

South Cave Parish Council
Planning Meeting 8th 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)

2466 Apologies for absence

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

2467 Declarations of Interest

There were no declaration if interests

2468 Planning/Tree Applications

(1) 20/01565/PLF

Proposal: Erection of dwelling Location: Land South Of Wold View 49 Little Wold Lane South Cave East Riding Of Yorkshire HU15 2AZ Applicant: Mr & Mrs Moglinicki Application type: Full Planning Permission

Cllr Edmond proposed the Parish Council recommend refusal of the application:

1) It should be noted that at least five planning applications have been submitted for this piece of land development over the years. a. 90/81196/PLF - Refused b. 91/81446/PLF - Refused c. 07/07372/PLF - Refused

All three above are believed to have been for two storey dwellings.

d. 18/01696/PLF - Approved for a single storey dwelling.

The current application has been submitted using documentation from (d) above including ERYC response to the 18/10259/PREP but has ignored the single storey approval.

2) The planning application form has numerous minor errors relating to incorrect drawing numbers etc. 3) Foul sewage has been ticked off as 'Mains Sewer', but 'Yorkshire Water' believe that a packaged sewage plant is to be installed. The planning approval at (d) above required that this connection be made to the mains sewer and only if not available, then a package sewage plant could be adopted with its outfall to a soakaway. The drawings submitted clearly show both the rainwater and surface water soakaway and packaged sewage plant discharging to an 'Aco Swale Outlet' into the 'Little Wold Lane Ditch' at the front of the proposed property location. It should be noted that the ditch is not a flowing water course and is predominantly empty for large parts of the year. It was pointed out by 'Yorkshire Water' that both the 'Environment Agency' and 'Environmental Health Officer' should be consulted before any further decision is made regarding this item. There is no documentation to support this has been done in this application. 4) The main sewer in Little Wold Lane which is presumed to terminate at No 43 Little Wold Lane, is less than 70 metres away from the front of No 49 Little Wold Lane. This section of road is at its narrowest here with good sized grass verges to make installation relatively simple. 5) The proposed design is modern with a front facing gable end wall, virtually all in glass, cathedral style, but no detail can be found in the application for the proposed glazing i.e. is it tinted etc.

6) The remaining three walls of the property are to be clad in timber. This is not in keeping with the host dwelling or adjacent properties along the whole of Little Wold Lane which are

all predominantly in brick. 7) The proposed dwelling in its current appearance may have a significant impact on the Street-scene.

Seconded Cllr Stephenson, Vote 8 in favour, 1 abstention due to poor internet connection

(2) 20/01350/PLF

Proposal: Conversion of former agricultural building, alterations and associated infrastructure to provide 8 live / work dwellings Location: Agricultural Building South East Of Drewton Manor Drewton Lane South Cave East Riding Of Yorkshire Applicant: Mr Chris Taylor Application type: Full Planning Permission

Cllr M. Turner proposed the Parish Council recommend refusal of the application:

(1) This building or Barn has been the subject of two previous applications for conversion to dwellings. Both refused.

(2) This proposed farmyard conversion lies around 1.8 miles outside the South Cave development area as identified in the ERYC Local plan, a round trip of about 3.5 miles.

This application lies adjacent to a previous application for holiday homes and currently all lying empty.

(3) The site is set in open countryside and has no footpath or street lighting along the Private access road from the proposed development to the A 1034 leaving pedestrians to cross the A1034 a very dangerous junction to access a footpath. The A1034 is also unlit for most of the way into South Cave.

(4) South cave does not require any further increase in its housing numbers as ERYC has already approved development for about 235 residential dwellings when the local development plan only envisaged a number of 160 houses. That's currently an increase of 150% above the ERYC local plan.

(5) The scale and location will increase car journeys into South cave which currently has insufficient parking spaces and facilities for electric charging.

(6) This site is not serviced by public or school bus transport.

(7) The proposed open barn conversion which is in poor structural condition is not seen as an enhancement to the immediate meadow and woodland setting in this area.

(8) The photos show corrosion to the reinforced structural pillars along with what looks like broken concrete roof beams which will need to be replaced creating significant structural amendment.

(9) The development is proposing new outside structural walls and foundations to assist in additional support of the barns old concrete structure and its long-time longevity.

Seconded Cllr Barnett, Vote 8 in favour, 1 abstention due to poor internet connection

(3) 20/01418/PLF

Proposal: Erection of a detached dwelling following demolition of the existing dwelling

Location: 81 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB

Applicant: Mr Nick Cutts

Application type: Full Planning Permission

Cllr Edmond proposed the Parish Council raise no objection to the application:

1) Currently No 81 Beverley Road is attached to No 83 Beverley Road via their garages and are both located behind the new build (under construction) at No 83A Beverley Road. Access is via a common shared driveway immediately to the left of 83A Beverley Road. The drawings submitted with the application indicate No 81 Beverley Road and its garage will be demolished, and a new northern boundary established for No83 Beverley Road.

2) The proposed new build for No 81 Beverley Road is of a modern style and design being two storey which includes many environmentally friendly traits, such as LED lighting, rainwater capture and storage etc. The captured water will be recycled to supply approximately 95% of the water requirements for such as washing, flushing etc.

3) The proposed new build will stay as far as possible within the old original property footprint to minimise disruption to the established gardens, trees, hedgerows and pond. But with this in mind, the new garage location is of concern because of shrubbery in that corner of the land. 4) The proposed new build location (being two storey) appears to be sufficiently further north of No 83 Beverley Road to not overshadow it.

5) Excess rainwater overflow will be routed to the pond and sewerage will be routed to the existing mains sewer.

6) It will have no impact on the Street-scene viewed from Beverley Road nor very little (if any) impact with regard to neighbours because of the already very high hedgerows along the boundaries.

Seconded Cllr M. Turner, All in favour

2469 Planning/Tree Planning Decisions

(1)20/00845/PLF

Proposal: Erection of a single storey extension to side and rear Location: 32 Nunnery Walk South Cave East Riding Of Yorkshire HU15 2JA Applicant: Mr Robert Kitchin

ERYC: Approved

Parish Council: No Objection

The parish council noticed the decision made by the East Riding of Yorkshire Council

2470 Recommendations to Council

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

Signed..... Chair

Dated.....