

**South Cave Parish Council  
Planning Meeting 7<sup>th</sup> December 2015**

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 (Chair), Barnett, M. Turner, Franks, Kelly, Bateman, Foley & Munby  
Clerk - L Fielding  
X1 Members of the Public  
X1 Ward Councillor

**2159 Apologies for absence**

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

**2160 Declarations of Interest**

There were no declarations of interests

**2161 Tree Applications**

(i) 15/03674/TPO

Proposal: TPO501 SOUTH CAVE NO.15 1998 (G1/2); Ash x3 Canopy raise to 5 metres and reduce crown spread by 3 metres to improve balance and amenity.

Location: 3 The Limes South Cave East Riding Of Yorkshire HU15 2FG

Applicant:

Application type: Works to Protected Trees

Cllr L. Turner proposed the Parish Council recommend refusal to the application due to the works being excessive to these mature trees, which form a essential tree screen. The works would have a detrimental impact on the visual amenity and streetscene to the West End entrance to the village and do not appear unbalanced. The development was built around the trees and should remain as a vital tree screen for the development. Seconded Cllr Kelly, All in favour.

**2162 Tree Decisions**

(i) 15/03008/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: Himalayan Cedar; fell as out grown location.

Haywards 13 Station Road South Cave East Riding Of Yorkshire HU15 2AA

Mr David Smith

Tree Works in Conservation Areas

Approved (Parish Council: Refused & request for TPO)

(ii) 15/03067/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: Fell tree at front of property due to safety concerns.

Location: 1 The Paddock Station Road South Cave East Riding Of Yorkshire HU15 2AR

Applicant: Peter And Carol Hood

Application type: Tree Works in Conservation Areas

Approved (Parish Council: No Objection)

(iii) 15/03210/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: Holly; Crown reduce by one third and prune back to boundary from property in Wold View, South Cave.

King George V Playing Field Bacchus Lane South Cave East Riding Of Yorkshire

South Cave Parish Council

Tree Works in Conservation Areas

ERYC: Approved

Parish Council: No Objection

(iv) 15/02866/TPO

Proposal: TPO127 CHURCH STREET SOUTH CAVE 1968 W3: Sycamore; Canopy raise to 4-6 metres to improve shape and re-balance the tree.

16 Wesley Close South Cave East Riding Of Yorkshire HU15 2EJ

Mr Robert Garrod

ERYC: Approved

Parish Council: Refused

(v) 15/03260/TDD

Proposal: Notification to Fell Dangerous tree(s) within a conservation area

Thraxbee Lodge, 28 Station Road, South Cave

Adrian Sail

Tree Works in Conservation Areas

(v) 15/03284/TCA

Proposal: SOUTH CAVE CONSERVATION AREA - Re-pollard Weeping Willow to previous point of pruning and shape to reduce overhang of park and property.

Southfield House 67 Church Street South Cave East Riding Of Yorkshire HU15 2EP

Mrs Lynn Webster

ERYC: Approved

Parish Council: No Objection

(vi) 15/03305/TCA

Proposal: SOUTH CAVE CONSERVATION AREA - Fell Maple tree in garden due to disease.

11 Church Hill South Cave East Riding Of Yorkshire HU15 2EU

Ros & Andy Fairburn

ERYC: Approved

Parish Council: No Objection

The Parish Council noted the decisions made by the East Riding of Yorkshire Council

## 2163 Planning Applications

(i)15/03480/PLF

Proposal: Continued use of farm buildings for the display and sale of antiques, vintage and retro furniture

Location: Elm Tree Farm Ferry Road South Cave East Riding Of Yorkshire HU15 2JF

Applicant: Mr Des Mays

Application type: Full Planning Permission

Cllr Barnett proposed the Parish Council raise no objection to the application, seconded Cllr Franks, All in favour

(ii)15/03361/PAD

Proposal: To retain the display of 1 externally illuminated sign at the main entrance including a replaceable banner, 1 non-illuminated sign on Church Street frontage and 2 non-illuminated signs within the grounds

Location: Cave Castle Hotel And Country Club Church Hill South Cave East Riding Of Yorkshire HU15 2EU

South Cave Parish Council

Applicant: Cave Castle Hotel & Country Club

Application type: Consent to Display an Advertisement

Cllr Barnett proposed the Parish Council raise no objection to the application, however a 14 day display restriction should be placed for the display of the Banner to ensure short term display due to this being within a conservation area. Seconded Cllr Kelly, All in favour  
(ii) 15/03696/CLE

Proposal: Certificate of Lawfulness for continued use as a residential dwelling

Location: Annexe Ash Lea Station Road South Cave East Riding Of Yorkshire HU15 2AG

Applicant: Mr and Mrs Richard William And Charlotte Lucy Turner

Application type: Cert of Lawful Development - Existing

Cllr L. Turner proposed the Parish Council recommend refusal to the application as the development falls outside the village development limits. The Parish Council are unable to comment on the un-lawfulness due to not having the Legal Knowledge and are unaware the property has/is being used for residential purposes. Seconded Cllr Franks, All in favour

## 2164 Planning Decisions

(i) 15/02713/PLF

<b>Proposal:</b>	Erection of two storey and single storey extensions to rear and alterations
<b>Location:</b>	31 Market Place South Cave East Riding Of Yorkshire HU15 2BS
<b>Applicant:</b>	Mr Matthew John

ERYC: Refused

Parish Council: No Objection

(ii) 15/02719/VAR

<b>Proposal:</b>	Variation of Condition 7 (material details) and Condition 8 (approved plans) of planning permission 14/00552/PLF to allow an amended design of dwelling
<b>Location:</b>	Land South Of 14A Wesley Close South Cave East Riding Of Yorkshire HU15 2EJ
<b>Applicant:</b>	Mr & Mrs Ellis

ERYC: Approved

Parish Council: Refused

(iii) 15/01756/PLF

<b>Proposal:</b>	Change of use of agricultural land for the siting of 10 caravans for holiday use
<b>Location:</b>	at Land North Of Greenacre, Stonepit Road, South Cave, East Riding Of Yorkshire, HU15 2DZ,
<b>Applicant:</b>	Mr J Everard

Withdrawn

(iv) 15/01964/PAD

<b>Proposal:</b>	Display of 1 externally-illuminated fascia sign, 2 poster wall displays and 5 window graphic signs (Amended Plans)
<b>Location:</b>	53 Market Place, South Cave, East Riding Of Yorkshire, HU15 2AS,
<b>Applicant:</b>	One Stop Stores Ltd
	ERYC: Approved
	Parish Council: No Objection

(V) 15/03281/PLF

<b>Proposal:</b>	Erection of two storey extension to rear
<b>Location:</b>	South Holme 39 Beverley Road South Cave East Riding Of Yorkshire HU15 2AU
<b>Applicant:</b>	Mr And Mrs M Brooker

ERYC: Refused

Parish Council: No Objection

The Parish Council noted the decisions made by the East Riding of Yorkshire Council

## 2165 Planning Matters

(i)The Parish Council received update relating to Planning Application: - 14/02281/STPLF/STRAT – It was noted the ERYC had approved the application pending completion of a Section 106 agreement for the transfer and maintenance of a onsite children’s play apace and affordable housing. It was noted the ERYC Flood Risk Management Team had confirmed their satisfaction with the drainage of the scheme. The Parish Council requested a meeting to discuss the matter of drainage and the potential additional risk of flood downstream.

<b>Proposal:</b>	Erection of 23no. Dwellings following demolition of redundant farm buildings (AMENDED PLANS AND DOCUMENTS) at
<b>Location:</b>	Westcote Farm, 27 Water Lane, South Cave, HU15 2HJ
<b>Applicant:</b>	Risby Homes Ltd
<b>Application type:</b>	Full Planning Permission

(ii)The Parish Council received a update relating to Planning Application: - 14/03376/STOUT - Outline. It was noted the application was likely to be placed on the next ERYC planning committee for consideration on the 17<sup>th</sup> December 2015.

<b>Proposal:</b>	Residential development for up to 82 dwellings with access, landscape, open space and associated works (Access to be considered) [AMENDED PLANS AND DESCRIPTION]
<b>Location:</b>	Land East of Little Wold Lane
<b>Applicant:</b>	Gladman Developments

The Meeting was closed at 7:45p.m for Mr Julian Taylor to provide the points to be raised when speaking at the committee meeting. The Meeting was re-opened at 7:55p.m The Committee requested letter be sent to the ERYC committee members detailing the Parish Councils objections to the application, Proposed Cllr L. Turner, Seconded Cllr Barnett, All in favour.

## 2166 Recommendations to Council

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

Signed..... Chair

Dated.....