

**South Cave Parish Council
Planning Meeting 5th October 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, Kelly, Bateman, Thornham, Foley & Kingdom
Clerk - L Fielding
X4 Members of the Public

2143 Apologies for absence

Cllr L. Turner proposed apologies is accepted from Cllrs Warren, Franks & Munby, seconded Cllr Kingdom, All in favour

2144 Declarations of Interest

There were no declarations of interest

2144 Tree Applications

(i) 15/02937/TCA

Proposal:	SOUTH CAVE CONSERVATION AREA: Ash; fell due to storm damage, Maple, Ash and Sycamore; crown lift to 6 metres above ground. also crown lift Beech to 6 metres above ground and crown clean.
Location:	Beck Cottage 20A Barnards Drive South Cave East Riding Of Yorkshire HU15 2HL
Applicant:	Mrs A Obrian
Application type:	Tree Works in Conservation Areas

Cllr L. Turner proposed the Parish Council recommend refusal to the Corwn lifting of the Maple, Ash and Sycamore as the proposal of 6 metres is excessive. The Parish Council would not object to crown lifting not exceeding 4 meters. The Parish Council raise no objection to the felling of the Ash.

Seconded Cllr Kelly, Vote 7 in favour, 1 abstention

(ii) 15/02967/TCA

Proposal:	SOUTH CAVE CONSERVATION AREA; Whitebeam x2; Fell to redevelop garden.
Location:	Apple Tree House 101 Market Place South Cave East Riding Of Yorkshire HU15 2AS
Applicant:	Mr Stephen Osbourne
Application type:	Tree Works in Conservation Areas

Cllr Kingdom proposed the Parish Council recommend refusal to the application. The tree forms a important part of the streetscene and the Parish Council request the ERYC place a urgent Tree Preservation Order on this tree now under threat. The Parish Council would not be against light pruning of the tree or minimal crown lift under the supervision of the ERYC tree Warden.

Seconded Cllr Kelly, All in favour.

(iii)15/02911/TPO

Proposal:	TPO SOUTH CAVE NO.30 2005 (REF: 921) T1: Pine tree; to the left of property is causing damage to the roof tiles of the house due to branches growing against the house. partial crown reduction by 2-3 metres and prune back branches in contact with property by same distance.
Location:	72 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB
Applicant:	Mr Richard Fielding
Application type:	Works to Protected Trees

Cllr Kingdom proposed the Parish Council raise objection to the Partial Crowing of the tree , but raise no objection to light balanced pruning of the tree which must be completed by a professional tree surgeon under the supervision of the ERYC tree officer. Seconded Cllr Barnett, AI in favour.

(iv) 15/03008/TCA

Proposal:	SOUTH CAVE CONSERVATION AREA: Himalayan Cedar; fell as out grown location.
Location:	Haywards 13 Station Road South Cave East Riding Of Yorkshire HU15 2AA
Applicant:	Mr David Smith
Application type:	Tree Works in Conservation Areas

Cllr L. Turner proposed the Parish Council recommend refusal to the application and request a urgent TPO be placed on this threatened tree by the ERYC. This tree forms part of the conservation area within South Cave and would have a detrimental impact on the streetscene if lost. The species of tree is rare in the area and a replacement Silver Birch is not a suitable replacement. Seconded Cllr Kelly, All in favour.

2145 Tree Decisions

(i)15/02483/TCA

Proposal:	SOUTH CAVE CONSERVATION AREA: Fell Pine tree as its pushing against retaining wall and resting on a BT link box at front of property.
Location:	Church Hill Lodge 6A Church Hill South Cave East Riding Of Yorkshire HU15 2EU
Applicant:	Mr Carrick
Application type:	Tree Works in Conservation Areas

Approved (REF)

(ii) 15/02497/TPO

Proposal:	TPO SOUTH CAVE NO.17 1999 (REF:523) - Canopy raise and shape Oak (T1) thin by 10% and balance crown.
Location:	7 The Stray South Cave East Riding Of Yorkshire HU15 2AN
Applicant:	Mrs Boyington
Application type:	Works to Protected Trees

Approved (No Obj)

The committee noted the Decisions made by the ERYC

2146 Planning Applications

(i) 15/02713/PLF

Proposal:	Erection of two storey and single storey extensions to rear and alterations
Location:	31 Market Place South Cave East Riding Of Yorkshire HU15 2BS
Applicant:	Mr Matthew John
Application type:	Full Planning Permission

Cllr Foley proposed the Parish Council raise no objection to the application having to detormental effect on the streetscene, Seconded Cllr Kelly, Vote 5 in favour, 3 against.

(ii) 15/02719/VAR

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

Cllr Kingdom proposed the Parish Council recommend refusal of the application as the revised submission does not address the Parish Councils previous objections and this would be overdevelopment of the site, which is adjacent to the conservation area and would incur a detrimental impact on the streetscene. The Trees within the site form part of the original Tree Preservation Order belt. Seconded Cllr M. Truner, All in favour.

(iii) 15/01756/PLF

Proposal:	Change of use of agricultural land for the siting of 5 caravans & 2 Garages for holiday use
Location:	at Land North Of Greenacre, Stonepit Road, South Cave, East Riding Of Yorkshire, HU15 2DZ,
Applicant:	Mr J Everard
Application type:	Full Planning Permission

The meeting was closed at 7:30p.m for members of the public to speak and was re-opened at 7:35p.m

Cllr Kingdom proposed the Parish Council recommend refusal to the application as the Parish Council original objections have not been addressed:

the proposal is outside the village development limits, the site being a greenfield site development and the use of agricultural land and for commercial use is unacceptable in this location. The inappropriate access onto a 60mph road and bus route. Concerns were raised with the disposal of drainage foul effluent due to the site being in close proximity to residential properties with existing wells, this has not been taken into account. The Parish Council note there is an existing Approved Planning Application to the land North East (Stonepit Road) providing permission for 19 caravans to be sited. Concerns were raised of noise pollution to residential properties and the potential for the development to be changed to residential properties at a later date. The proposal is unacceptable and if the East Riding of Yorkshire Council are minded to approve the application the site should be screened, adequate facilities for the disposal of foul and effluent waste should be installed and the Parish Council request the application be placed to the ERYC planning Committee. In addition, The Parish Council raise objection to the erection of Garages on the site, as these would not be required for the holiday accommodation and the development would be a intrusion into a greenfield space. Seconded Cllr Kelly, All in favour.

(iv) 15/02794/PLF

Proposal:	Erection of double garage at rear and construction of vehicular access
Location:	80 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB
Applicant:	Mr P Coates
Application type:	Full Planning Permission

Cllr Kingdom proposed the Parish Council recommend refusal to this application as this falls well outside the village development limits and would significantly harm the open character and appearance of the setting of South Cave and the special qualities of the landscape that borders it. There would be material conflict with the development plan policies . Planning should take into account of the roles and character of different areas and recognise the intrinsic character and beauty of the countryside. This development should have been considered at the time of the original application for the dwelling, as further development of the site outside the development limits which is of high landscape value, will have a detrimental impact on the character and setting of South Cave. Seconded Cllr Kelly, All in favour.

(v) 15/02751/VAR

Proposal:	Variation of Condition 8 (approved plans) of planning permission 14/03130/PLF - Amended design for canopy
Location:	South Cave Service Station Brough Road South Cave East Riding Of Yorkshire HU15 2DA
Applicant:	Sewell Retail
Application type:	Variation of Condition(s)

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

2147 Planning Decisions

(i) 15/02088/PLF

Proposal:	Erection of new animal centre, wardens accommodation and rabbit enclosure following demolition of existing dwelling
Location:	Sunny Dene Pinfold South Cave East Riding Of Yorkshire

Applicant:	Hull Animal Welfare Trust
Application type:	Full Planning Permission

Approved (no Obj)
The Committee noted the decisions made by the ERYC

2148 Planning Updates

(i)The Committee noted the update relating to Planning Application: - 14/03376/STOUT. Clerk advised she would ensure the Parish Council would be notified upon details of the ERYC Planning Committee being published.

Proposal:	Residential developments for up to 119 dwellings with access, landscape, open space, and associated works.
Location:	Land East of Little Wold Lane
Applicant:	Gladman Developments

(ii)The Committee received a update relating to Planning Application: - 14/02281/STPLF/STRAT & consider letter to ERYC planning committee members. The Committee requested the Parish Councils Objections be forwarded to the planning Committee, once the ERYC planning Committee Agenda is published detailing this application.

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

2149 Other Matters

(i)The Committee considered an additional response to Yorkshire Water Comments for Planning Application: 15/02148/OUT

Proposal:	Outline - Erection of 34 dwellings (Access to be considered)
Location:	Land East Of Toft Cottage 37 Bacchus Lane South Cave East Riding Of Yorkshire HU15 2ER
Applicant:	Messrs Smith & Hull
Application type:	Outline Planning Permission

Cllr Kingdom recommended the Parish Council submit comment on the YW response to the ERYC: Further to the Yorkshire Waters response to the application, the Parish Council would recommend if the ERYC are minded to approve the application that SUDs should be provided for the site. The Parish Council has concerned with the continuing submission of developments within the village being approved without proper drainage provision and any further development should not be considered until the proposed improvement to South Cave Beck are made. Seconded Cllr M. Turner, All in favour.

2150 Local Plan

(i)The Committee received a update relating to the Local Plan and it was noted further information on the decisions reached should be available from the end of October 2015.

2151 Recommendations to Council

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

Signed..... Chair

Dated.....