

**South Cave Parish Council  
Planning Meeting 3<sup>rd</sup> July 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, Barnett, Warren, Thornham & Bateman  
Clerk - L Fielding

Two members of the public

**2281 Apologies for absence**

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

**2282 Declarations of Interest**

Cllrs Long & Thornham declared a non pecuniary interest in minute reference: 2286 (ii)  
Cllr Tudor-Price declared a non pecuniary interest in minute reference: 2284 (ii); 2284 (iii); 2287(i)  
Cllr Warren declared a non pecuniary interest in minute reference: 2284 (v)

**2283 Planning matters**

(i)The Committee received a update relating to S106 AGREEMENT

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 agreement was signed by ERYC and Risby Homes. Further legal advice would be required to transfer title of the Land to the Parish Council at a later date. Cllr M. Turner proposed the Parish Council request the ERYC place TPO's on the two remaining Copper Beech Trees located on site, due to these being under threat. Seconded Cllr L. Turner, All in favour.

**2284 Planning Applications**

(i) 17/01523/CM

Proposal: Erection of building to house aggregate bagging unit

Location: Station Yard Quarry Station Road South Cave East Riding Of Yorkshire

Applicant: W.Clifford Watts Ltd

Application type: County Matter

Cllr M, Turner proposed the Parish Council raise no objection to the application subject to tree screening using a mixture of herbaceous and evergreen species to the Southern Border of the side, due to the elevated position. The installation of additional road signage warning of the danger of lorries turning. Seconded Cllr Thornham, All in favour.

(ii) 16/04301/PLF/WESTES/ADAVIS

Erection of two storey extension to existing flat to create 2 flats and installation of glazing panels to create two juliet balconys at first floor to rear and associated alterations, installation of 4 dormer windows to rear and side, installation of roof light to rear and window to side elevation and 2 new shop fronts, render to rear elevation (AMENDED PLANS) at 79 And 81 Market Place, South Cave, East Riding Of

Yorkshire, HU15 2AS, for Mr Andrew Hull - Application type: Full Planning Permission

Cllr Barnett proposed the Parish Council recommend refusal to the application for the following reasons:

The design of the development is not sympathetic with neighbouring properties. The property is Grade II listed, and the proposals are unsympathetic with Market Place and the conservation area. The frontage of the property must be restored in Yorkshire Stone, and the ERYC should consider

further action due to the removal of much of the Yorkshire Stone from the site. The reinstatement of the shop frontage as similar to the original building as possible is necessary as any alteration would have a detrimental impact on the Grade II listed building, Neighbouring properties included listed property and also the streetscene which is within a conservation area.

The rear of the development will have a detrimental impact of neighbouring properties, one of which is Grade II listed.

The Parish Council request the development is re-designed and if the East Riding of Yorkshire Council are minded to approve the application, request the application be brought to the Planning Committee.

The upstairs to the property has never been utilised as living accommodation, therefore the application is incorrect

The adjoining wall (attachment A) is in need of urgent repairs which should be completed prior to the works commencing. Seconded Cllr L. Turner, All in favour.

(iii) 16/04302/PLB/WESTES/ADAVIS

Erection of two storey extension to existing flat to create 2 flats and installation of glazing panels to create two juliet balconys at first floor to rear and associated alterations, installation of 4 dormer windows to rear and side, installation of roof light to rear and window to side elevation and 2 new shop fronts, render to rear elevation

(AMENDED PLANS) at 79 And 81 Market Place, South Cave, East Riding Of

Yorkshire, HU15 2AS, for Mr Andrew Hull - Application type: Listed Building Consent

Cllr Barnett proposed the Parish Council recommend refusal to the application. Seconded Cllr L. Turner, All in favour.

(iv) 16/04295/VAR

Variation of Condition 4 (approved plans) of planning permission 14/03660/PLF

(Erection of a dwelling) to retain dwelling as built including amended position and

amendments to elevations (AMENDED PLANS) at Land North Of 58B, Beverley Road, South Cave, East Riding Of Yorkshire, HU15 2BB, for Mr Nigel Stevenson - Application type: Variation of Condition(s)

Cllr L. Turner proposed the Parish Council raise no objection to the application. Seconded Cllr Barnett, all in favour.

(v) 17/01845/PLF

Proposal: Conversion of existing day nursery/playgroup to create two dwellings, erection of a single storey extension to rear following part demolition of existing extension and installation of roof lights

Location: South Cave Playgroup 37 Church Street South Cave East Riding Of Yorkshire HU15 2EP

Applicant: Mr Martin Butler

Application type: Full Planning Permission

Cllr Warren proposed the Parish Council recommend refusal to the application due to the detrimental impact on the parking at Church Street. Parking within the area is already

limited, further plans are being considered by the ERYC to further limit parking at Church Street and a potential further four cars at this property would severely impact on a already exacerbated location.

The Design, Access and Heritage Justification Statement, item 4.0 details misleading information, providing information relating to the occupancy of the property whilst the Playgroup was open. The statement should include the important fact that the playgroup has been closed for over three years. Therefore any increase in vehicular parking and movements in the area will further increase parking and traffic flow issues.

The ERYC Highways Control provides inaccurate information relating to the current status of the property and its usage and the impact the development would have on the Parking and traffic movements, the fact the playgroup has not been

operational for over three years and residents and visitors having the issue of parking on neighbouring streets, due to the exacerbation of Parking at Church Street, must be taken into

consideration. South Cave has also recently been subject to further public transport cuts, resulting in

the practicality of residents travelling to work using public transport virtually impossible, and car

ownership whilst residing in South Cave is almost a necessity for the majority of residents, seconded Cllr M. Turner, vote 5 in favour, 2 against, 1 abstention

**2285 Tree Applications**

(i)17/02028/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: Sycamore: fell due to previous poor pruning.

Location: 5 Appleton Gardens South Cave East Riding Of Yorkshire HU15 2EN

Applicant: C/O Agent

Application type: Tree Works in Conservation Areas

Cllr M, Turner proposed the Parish Council raise no objection to the application but request a replacement tree of similar species, to be replanted. Seconded Cllr Bateman, All in favour.

**2286 Planning Decisions**

(i) 17/01019/PLF

Proposal: Erection of single storey extension to rear and porch to front

Location: 47 Church Street South Cave East Riding Of Yorkshire HU15 2EP

Applicant: Mr & Mrs Robert Long

ERYC: Approved

Parish Council: Refused

(ii) 16/04180/PLF

Proposal: Change of use from sensory room to holiday accommodation and ancillary works (AMENDED PLANS)

Location: 19 Newfield Lane South Cave East Riding Of Yorkshire HU15 2JW

Applicant: Mr & Mrs Long

ERYC: Approved

Parish Council: Deferred to ERYC

(iii) 17/00216/PLF

Proposal: Change of use of outbuildings to additional living accommodation, erection of first floor extension to side and rear, erection of single storey extension to rear and associated alterations

Location: Provence Farm Ellerker Road Broomfleet East Riding Of Yorkshire HU15 1RU

Applicant: Mrs Allison Robinson

ERYC: Approved

Parish Council: No Objection

(iv) 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

ERYC: Approved

Parish Council: No Objection

The Committee noted the decisions made by the ERYC

**2287 Tree Decisions**

(i)17/01449/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: Cherry: fell due to roots lifting path, Maple: 4m crown reduction.

Location: Turks Trod House 67A Church Street South Cave East Riding Of Yorkshire HU15 2EP

Applicant: Joanna Rogerson

ERYC: Approved

Parish Council: No Objection

(ii)17/01498/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: Yew: Fell to expand driveway.

Location: Greenacre 47 West End South Cave East Riding Of Yorkshire HU15 2EX

Applicant: Mr Matthew Watts

ERYC: Approved

Parish Council: Refused

(iii) 17/01366/TPO

Proposal: TPO CHURCH STREET, SOUTH CAVE - 1968 (REF:127) W1: Corsican pine tree belt: raise canopy to 8m and reduce back to boundary by upto 3m.

Location: 50 Church Street South Cave East Riding Of Yorkshire HU15 2EP

Applicant: Mr Stuart Moles

ERYC: Approved

Parish Council: Refusal

(iv) 17/01385/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: Corsican Pine: 8m canopy raise and reduce overhanging branches by 3m. Maple: raise canopy to 4m and thin crown by 15% (see application 17/01366/TPO)

Location: 50 Church Street South Cave East Riding Of Yorkshire HU15 2EP

ERYC: Approved

Parish Council: Refusal

The Committee noted the decisions made by the ERYC

**2288 Recommendations to Council**

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

Signed..... Chair

Dated.....