

South Cave Parish Council
Planning Meeting 1st June 2020

The Meeting of South Cave Parish Council Planning Committee took place Virtually on Zoom at 7.00pm.

Present: Cllrs L. Turner (Chair), M Turner, Rignall, Tudor-Price, Edmond, Barnett, Munby,
Bateman & Stephenson
Mrs L. Fielding (Clerk)

2460 Apologies for absence

Cllr L. Turner proposed the Parish Council accept apologies from Cllr Long, Seconded Cllr Munby, All in favour

2461 Declarations of Interest

There were no declaration if interests

2462 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

Cllr Edmond Proposed the Parish Council raise no objection to the application but request the ERYC considers the following comments made:

(1) The applicant originally submitted a preliminary application 19/11173/PREP for a two storey extension (protruding 4 metres) to the front of the property and was advised that it would possibly be rejected on the grounds of its proximity to the roadside, the host dwelling being closest to the public highway when compared to other properties along the western side of Northfield Close.

(Refer to letter dated 26th September 2019 from ERYC Case Officer Matthew Adamson Ref: DC/19/11173/PREP Applicant Ref: 1101862 for the full transcript)

Note; the new planning application is for a single storey extension protruding 4.5 metres from the front of the host dwelling which will take its frontage even nearer to the roadside.

(2) It is very difficult to establish what is the current "Building Line" to the row of properties along the western side as No 15 Northfield Close was granted in 1994 to extend the property and later No17 Northfield Close were granted in 2004 to extend that property also. The location plan submitted is incorrect, not up to date, and does not show the extensions to the above identified properties.

(3) The proposed extension would not have any significant impact on the Street scene either way as the plans below indicate the extension is in keeping with the original dwelling.

Seconded Cllr Barnett, All in favour

(2) 20/01493/TCA

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

Cllr Edmond proposed the Parish Council recommend refusal to the application and request the ERYC formulate an agreed method of evenly reducing the tree overall. The Parish

Council request a TPO be placed on the tree due to the tree being under threat and request the following comments be noted by the ERYC:

(1) The application paperwork is confusing in that the Sycamore tree in question is within the garden of 25 Southcote Close, but the applicant lives at 25 Church Street, South Cave HU15 2EH and it is he, (Ben Jones) who is applying to crown reduce the overhanging part of the tree at the boundary with his property.

(2) See the pictures below which show the tree in leaf today (28th May) taken from three different locations. Without access to the site it is very difficult to establish the exact location of the tree, but it can be seen it looks very healthy and in good shape and proportion and has a large impact on the general area and Street scene.

(3) To cut 3 metres of the tree crown away (crown reduction) to the western side overhanging the garden of 25 Church Street will cause a huge imbalance to the appearance and possibly the tree stability.

(4) The application wording "excessive impact of bird guano on garden below preventing use of outside space and health risk to children" should be removed from the application as having no relevance to the tree pruning

Seconded Cllr Bateman, All in favour

2463 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.

Cllr M. Turner proposed a amendment to submission to include the reference to draw attention to the ERYC the property may be subject to HMO. The motion was not carried . Cllr Edmond proposed the submission is not amended and remains as minuted, Seconded Cllr Barnett , vote 8 in favour, 1 abstention

(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.

The Parish Council noted the responses submitted to the East Riding of Yorkshire Council

2464 Planning/Tree 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

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

2465 Recommendations to Council

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

Signed..... Chair

Dated.....