

South Cave Parish Council
Planning Meeting 2nd July 2019

The Meeting of South Cave Parish Council Planning Committee took place in the South Cave Womens Institute, South Cave at 7.00pm.

Present: Cllrs L. Turner (Chair), M. Turner, Carter, Bateman, Munby, Rignall & Edmond
Clerk - L Fielding
Ward Councillors Meredith & Gill
92 Residents

2412 Apologies for absence

Cllr Munby proposed apologies is accepted from Cllr Tudor-Price & Stephenson, seconded Cllr Bateman, all in favour

2413 Declarations of Interest

There were no declarations of interest

2414 Planning Applications/Tree Applications

(3.1) 19/01107/STREM | Erection of 135 dwellings with associated access, parking and infrastructure following application 15/02649/STPLF (hybrid with approved outline permission, all matters to be considered) (Amended layout plan and increase in number of dwellings from 129 to 135) | Land South And East Of Old Priory 8 Station Road South Cave East Riding Of Yorkshire HU15 2AA

The Parish Council provided the residents with a overview of the amended plans received resulting in a further 6 properties being included within the application, giving a total of 20 additional properties above the original outline Planning Application received.

Cllr Meredith and Gill addressed the residents advising them to submit their comments to the ERYC planning committee and Planning Portal. Arrangements had been made for Ward Councillors to represent the residents concerns at the ERYC Planning Committee

It was noted that Bellway Homes had been invited to attend the meeting but had declined the offer, a letter providing a overview to the amended plans was provided giving a detailed breakdown of properties to be included on the site.

The Meeting was Closed at 7:15p.m for members of the public to raise concerns to the Parish Council. Matters arising including Traffic, Overshadowing of properties, Proximity to existing developments, Infrastructure and loss of hedgerows

The Meeting was re-opened at 8:20p.m

Cllr Edmond proposed the Parish Council recommend refusal to the application to include the objection of additional 6 properties to the exiting application of 129, the impact on parking and traffic movements and density of the site as follows:

On behalf of the village, the Parish Council would again wish to reiterate its objection to this proposed development and recommend refusal to the amended application on the following grounds:

The increase in number of properties within the development – original outline planning application submitted for 115 properties, this application includes a further 20 dwellings impacting on the rural aspect at the expense of the green spaces in current outline planning consent, available open space/recreation space and density of the visual amenity for the location being adjacent to a area of high landscape value. The village has approval for 160 properties, this development will take the number to approaching 250, the increased number of properties on the site would have a major impact on the traffic movements on the site

and at Little Wold Lane/Beverley Road junction. Concerns for the number of properties only providing one parking space would have a major impact on traffic and parking at the site and Little Wold Lane. Public transport in South Cave is limited and the majority of residents require two vehicles to be able to leave the village and travel to their work place.

Outdoor Sport, Equipped/Recreation Play Space and Amenity Space – The Parish Council raised concerns with the shortfall in scale and location of the areas provided within the development. The East side of the village lacks outdoor/recreation and equipped play areas. The Parish Council request the ERYC ensure the scales of the spaces provided comply with the recommendations calculated by the ERYC Open Space Consultation Group. A commuted sum in lieu of open space would be unacceptable and residents and the Parish Council strongly object to this shortfall.

Traffic – The Parish Council request the ERYC obtain a revised transport assessment as the impact on traffic numbers at the junction to Beverley Road/Little Wold Lane and Market Place cause grave concerns. The junctions are inadequate to cope with the obvious increased numbers in traffic, the footpaths at Little Wold Lane and Beverley Road are insufficient and require alterations to increase the width in order to protect public safety and accommodate the use of walking aids, push chairs and mobility scooters etc. The Parish Council request the ERYC consider the installation of improved road layout infrastructure at the Junction of Beverley Road/Little Wold Lane to be installed prior to the commencement of any works. The design of the junction could at worst lead to a fatality. Of all the potential repercussions during the construction and when the development is completed, none come close to the potential serious issues connected with this junction. An increase in traffic movements from the development and visitors to properties may result in an increase in parked vehicles at Little Wold Lane. Little Wold Lane giving access to the Wolds Way and Woodlands attracts walkers, parking their vehicles at the Road Side. The Parish Council have grave concerns for the increase in parked vehicles at Little Wold Lane and the potential hindrance for emergency vehicles accessing the site, Shepherds Well and The Stray.

The original outline planning application provided the vehicular access to the site from Market Place (i.e. the A1034) with only pedestrian access to Little Wold Lane. The installation of an access road from Little Wold Lane (just past the first five houses) should be included within the original hybrid application and would greatly help with traffic flow to and from the whole original development plan. This in mind, the Parish Council request the link road through to Market Place (i.e. the A1034) be reinstated in this application in order to assist with traffic flow and accessibility of the whole site.

Layout - The Layout of site should be designed to include street lighting. The Parish Council note the topography of the site in relation to properties to the South (Middle Garth Drive etc) will cause overshadowing to the existing bungalows located to the boundary of the development. The properties to the Boundary of the development should be single story only. The installation of two story properties to the Eastern Boundary would have a detrimental and dominant effect on surrounding properties/bungalows and the streetscene at Little Wold Lane. The central hedge within the development must remain and the Parish Council request the ERYC ensures protection of remaining trees within the development. The Parish Council have concerns for the loss of habitat and request the development includes the provisions of Bird and Batboxes. The Parish Council also suggests the development should offer environmentally friendly energy solutions, the site being in a prominent South Facing position, and would benefit from the use of Roof Solar panels. The Parish Councils previous comment requesting the installation of a footpath joining the site to The Stray and a current approved North Stray development has not been addressed, for pedestrian access to Market Place and School. The Parish Council request a footpath joining The Stray to the Development be installed, this would be accessed in the location of plot number 43.

Drainage - The existing village sewage and drainage system does not currently cope well with surface and fluvial flooding. The proposed development will further aggravate the current situation. A development of this size will further exacerbate the current level of flash flooding and problems at Market Centre, Church Street and properties at the West End of the village. A more detailed study of the drainage system would be required in order to identify any areas for improvement.

The drain/dyke at Little Wold Lane adjacent to the Eastern site boundary is within the EA flood zone and forms an integral part of South Cave's surface water drainage system. The proposed properties to Eastern side of the development will have access over the dyke, therefore the Parish Council require the ERYC obtain detailed information relating to the proposed alteration to the dyke. Vehicles accessing these properties will also be reversing out onto Little Wold Lane, potentially causing traffic safety hazards.

The developer has been approached by the parish Council to add public car parking to cater for the loss of parking spaces down Little Wold Lane due to this development for visitors to the public walks at the top of Little Wold way and the Wold Way public footpath.

The Parish Council also asked the developer for pedestrian access to school children passing through this development from the Stray and a further development north of the Stray (30 extra Properties) to the South Cave Market Place, primary school and bus stop for South Hunsley pupils. This lack of a holistic approach is not good for the total housing development to the east of the Market Place. Both requests have been ignored.

The Parish Council request the Application be referred to Committee in order to enable representation of the Residents.

Seconded Cllr L. Turner, All in favour

(3.2) 19/01842/TCA

Proposal: SOUTH CAVE CONSERVATION AREA - Remove Conifer in rear garden as it has outgrown its location

Location: 3 Market Place South Cave East Riding Of Yorkshire HU15 2BS

Applicant: Mr Gary Pullen

Application type: Tree Works in Conservation Areas

Cllr Carter 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

2415 Tree Decisions

(4.1)19/00763/TCA

Proposal: SOUTH CAVE CONSERVATION AREA : Remove Conifer tree as outgrown location and too close to property

Location: The Lodge Ryland Hill Brough Road South Cave East Riding Of Yorkshire HU15 2BU

Applicant: C/O Agent

ERYC: Approved

Parish Council: No Objection

(4.2) 19/00617/TPO

Proposal: TPO ANNIE MED LANE, SOUTH CAVE 1991 (REF.272): Ash, remove/reduce X1 limb overhanging public highway as illustrated

Location: 63 The Meadows South Cave East Riding Of Yorkshire HU15 2HR

Applicant: Mr Paul

ERYC: Approved

Parish Council: The Parish Council raise no objection to the removal of the limb overhanging the public highway, but request the ivy is removed from the tree initially to provide a true reflection on the extent of any damage to the tree. If the ivy is removed initially and the tree is identified as damaged the Parish Council raise no objection to further works

(4.3) 19/00620/TPO

Proposal: TPO SOUTH CAVE - 1971 (REF: 268) AND SOUTH CAVE CONSERVATION AREA - 03224696, 03224697, 03224698, 03224699 & 03224700, x7 Ash fell as dead, 03226721

& 03226722 x5 Willow fell due to large amount of deadwood and safety concerns

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

Applicant: Cave Castle Hotel & Country Club

ERYC: Approved

Parish Council: No Objection

(4.4) 19/00855/VAR

Proposal: Variation of Condition 5 (Tree Protection) and Condition 7 (Approved Plans) of 17/03612/PLF (Erection of a dwelling) to allow for the removal of 2 trees and the planting of replacement trees, and repositioning of dwelling within the site

Location: 76A Beverley Road South Cave East Riding Of Yorkshire HU15 2BB

Applicant: Mr Martin Dixon

ERYC: Approved

Parish Council: Requested Clearer submission detailing location of proposed tree works

(4.5) 19/00896/TPO

Proposal: TPO SOUTH CAVE NO 15 1998 (REF 501) - Fell T1 Ash has declining crown and is a poor specimen and T2 extensively covered in ivy, poor quality tree offering little amenity value, replace with lime trees in keeping with site, canopy raise T3 to approximately 7 metres to re balance and improve form

Location: 1 The Limes South Cave East Riding Of Yorkshire HU15 2FG

Applicant: Mr Norrington

ERYC: Approved

Parish Council: Refused

(4.6) 19/01234/TPO

Proposal: TPO SOUTH CAVE - 1991 (REF:271) T1: T1 Maple - Thin out the crown of the tree, remove branches that are rubbing to avoid further breakage of branches, remove dead branches and shortening of branch system

Location: The Coach House 37A Market Place South Cave East Riding Of Yorkshire HU15 2BS

Applicant: David Coleman

ERYC: Approved

Parish Council: Refused

(4.7)19/01296/TPO

Proposal: TPO SOUTH CAVE NO.45 2011 (REF.1250) - Remove Beech tree to ground level due to its size in close proximity to property

Location: Beech House 1A Brough Road South Cave East Riding Of Yorkshire HU15 2BU

Applicant: Mr & Mrs Cameron & Sandra Holroyd

Application type: Works to Protected Trees

ERYC: Refused

Parish Council: Refused

(4.8)19/01234/TPO

Proposal: TPO SOUTH CAVE - 1991 (REF:271) T1: T1 Maple - Thin out the crown of the tree, remove branches that are rubbing to avoid further breakage of branches, remove dead branches and shortening of branch system

Location: The Coach House 37A Market Place South Cave East Riding Of Yorkshire HU15 2BS

Applicant: David Coleman

Application type: Works to Protected Trees

ERYC: Approved

Parish Council: Refused

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

2416 Planning Decisions

(5.1) 18/02678/REM

Proposal: Erection of 36 dwellings following outline permission 15/02148/OUT (Appearance, Landscaping, Layout and Scale to be considered)

Location: Land East Of Toft Cottage 37 Bacchus Lane South Cave East Riding Of Yorkshire HU15 2ER

Applicant: Toft Developments Ltd

ERYC: Approved

Parish Council: No Objection

(5.2) 19/00281/PLF

Proposal: Alterations and extensions including erection of a two storey extension to side following demolition of conservatory, erection of a replacement porch to front, alterations to roof slope and existing dormers and application of render to external walls

Location: Thraxbee Lodge 28 Station Road South Cave East Riding Of Yorkshire HU15 2AA

Applicant: Mr Michael Sanderson

ERYC: Approved

Parish Council: No Objection

(5.3) 19/00737/PLF

Proposal: Erection of extension to outbuilding to create a private dwelling

Location: Stackyards 9 First Lane South Cave East Riding Of Yorkshire HU15 2AX

Applicant: Mr & Mrs May

ERYC: Approved

Parish Council: No Objection

(5.4) 19/00725/PLF

Proposal: Construction of dormer windows to front, rear and side, together with installation of roof light to front, following loft conversion to create additional living accommodation, erection of ground floor canopy to front and re-roofing

Location: 37 Water Lane South Cave East Riding Of Yorkshire HU15 2HJ

Applicant: Mr & Mrs Andy Pretorius

ERYC: Approved

Parish Council: No Objection

(5.5) 19/00522/PLF

Proposal: Erection of new grain store

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

Applicant: K & MJ Noble

ERYC: Approved

Parish Council: No Objection

(5.6) 19/00903/PLF

Proposal: Installation of 50mm external wall insulation (EPS) to front, rear and side elevations and application of 6mm thin coat silicone render system to all elevations

Location: 1 Wesley Close South Cave East Riding Of Yorkshire HU15 2EJ

Applicant: Mr Laurence Poole

ERYC: Approved

Parish Council: Refused

(5.7) 19/01062/PLF

Proposal: Erection of a porch to front

Location: 24 Station Road South Cave East Riding Of Yorkshire HU15 2AA

Applicant: Mr And Mrs Karen Lucy

ERYC: Approved

Parish Council: No Objection

(5.8) 19/00334/PLF

Proposal: Erection of single storey extension to side and construction of dormer window to side - (Amended Scheme Ref: 18/02701/PLF)

Location: 5 Castle Drive South Cave East Riding Of Yorkshire HU15 2ES

Applicant: Mrs Susan Moore

ERYC: Approved

Parish Council: No Objection

(5.8) 19/00190/PLF

Proposal: Erection of a dwelling with detached garage following demolition of existing

Location: Jasmine Common Road South Cave East Riding Of Yorkshire HU15 2EA

Applicant: Mr And Mrs Cullen

ERYC: Approved

Parish Council: No Objection

(5.9)19/01074/PLF

Proposal: Erection of a single storey extension to rear following demolition of conservatory

Location: 14 Thornham Close South Cave East Riding Of Yorkshire HU15 2EQ

Applicant: Mrs Elizabeth Duggan

ERYC: Approved

Parish Council: No Objection

(5.10)19/01141/REG3

Proposal: Erection of a separate Surface Water and Foul Water drainage pumping station

Location: West End Agricultural Land West End South Cave East Riding Of Yorkshire HU15 2EG

Applicant: East Riding Of Yorkshire Council

ERYC: Approved

Parish Council: No Objection

(5.11)18/00051/ENFORC

Proposal: Appeal against

Location: 5 Castle Drive, South Cave, East Riding Of Yorkshire, HU15 2ES,

Appellant: Gerald Douglas Moore

Appeal Start Date: 13 March 2019

Appeal Type: Enforcement notice

Appeal Process: Written Representations

The Planning Inspectorate have decided to dismiss the above appeal

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

2417 Recommendations to Council

To receive and where necessary adopt the resolutions from within the minutes of the above meeting, proposed Cllr L, Turner, Seconded Cllr Bateman, All in favour

Signed..... Chair

Dated.....

