

South Cave Parish Council
Planning Meeting 6th July 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
Mrs L. Fielding (Clerk)

2470 Apologies for absence

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

2471 Declarations of Interest

Cllr Munby declared a pecuniary interest in minute reference 2472 (3)

Cllr Edmond declared a non-pecuniary interest in minute reference 2472 (8)

Cllrs L. Turner (Chair), M Turner, Rignall, Tudor-Price, Edmond, Barnett, Bateman declared a non-pecuniary interest in minute reference 2472 (3)

Cllrs L. Turner (Chair), M Turner, Barnett, declared a non-pecuniary interest in minute reference 2472 (2)

2472 Planning/Tree Applications

(1) 20/01632/TPO

Proposal: TPO - ANNIE MED LANE, SOUTH CAVE (REF 272) G3 - Remove 1 no. Ash tree due to tree being engulfed by and intertwined with neighbour's Willow tree Location: 34 The Meadows South Cave East Riding Of Yorkshire HU15 2HR Applicant: Mrs Kay Chilvers Application type: Works to Protected Trees

Cllr M. Turner proposed the Parish Council recommend refusal of the application due to the following points: 1) The photograph and location sketch provided with the application would indicate that the Ash tree is planted within the boundary fence of the property but obviously engulfed by the neighbours Willow tree. 2) The Ash tree also appears to be wrapped in Ivy. 3) Both trees are part of the noise reduction tree belt that is adjacent to the A63 main trunk road which was part of the development requirement. 4) The full run of trees along this noise reduction belt that borders the housing estate are in need of maintenance.

The Parish Council recommend the removal of the Ivy from the Ash tree and prune the neighbouring Willow tree, Seconded Cllr Edmond All in favour

(2) 20/01096/PLF

Proposal: Erection of a detached garage to front Location: 49 Water Lane South Cave East Riding Of Yorkshire HU15 2HJ

Applicant: Mr Adam Hardy

Application type: Full Planning Permission

Cllr Barnett Proposed the Parish Council raise no objection to the application, 1) The donor property is set back from Water Lane and the position of the proposed garage does not appear to infringe on any building lines. 2) The proposed garage position will not have any significant impact on the Streetscene. 3) Access to the front and side of the garage has not been identified on the plan drawings so it is unclear on any impact to existing trees and their roots. Seconded Cllr M. Turner All in favour

(3) 20/0192/TPO

Proposal: TPO - THE PARK, SOUTH CAVE - 1989 (REF 273) A1. SOUTH CAVE E CONSERVATION AREA - Fell 1 no. Field Maple tree (T2) to 2 metre stump due to tree being storm damaged with half of the tree remaining; Crown reduce 1 no. Silver Birch tree (T4) and 1 no. Ash tree (T6) by 4 metres due to

trees being exposed to high winds and loss of shelter from T2 and safety concerns Location: 10 The Parklands South Cave East Riding Of Yorkshire HU15 2EL Applicant: Mr Robert Munby Application type: Works to Protected Trees

Cllr Edmond Proposed the Parish Council raise no objection to the application, Items to be considered for this application. 1) The trees in this application form part of the conservation area boundary relating to the Cave Castle grounds and its golf course known as 'The Park'. 2) The trees were planted as part of the requirement for the housing developments known as 'The Parklands' and 'Castle Drive'. 3) The belt of trees above, follows round and joins the belt that borders the 'Castle Rise' housing estate. It should be noted that a large number of the trees within the whole belt of trees mentioned are in need of maintenance. In our opinion the application should be considered for acceptance because of the tree sizes and the danger risk to both the public and to property. A reminder to ERYC that when a TPO tree is felled, a replacement tree needs to be planted as per the TPO legislation requirement. Seconded Cllr Barnett, All in favour

(4) 20/01785/PLB

Proposal: Creation of two flats at first and second floor, erection of a first floor extension to rear, construction of 2 glazed juliet balconies at first floor to rear, installation of a roof light to rear, installation of two dormer windows to rear, render to rear elevation, alterations to shop fronts and associated works Location: 79 & 81 Market Place South Cave East Riding Of Yorkshire HU15 2AS Applicant: Monksbridge Developments Application type: Listed Building Consent

Cllr M, Turner proposed the Parish Council raise no objection to the application, Seconded Cllr Edmond, All in favour

(5) 20/01784/PLF

Proposal: Creation of two flats at first and second floor, erection of a first floor extension to rear, construction of 2 glazed juliet balconies at first floor to rear, installation of a roof light to rear, installation of two dormer windows to rear, render to rear elevation, alterations to shop fronts and associated works Location: 79 & 81 Market Place South Cave East Riding Of Yorkshire HU15 2AS Applicant: Monksbridge Developments Application type: Full Planning Permission

Cllr M, Turner proposed the Parish Council raise no objection to the application, Items to be considered for this application. 1) This is a new planning application for the two properties with redesigned floor layouts, shop unit frontage's and rear window arrangements. 2) The application indicates that a Juliet balcony is proposed in each flat / apartment overlooking out onto the rear flat roofs of the retail units. It must be made clear that the Juliet Balconies cannot be changed to make access to the flat roofs, nor the flat roofs be used as outdoor space / patio / garden areas etc. 3) There is a discrepancy between two drawings of the shop frontage's in that one shows a sash window between the shop fronts, and the other shows the window as bricked up. Clarification is required. 4) The properties along Market Place In general have sash 2 + 2 windows but some have 6 + 6 sash windows as per the Fox and Coney which is immediately opposite the proposed development. Historical pictures show that the original property frontage at 79 & 81 had 6 + 6 sash windows and therefore should be considered, the development being within the conservation area. 5) It should be made clear to the applicant that the 'Disabled Parking' bay must be kept clear at all times of builder's skips, vans and or vehicles, and any site materials throughout the development. 6) The proposed development will make an improvement to the village Market place Street-Scene. Seconded Cllr Barnett, All in favour

(6) 20/01861/PLF

Proposal: Erection of a two storey extension to rear Location: Northview 56 West End South Cave East Riding Of Yorkshire HU15 2EY Applicant: Ms Helen Birkin Application type: Full Planning Permission

Cllr M. Turner proposed the Parish Council raise no objection to the application, Items to be considered for this application. 1) The property stands on the corner of a very busy junction, being West End to Water Lane, and immediately opposite to West End Farm Close. 2) Potentially traffic problems could arise with builder's vehicles as there is very limited parking in the area, with yellow lines around the road junction. 3) Access to the proposed build area would be through gates onto Water Lane, behind which there is limited off road parking. 4) To minimise the risk of accidents at the junction during the proposed build period, material deliveries should only be made during agreed

time slots set out by ERYC. 5) The proposed extension will not have any impact on the Street Scene. Seconded Cllr Bateman, All in favour

(7) 20/01957/TPO

Proposal: TPO - SOUTH CAVE NO. 17 - 1999 (REF 523) T1 - Crown reduce 1 no. Oak tree (T1) by 1.5 metres to improve shape and maintain size and form Location: 7 The Stray South Cave East Riding Of Yorkshire HU15 2AN Applicant: Mrs Boynton Application type: Works to Protected Trees

Cllr Barnett Proposed the Parish Council raise no objection to the application, Items to be considered for this application. 1) The tree in this application is not part of the village conservation area or form part of any boundaries, but is distinctive in its location, and as such, has a TPO placed upon it. The Tree is in need for regular maintenance. Seconded Cllr Bateman, All in favour

(8) 20/01961/TPO

Proposal: TPO - THE PARK, SOUTH CAVE - 1989 (REF 273) A1 - Fell 1 no. Maple tree (T1) due to tree displaying signs of structural weakness with a pocket forming within the union and decay being present and concern for tree's vulnerability due to recent failure of a neighbouring tree Location: 11 The Parklands South Cave East Riding Of Yorkshire HU15 2EL Applicant: Mr Robin Buckley Application type: Works to Protected Trees

Cllr Barnett Proposed the Parish Council raise no objection to the application, Items to be considered for this application. 1) The tree in this application forms part of the conservation area boundary relating to the Cave Castle grounds and its golf course known as 'The Park'. 2) The trees were planted as part of the requirement for the housing developments known as 'The Parklands' and 'Castle Drive'. 3) The belt of trees above, follows round and joins the belt that borders the 'Castle Rise' housing estate. It should be noted that a large number of the trees within the whole belt of trees mentioned are in need of maintenance. A reminder to ERYC that when a TPO tree is felled, a replacement tree needs to be planted as per the TPO legislation requirement. Seconded Cllr Tudor-Price, All in favour

2471 Planning/Tree Planning Decisions

(1) 20/00948/PLF

Proposal: Erection of carport with first floor extension over to side, construction of dormer extensions to front and rear to create additional first floor living space and installation of bow window to front Location: 30 Wesley Close South Cave East Riding Of Yorkshire HU15 2EJ Applicant: Mr Gary Thomas

ERYC: Approved

Parish Council: Recommend Refusal

(2) 20/00733/PAD

Proposal: Display of non-illuminated 'v' shaped sign advertising construction and forthcoming sale of new homes (Retrospective Application) Location: Land West Of 1 Shepherds Well South Cave East Riding Of Yorkshire HU15 2AZ Applicant: Bellway Homes Limited - Yorkshire Division

ERYC: Approved

Parish Council: Recommend Refusal

(3) 20/01031/PLF

Proposal: Erection of single storey extension to rear Location: 1 Castle Drive South Cave East Riding Of Yorkshire HU15 2ES Applicant: Mr Steve Moverley

ERYC: Approved

Parish Council: No Objection

(4) 20/01302/TPO

Proposal: TPO - SOUTH CAVE - 1971 (REF 268) A3. SOUTH CAVE E CONSERVATION AREA - Crown reduce 1 no. Irish Yew tree by approximately 4-5 metres in height and approximately 2 metres in width on each side due to close proximity to property and causing excessive shading Location: Holly House 17B Brough Road South Cave East Riding Of Yorkshire HU15 2BU Applicant: Richard Silk

ERYC: Approved

Parish Council: No Objection

The Planning Committee noted the decisions made by the East Riding of Yorkshire Council

2473 Recommendations to Council

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

Signed..... Chair

Dated.....