

South Cave Parish Council
Planning Meeting 5th February 2018

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, Munby, Bateman, Kelly, Tudor-Price, Warren, Thornham,
Long & Barnett
Clerk - L Fielding
Ward Councillor Richard Meredith

2317 Apologies for absence

There were no apologies for absence

2318 Declarations of Interest

Cllr Tudor-Price declared a non-pecuniary interest in minute reference: 2323 (i)

2319 Planning Applications

(i) 17/03919/PLF

Proposal: Change of use of land from touring caravan and caravan storage site to the siting of 24 static caravans for holiday use

Location: Sunnysdene Park Stonepit Road South Cave East Riding Of Yorkshire HU15 2BY

Applicant: Mr Hope Knowles

Application type: Full Planning Permission

The meeting was closed at 7:20p.m for members of the public to speak and raise concerns relating to the application included in the proposed decision

The meeting was reopened at 7:30p.m

Cllr M. Turner proposed the Parish Council recommend refusal to the application for the following reasons:

(1)The proposals are outside the village development limits, opening up housing developments to the South of the A63 and urbanising open countryside, removing this greenbelt would pose of detrimental effect on the area and the streetscene

(2)The Parish Council support the HSE executive's decision reference HSL-180123115801-301 to advise against the application due to the site being within the Consultation Distance of a Major Hazard Site and a liquid gas processing plant

(3)The proposals do not fit into the character of the area in relation to adjacent current and further approved industrial office and warehousing plans:

Proposal: Erection of buildings for use within Use Classes B1, B2 and B8 and associated site works following outline permission 11/04989/STOUT (Access, Layout, Scale, Appearance and Landscaping to be considered) (Revised Scheme of 12/03597/STREM)

Location: Spanridge Limited Storage Depot Stonepit Road South Cave East Riding Of Yorkshire

The site is also unsuitable due to its close proximity to neighbouring residential properties and is in an elevated position to open countryside to the South and West

(4) Concerns were raised for the addition of light, noise and smoke pollution from external Barbeques

(5) The application indicated drainage of water into the existing watercourse. The elevated location has no watercourse and any drainage from the site would result in any overflow being disbursed via properties located on Stonepit Road South and Ellerker Lane some of which include wells within their boundaries

(6) The proposals feature excessive numbers in plots for the site and the Parish Council feel the proposals are overdevelopment

(7) The proposals only show provision for vehicles for residents and does not allow parking facilities for visitors to the site

(8) There are no on site recreation/children's play facilities nor open space

(9) There are no provisions for waste disposal storage

(10) If the East Riding of Yorkshire Council are minded to approve the application, the Parish Council request a tree/hedge screening belt be planted to all three sides of the site

(11) The Parish Council request this application be referred to Planning Committee for consideration

Seconded Cllr Munby, vote 9 in favour, 1 abstention

(ii) 18/00105/PLB

Proposal: Partial change of roof materials and installation of rooflights to existing single storey extension, replacement of external doors to rear and internal alterations

Location: 83 Market Place South Cave East Riding Of Yorkshire HU15 2AS

Applicant: Mr & Mrs Hayton

Application type: Listed Building Consent

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

2320 Planning Decisions

(i) 16/04301/PLF

Proposal: Erection of two storey extension to existing flat to create 2 flats and installation of glazing panels to create two Juliet balconies 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

Location: 79 And 81 Market Place South Cave East Riding Of Yorkshire HU15 2AS

For: Mr Andrew Hull

ERYC: Approved

Parish Council: Refused

(ii) 16/02304/PLF

Proposal: Conversion of former pig units with single storey link extension to form 1 dwelling and associated garage and works

Location: Newfield Grange 9 Newfield Lane South Cave East Riding Of Yorkshire HU15 2JW

Applicant: Mr Roger Harrison

ERYC: Approved

Parish Council: Refused

(iii)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

ERYC: Approved

Parish Council: Refused

(iv)17/02625/PLF

Proposal: Erection of a dwelling following demolition of existing extension, garage and shed, creation of a vehicular access and associated works to 75 Church Street (AMENDED PLANS)

Location: Land West Of 75 Church Street South Cave East Riding Of Yorkshire, HU15 2EP

Applicant: Mr Paul Bloor

ERYC: Refused

Parish Council: No Objection

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

2321 Tree Applications

(i) 18/00259/TPO

Proposal: TPO SOUTH CAVE - 1971 (REF:268) A3 CONSERVATION AREA:

Cedar: 5m canopy raise over garden as illustrated to reduce extended vulnerable limbs and improve form

Location: 17 Brough Road South Cave East Riding Of Yorkshire HU15 2BU

Applicant: Mr Rich Port

Application type: Works to Protected Trees

Cllr M, Turner proposed the Parish Council recommend refusal to the application being excessive for this tree which is not deemed Dead, Damaged or dangerous. The tree forms part of the streetscene when entering the village and the loss or excessive work to the tree would have a detrimental effect on the area. The dead limb should be removed as featured within the photo included within the application but should be treated with care due to this tree now being under threat. Seconded Cllr L. Turner, All in favour.

2322 Tree Decisions

(i)17/03199/TCA

Proposal: SOUTH CAVE CONSERVATION AREA; Cherrys x2: 18ft (5.5m) high to be pruned overall by one third, to enable regular maintenance.

Location: 23 Wold View South Cave East Riding Of Yorkshire HU15 2EF

Applicant: Hanover Housing Association

ERYC: Approved

Parish Council: No Objection

(ii)17/03917/TPO

Proposal: TPO SOUTH CAVE - 1971 (REF:268) W3 & SOUTH CAVE CONSERVATION

AREA: G1 Beech: reduce to appropriate pruning points as illustrated and is in line with adjacent trees. T1 Beech: fell due to Honey fungus

Location: Meadowcroft 9 Castle Drive South Cave East Riding Of Yorkshire HU15 2ES

Applicant: Mrs Vicky Dewar

ERYC: Approved

Parish Council: Refused

(iii)17/04346/TCA

Proposal: SOUTH CAVE CONSERVATION AREA: Silver Birch: fell as outgrown location.

Location: Church Hill Lodge 6A Church Hill South Cave East Riding Of Yorkshire HU15 2EU

Applicant: Mr N Carrick

ERYC: Approved

Parish Council: No Objection

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

2323 Planning Appeal

(i)To note: 18/00002/REFUSE

Proposal: Erection of agricultural building and retention of area of hardstanding and building

Location: Land North East Of Mole Lodge, Common Road, South Cave, East Riding Of Yorkshire, HU15 2EA,

Appellant: Mr Stuart Hodgson

Appeal Start Date: 25 January 2018

Appeal Type: Refusal of planning permission

(Parish Council: No Objection)

The Parish Council noted the appeal

2324 Recommendations to Council

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

Signed..... Chair

Dated.....