

**South Cave Parish Council
Planning Meeting 5th June 2017**

The Meeting of South Cave Parish Council Planning Committee took place in the Town Hall, Market Place, South Cave at 7.00pm.

Present: Cllrs L. Turner, M Turner, Tudor-Price, Long, Kelly, Munby, Barnett & Bateman
Clerk - L Fielding
One Ward Councillor
One member of the public

2274 Apologies for absence

Cllr Kelly proposed apologies is accepted from Cllrs Warren & Thornham, seconded Cllr Munby, All in favour

2275 Declarations of Interest

Cllr Tudor-Price declared a non pecuniary interest in Minute reference: 2276 (iv)

Cllr Tudor-Price declared a non pecuniary interest in Minute reference: 2278(ii)

Cllr Bateman declared a non pecuniary interest in Minute reference: 2277 (i)

2276 Planning Applications

(i) 17/01348/PLF

Proposal: Erection of two storey extension to rear

Location: 66 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB

Applicant: Mr And Mrs Foster

Application type: Full Planning Permission

Cllr Munby proposed the Parish Council raise no objection to the application having no detrimental effect on neighbouring properties of the streetscene, Seconded Cllr Barnett, All in favour

(ii) 16/03839/PLF

Erection of single storey extension to rear following demolition of existing conservatory

at Laburnum House, 7 Church Street, South Cave, East Riding Of Yorkshire, HU15

2EH, for Ms Sally Mays - Application type: Full Planning Permission

Cllr Munby proposed the Parish Council raise no objection to the application, Seconded Cllr Barnett, Vote 7 in favour, 1 abstention

(iii) 17/01581/PLF

Proposal: Construction of dormer to rear

Location: 22 Rawdale Close South Cave East Riding Of Yorkshire HU15 2BT

Applicant: Mr & Mrs David Edwards

Application type: Full Planning Permission

Cllr Munby proposed the Parish Council raised no objection to the application having no detrimental impact on neighbouring properties of the streetscene, Seconded Cllr M, Turner, all in favour.

(iv)17/01637/PLF

Proposal: Erection of 5 dwellings and associated works following partial demolition of The Bear Inn

Location: The Bear Inn 61 Market Place South Cave East Riding Of Yorkshire HU15 2AS

Applicant: Villawood Homes Ltd

Application type: Full Planning Permission

The meeting was closed at 7:30p.m for member of the public to address the Committee

Concerns were highlighted including:

The lack of reference to the Grave located within the boundary of the proposed development of Robert W Russell

The Dangerous entrance to the Carpark close by to the Pedestrian Crossing at Market Place, South Cave

The detrimental Impact on the Conservation Area, Street Scene and the Grade 11 Listed Buildings at Market Place, South Cave

The impact of the loss of a community asset (ACV) and the need of preservation of community life

The comparison of Pub numbers in neighbouring villages, and the questioning of the owners overall intentions of both pubs within South Cave

The resident strongly request the Parish Council recommend refusal of the application

The meeting was re-opened at 7:35p.m

Cllr M. Turner proposed the Parish Council recommend refusal of the application which would have a detrimental impact upon South Cave Conservation Area. Market Place includes Grade II listed assets, with open areas not disturbed by developments. The proposed modern development would not compliment the conservation area and would cause substantial harm to the characteristic of Market Place and Church Street.

The proposed development would have a detrimental impact on the Boundary of the plot, the tree screen which was originally planted as a boundary between Wesley Close and Market Place, South Cave. The loss of this screen would have a significant detrimental impact on the character and appearance of the conservation area and the Parish Council request the East Riding of Yorkshire Council place Tree Preservation Orders on tree screen as a matter of urgency, due to these trees currently being under threat.

The vehicular access is unsuitable for additional traffic movements and would increase potential hazards to pedestrians using the Zebra Crossing. The provision of turning facilities are not included within the proposals, forcing Emergency Vehicles and Facility Vehicles to turn within the Highway at Market Place at the Zebra Crossing causing hazards to both pedestrian users and other vehicles.

South Cave is subject to a number of approved sites for development amounting to 221 additional dwellings, this application would increase these numbers further exceeding the required supply. The development would significantly impact on Parking at Market Place which is currently exceeding its capacity for the provision of parking for residents and local businesses. Additional provision of Parking at Market Place should be considered prior to any future development of premises at Market Place being approved.

The loss of this recently designated ACV would have a detrimental effect community life.

Seconded Cllr Bateman, All in favour.

2277 Tree Applications

(i) 17/01633/TPO

Proposal: TPO SOUTH CAVE NO.15 - 1998 (REF:501) T5: Lime: 2.3m crown lift over highway, crown clean.

Location: 14 The Limes South Cave East Riding Of Yorkshire HU15 2FG

Applicant: Mr Dan Merrit

Application type: Works to Protected Trees

Cllr Barnett proposed the Parish Council object to the 2.3m crown lift, and suggest the removal of the offending limb obstructing the highway be removed, this would maintain the appearance of the streetscene and symmetry of the tree line. Seconded Cllr Kelly, All in favour.

(ii) 17/01690/TPO

Proposal: TPO - SOUTH CAVE - 1971 (Ref. 268) W3 AND SOUTHCAVE

CONSERVATION AREA: Beech x6: crown reduce as illustrated to appropriate pruning points to allow for maintenance and to bring in line with neighbouring trees.

Location: 7 Castle Drive South Cave East Riding Of Yorkshire HU15 2ES

Applicant: Mrs Sheila Bloomfield

Application type: Works to Protected Trees

Cllr Kelly proposed the Parish Council raise no objection to the application, seconded Cllr M, Turner
Vote 7 in favour, 1 abstention

(iii) 17/01689/TPO

Proposal: TPO SOUTH CAVE NO.29 - 2004 (REF:878) G1: T1 Beech: remove first 4 branches including large branch over garage, T5 Sycamore; remove epicormic

growth, T8 Sycamore: fell.

Location: Westwood 3 Brough Road South Cave East Riding Of Yorkshire HU15 2BU

Applicant: Mr Andrew & Lynne Slee

Application type: Works to Protected Trees

Cllr Kelly proposed the Parish Council request a site meeting with the ERYC to discuss the application together with minute (iv) 17/01768/TCA, Seconded Cllr Bateman, all in favour (iv) 17/01768/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: T2 and T3 Cherry x2: remove first lower branch, T9: remove first 3 branches, T10 Sycamore: fell due to bacterial infection, T11 deciduous tree; remove first 3 branches, T12 Deciduous tree; remove first 5 branches, T13 Deciduous tree; remove first 6 branches, T15 Deciduous tree; remove branches 4 and 5, T16 Deciduous tree; remove first 3 branches, T18 Deciduous tree; remove first 5 branches, T19 Deciduous tree: remove two and two westerly branches. Conifer x2: fell to increase space for deciduous tree line, Conifer hedge: reduce in height by 50%

Location: Westwood 3 Brough Road South Cave East Riding Of Yorkshire HU15 2BU

Applicant: Mr Andrew And Lynne Slee

Application type: Tree Works in Conservation Areas

See minute reference: 2277 (iii)

2278 Planning Information

(i)The Committee received information from Cllr Munby, who had attended the ERNLLCA Planning Day event

(ii)The Committee received a update relating to:

14/02281/STPLF

Westcote Farm 27 Water Lane South Cave East Riding Of Yorkshire HU15 2HJ

Erection of 23 no. dwellings following demolition of redundant farm buildings

It was noted the purchase of the land was due to complete, and minor works had commenced. Clerk suggested legal advice be obtained relating to the s106 agreement and the donation of Land to the Parish from Wilkin Chapman LLP Solicitors. The Committee recommended the matter be placed on the Full Council agenda for approval of costs between £300 to £500

2279 Planning Decisions

(i) 17/00795/PLF

Proposal: Continued use of land as construction training site with bunded fence and retention of scaffolding tower

Location: Land North West Of Mill Farm Common Road South Cave East Riding Of Yorkshire HU15 2EA

Applicant: K And MJ Noble

Parish Council: No Objection

ERYC: Approved

(ii) 16/04134/PLF

Proposal: Erection of two detached dwellings

Location: Land North Of Tulamanzi 87A Beverley Road South Cave East Riding Of Yorkshire HU15 2BB

Applicant: Mr & Mrs I Stewart

Parish Council: Refused

ERYC: Refused

The Committee noted the decisions made by the ERYC

2280 Recommendations to Council

To receive and where necessary adopt the resolutions from within the minutes of the above meeting.

Signed..... Chair

Dated.....