



# South Cave Parish Council

The Town Hall, 42 Market Place, South Cave, East Yorkshire HU15 2AT

Telephone/Fax 01430 421044

website: [www.southcavepc.gov.uk](http://www.southcavepc.gov.uk)

e-mail: [clerk@southcavepc.gov.uk](mailto:clerk@southcavepc.gov.uk)

Councillors,

You are hereby summoned to attend a meeting of the Planning Committee of South Cave Parish Council to be held on Monday 1<sup>st</sup> June 2020 at 7:00pm the meeting will be held Virtually via Zoom. Please be aware the meeting will be limited to 40 minutes, therefore please adhere ensure your hand is raised in order to speak.

Mrs L Fielding

Clerk to the Parish Council

26<sup>th</sup> May 2020

The public and press are cordially invited to attend.

**Whilst South Cave Parish Council still supports the rights of people to do this, during the current crisis relating to COVID- 19, for health and safety reasons, and to ensure physical social-isolation guidance can be followed, meetings will be held digitally via online video technology. Members of the public are welcome to join the meeting via the link on the Parish Councils website, but must turn their cameras and microphones off – thank you. [www.southcavepc.gov.uk](http://www.southcavepc.gov.uk)**

## AGENDA

### 1. Apologies for absence

### 2. Declarations of Interest

(1)The East Riding of Yorkshire Council Code of Conduct as adopted by South Cave Parish Council 2019. To record any declarations of pecuniary and non-pecuniary interest by any Member in respect of items on this agenda. Members declaring interests should identify the agenda item and type of interest being declared.

(2)To note dispensations given to any member of the council in respect of any agenda items listed below.

### 3. Planning/Tree Applications

(1) 20/01474/PLF

Proposal: Erection of a single storey extension to front following demolition of existing porch Location: 11 Northfield Close South Cave East Riding Of Yorkshire HU15 2EW Applicant: Mrs Kerry Taylor Application type: Full Planning Permission

(2)

Proposal: SOUTH CAVE E CONSERVATION AREA - Crown reduce western side of 1 no. Sycamore tree by 3 metres due to excessive shading and excessive impact of bird guano on garden below preventing use of outside space and health risk to children Location: 25 Southcote Close South Cave East Riding Of Yorkshire HU15 2BQ Applicant: Mr Ben Jones Application type: Tree Works in Conservation Areas

#### 4. **Planning/Tree Applications responses submitted**

##### **(1)20/01225/PLF**

Proposal: Erection of first floor extension and covered drive area to side and single storey extension to rear

Location: 52 Bridge Road South Cave East Riding Of Yorkshire HU15 2JE

Applicant: Mr Nigel Stait

Application type: Full Planning Permission

The Parish Council raise no objection to the application but draw attention to the following comments:

1) The drawings provided would indicate a very narrow access point through to the rear garden of 650mm width, were a support column is in line with the proposed new rear extension corner. A standard 'Wheelie Bin' measures 580mm approximately therefore creating a possible nip point. However, beyond this point, the access opens to a width of 900mm.

2) It should be noted that the row of properties were originally built as starter homes with the minimal of space across the adjacent driveways. While the proposed rear single storey extension does not appear to cause a problem with space between neighbours to the south across the driveway, (No 54 Bridge Road) the elevated side extension does, primarily because of its location and proximity to the boundary line and spread of the foundations required for the three support columns.

3) The rear single storey extension will have a large impact on the adjoining semi to the north (No 50 Bridge Road) because of loss of light and overbearing to the rear windows of that property.

4) Should this planning application be considered as 'Over Development'.

##### **(2)20/01434/VAR**

Proposal: Variation of condition 9 (approved plans) of application reference 19/03178/PLF (Erection of a dwelling) to allow for alterations to the approved scheme Location: Land South East Of 43 Wesley Close South Cave East Riding Of Yorkshire HU15 2EJ Applicant: Hotham Holdings Ltd Application type: Variation of Condition(s)

The Parish Council recommend refusal to the application due to over development of

a single property and garden which has an area of Tree Protection Orders within the

original garden, the Parish Council draw attention to the following Comments:

1) The Parish council originally recommended rejection for several reasons, all of which are the same for this application. (The Parish recommend refusal to the application being overdevelopment of the site. The additional properties would further exacerbate the parking within the location and the potential access problems for emergency vehicles and service vehicles. The Parish Council raise extreme concerns with the potential damage to tree roots to trees both within the

application and adjacent properties and request the ERYC Tree Inspector visits the site to ensure no further works are undertaken to the protected trees).

2) This application is further developing an area of TPO's which we believe ERYC have given scant protection to in the past.

3) ERYC when first asked for advice by the applicant, was told that ERYC may approve a "Small Development" of a modest dormer bungalow type property.

4) This application now changes the property from a three bedroomed dormer bungalow with an integral garage into a chalet style house with three full bedrooms, all with 'en-suite' bathrooms and the master bedroom now with walk-in

wardrobe, primarily by absorbing the garage into the living space and erecting a further separate building comprising garage and garden storeroom. It should be noted that the rear dormer windows have been increased to accommodate the additional upper floor modifications. All these windows look south southeast over

existing properties.

5) The proposed development includes parking for at least three to four vehicles outside plus the garage space.

6) Is this planning application to be considered as 'Over Development'?

It is our opinion the Parish Council recommend rejection due to over development of

a single property and garden which has an area of Tree Protection Orders within the

original garden. Also with the above comments included to ERYC.

### **(3) 19/03178/PLF**

Proposal: Erection of detached garage with workshop (retrospective application)

Location: 19 West Hall Garth South Cave East Riding Of Yorkshire HU15 2HA

Applicant: Mr Adrian Parker Application type: Full Planning Permission

The Parish Council raise no objection to the application having no adverse effect on neighbouring properties or the street scene. The Parish Council draw attention to the following comments:

(1) The drawing provided of the actual garage/workshop does not have any dimensions shown of the structure other than text stating a drawing scale 1:50. However, the structure is in an 'L' shape forming a garage with workshop off to the side. We estimate the building to be approximately 3.15metres high, 10.2 metres wide and 7.5 metres deep at the garage section, giving an estimated volume approximately of 1923 metres.

2) The building is within the Flood Zone 3 flood plain for the village (see below) but

no details have been provided for the protection of the structure.

3) Concern is that while the garage/workshop is sited within a rural residential housing estate, it is of such a large size that it possibly is to be used for commercial purposes and therefore a prohibition or restriction should be placed upon its use.

4) A high-grade finish should be applied to the rendered exterior walls, suitably coloured to fit within the environment and location.

## **5. ERYC Planning Decisions**

### **(1) 20/00786/PLF**

Proposal: Erection of a single storey extension to existing function suite reception area

Location: Drewtons Cafe And Farm Shop Kettlethorpe Hill South Cave East Riding Of Yorkshire HU15 2AG

Applicant: Drewtons Ltd

ERYC: Approved

Parish Council: No Objection

(2)20/00586/PLB

Proposal: Repaint cemetery railings black with gold finials Location: Parish Burial  
Ground Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant:  
South Cave Parish Council

ERYC: Approved

Parish Council: Deferred to ERYC – Parish Councils Submission