

South Cave Parish Council
Planning Meeting 14th September 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, Tudor-Price, Edmond, Barnett, Rignall,
Stephenson & Bateman
Mrs L. Fielding (Clerk)
Ward Councillors – Richard Meredith & Pat Smith

2497 Apologies for absence

Cllr Barnett proposed the Parish Council accept apologies from Cllrs Munby & Long,
Seconded Cllr M. Turner, All in favour

2498 Declarations of Interest

There were no Declarations of Interest

2499 Planning/Tree Applications

(1) 20/02494/PLF

Proposal: Erection of a single storey extension to rear, construction of dormer windows to the front and application of cladding Location: 7 Rawdale Close South Cave East Riding Of Yorkshire HU15 2BT Applicant: Mr Matthew Bloor Application type: Full Planning Permission
Cllr Edmond proposed the Parish Council recommend refusal of the application being overdevelopment to a residential site. There are concerns the outbuildings are to be used for business purposes, which may pose a adverse effect on neighbouring properties and parking facilities. The plans submitted are misleading as the alterations to the orangery are not illustrated on the proposed floor plan. If the ERYC are minded to approve the application, the Parish Council request a condition be placed on the property and outbuildings to ensure they cannot be used for business purposes. Seconded Cllr Barnett, All in favour

(2) 20/02385/PLF

Proposal: Erection of single storey extension to side Location: 1 Thornham Close South Cave East Riding Of Yorkshire HU15 2EQ Applicant: Mr & Mrs Webb Application type: Full Planning Permission

Cllr L. Turner proposed the Parish Council raise no objection to the Application having no adverse effect on neighbouring properties or streetscene. Seconded Cllr Stephenson. All in favour

(3) 20/01880/PLF

Proposal: Alterations to roof to create apartment with work/home office facility at first floor and continued use of ground floor as offices Location: Jonathan Foreman Architects 54 West End South Cave East Riding Of Yorkshire HU15 2EY Applicant: Jonathan Foreman Architects Application type: Full Planning Permission

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

- 1) This planning application has been referred to committee at ERYC with the majority of our previous comments still standing
- 2) This planning applications description is a play on words and is actually to remove the existing roof and build a complete new 1st floor, with new roof, all above the ground floor offices.

- 3) The drawing P-101 Rev A infers that the existing property is sited lower than the surrounding properties by 0.4m yet in reality they are all aligned to street level.
- 4) The drawing P-112 Rev A scales the existing property at approximately 5 m to ridge height, which makes the overall height roughly inline with the adjacent property at No.52A, which scales at approximately 5.2m to ridge height.
- 5) The proposed alteration and additional floor will raise the estimated ridge height to 7.6m. (Some 2.4m increase).
- 6) The property is within the conservation area were other properties and dwellings are of brick or rendered finish in construction. The proposal is to clad in Oak timber which will have a negative impact on the Street-Scene.
- 7) The property has very little existing outdoor space and should be possibly considered as over development and dominance to neighbouring properties.
- 8) The proposal will have an overshadowing impact on the adjacent council owned property at No.52A and properties opposite. Also, the new 1st floor windows in the gable end walls will overlook the adjacent properties and gardens.
- 9) No.52A (which is a bungalow) has been converted to suit disabled occupants and has off road parking immediately adjacent to the west end gable wall of the proposed development. This parking space should not be obstructed as it is needed to load wheelchairs to/from the adapted vehicle.
- 10) The windows should be opaque glass and a provision for emergency exit should be made
- 11) The resubmission of the app shows Drawing P-101 Rev A has been superseded and updated to Rev C with the fundamental change being the removal of the Oak cladding and replaced with white rendering to the external walls. 3) It should be noted that no revisions have been detailed on the above drawing.
- 12)The Parish Council request this application be referred to the ERYC Planning Committee Seconded Cllr Bateman, all in favour

(4) 20/01565/PLF

Proposal: Erection of dwelling and 2.4m high timber fence to western rear boundary
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

The Parish Council Recommend refusal to 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 M. Turner

(5) 20/02445/PLF

Proposal: Erection of terraced decking area for outdoor sitting and bar (Retrospective Application) Location: The Gallery 67 Market Place South Cave East Riding Of Yorkshire HU15 2AS Applicant: Mr T Armstrong Application type: Full Planning Permission

Clerk provided the following statement to minute for residents information:

The Clerk (Lyndsey Fielding) has no affiliation with the owners, previous owners, architects, advisories of Cave Bar Kitchen and Grill formally known as The Gallery. There are a number of rumours circulating around the village giving the impression I the Clerk am somehow related to the applicant or owner. I must advise I do not have any connection whatsoever and have not shown or expressed any indication support or objection to the application. For information purposes The Clerk does not have a vote on any matter arising nor has any influence on any decision made by the Parish Council.

Cllr Edmond Proposed the Parish Council recommend refusal to the application and request the application be considered by the ERYC committee for clear decisions with regard to the following comments that need answers or clarification as to why (for instance) festoon lighting was used to illuminate the area, causing light pollution to surrounding gardens and properties, why it needs an outdoor bar when it's all waiter service, and why it needs a sound system when its original licence did not include outdoor use.

1) It should be noted that this is a Retrospective Application and encompasses extensive building works which ordinarily would have needed full planning approval before commencement of any works because of its locality to other properties and the village environment around it. It is possible that the current Licence details would also have been taken into account too.

2) The planning application is confusing in that it gives the address of a business that no longer trades at the property, the property owners address as Market Weighton but not their name, and the drawings marked as Cave Bar & Kitchen.

3) It is believed that the works have been carried out based on temporary rules given by the government because of Covid-19, allowing bars and restaurants to temporarily extend their seating areas onto carparks and terraces. It should be noted that it only allows them to retain their normal seating size, and in this case that appears to have been greatly exceeded.

4) Certain aspects of the development include a new outdoor bar, festoon lighting around the perimeter fence, and a sound system to the existing paved outdoor terrace. These items would have been questioned had the planning app gone through the normal procedure.

5) The application has no impact on the Street-scene.

Seconded Cllr M. Turner, All in favour

2500 Planning/Tree Planning Decisions

(1)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

ERYC: Approved

Parish Council: No Objection

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

2501 Other Planning Matters

(1)The Committee Received complaint and concerns arising relating to Bellway Homes Development from resident at Middle Garth Drive

Cllr L. Turner provided an overview of the situation and response received from the ERYC relating to the agreed working times. Cllr Meredith requested the correspondence be forwarded to himself in order to contact the relevant departments.

2502 Recommendations to Council

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

Signed..... Chair

Dated.....