathway and roadside and</u></p> <p><u>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</u></p>	officers to donate them for planting elsewhere.
(i)	23/03385/ PLF	46 Chestnut Avenue Beverley HU17 9QU	<u>Construction of dormer extensions to front and rear and erection of single storey extension to rear following demolition of existing conservatory</u>	Beverley Town Council has no objection to this application.
(j)	23/03520/ PLF and 23/03468/ PLB	11A Flemingate Beverley HU17 0NP	<u>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</u>	Beverley Town Council has no objection to this application.
(k)	23/03282/ PLF	The Potting Shed Flemingate Beverley HU17 0NT	<u>Erection of 4 timber seating huts following demolition of existing huts</u>	Beverley Town Council has no objection to this application.
(l)	23/03282/ PLF	York Villa Seven Corners Lane Beverley HU17 7AJ	<u>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</u>	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	<u>Listed Building Consent to display a non-illuminated projecting sign to front and a non-illuminated fascia sign to side</u>	Beverley Town Council has no objection to this application.
(n)	23/03714/T PO	10 Cottage Mews Beverley HU17 9HD	<u>TPO - COTTAGE HOSPITAL - 1987 - (REF 432) G1 - Fell 1 no. Holly tree due to poor form and decline</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. 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.

67/23 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).

Proposed: Councillors D Horsley

Seconded: Councillor J Rebecchi

Resolved: To exclude 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).

68/23 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).

The Committee noted that no further quotes had been received despite several further attempts and Officers may look at splitting the contract but will report back to the next meeting.

Concern was expressed that the allotment maintenance budget was not sufficient.

A proposal by Councillor D Horsley and seconded by Councillor J Rebecchi to increase the allotment maintenance budget from £2,500 per year to £3,500 per year failed. A recorded vote was requested.

Councillor D Horsley voted for the proposal
Councillor C Giles voted against the proposal
Councillor J Rebecchi voted for the proposal
Councillor A Ramsdale voted against the proposal
Councillor A Healy voted against the proposal.

The Town Clerk reported that the ERYC Streetlighting Department will replace existing street light bulbs for newer energy saving bulbs at no cost as this will be done within the existing Service Level Agreement. The benefit is that it may reduce energy costs.

The meeting finished at 7.30 pm.

Signed Date