

**South Cave Parish Council**  
**Planning Meeting 7<sup>th</sup> December 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,  
Munby & Bateman  
Mrs L. Fielding (Clerk)  
Ward Councillor– Richard Meredith  
X2 members of the public

**2508 Apologies for absence**

A dispensation has been granted to Cllr Long until 21.03.2021

A dispensation has been granted to Cllr Thornham until 21.03.2021

**2509 Declarations of Interest**

Cllr Munby declared a non pecuniary interest in minute reference: 2510 (2)

Cllr Edmond declared a non pecuniary interest in minute reference(s): 2510 (1) & (2)

**2510 Planning/Tree Applications**

(1) 20/03210/PLF

Proposal: Erection of extension to tourism and event venue and associated works and infrastructure

Location: Little Wold Vineyard Swinescaife Road South Cave East Riding Of Yorkshire HU15 2BB

Applicant: Market Place Farm Ltd Application type: Full Planning Permission

The Meeting was Closed at 7:10p.m for members of the public to speak – details of the application were provided relating to, noise management, Water drainage and Site Access, the meeting was re-opened at 7:35p.m

Cllr Edmond proposed the Parish Council raise no objection to the application but request the ERYC consider the following points raised:

1) The application site is located outside of the defined Development Limit of South Cave and is therefore classed as being in the 'Countryside' for the purposes of the Development Plan policy. The site is also located within the Yorkshire Wolds, which is designated as an Important Landscape Area (ILA) in the ERLP and is also within a Mineral Safeguarding Area (MSA). 2) This application was preceded by a pre-application enquiry 20/10459/PREP to ERYC in August 2020 who were very supportive of the application with a detailed written response of criteria required. 3) It is considered by ERYC to be of an appropriate scale to its location taking into account the need to support sustainable patterns of development; encourages the re-use of previously developed land where appropriate; and does not involve a significant loss of best and most versatile agricultural land. 4) The application is to erect an extension measuring 16.65m x 14.5m (54.6ft x 47.6ft) to the existing building, maintaining the existing building ridge height. The new extension will include dining area, kitchen, male/female toilets and hand wash facilities. 5) The proposed extension will be constructed in a similar manor to the existing building i.e. roof to be profiled composite green cladding, walls to be vertically treated timber cladding, and doors/windows to be powder coated aluminium in green with tinted solar control glazing. 6) The proposed extension is to be used for various types of events, removing the need for marques and portable toilets etc. as is currently the case. 7) Foul sewage is to be run to a packaged treatment plant with its outfall to a separate soakaway. Bearing in mind the area is an MSA, is this type of disposal acceptable and does this mean that the electricity generator will need to be operational 24/7? 8) Facilities for the storage of waste or trade effluent have not been included, yet clearly food preparation and or serving will be evident. 9) It would appear that rainwater from the buildings is to be routed to a separate soakaway, but should it be considered for a rainwater capture scheme and recycled for toilet flushing etc. 10)The proposed building is within the flood zone 1 area and not considered at risk for the location. 11) It is a requirement of Approved Document B5, Section 15 Commercial Properties or B5, Section 13 for Domestic Premises that

adequate access for firefighting is provided to all buildings or extensions to buildings. Does the site access via Swinescaife Road or the gravel track satisfy this requirement? 12) Adequate provision of water supplies for firefighting appropriate to the proposed risk should be considered. If the public supplies are inadequate it may be necessary to augment them by the provision of on-site facilities. 13) This application will have a visual impact on the Street-scene being in an open rural area surrounded by fields and trees etc. and therefore will have an impact on the character and appearance of the countryside. In our opinion the application should be considered for acceptance subject to a detailed review of our comments above. 14) The Parish Council request a condition be placed on the application ensuring the land and building be only used for agricultural and tourism purposes only. Seconded Cllr M. Turner, All in favour

(2) 20/03487/TPO

Proposal: TPO - THE PARK, SOUTH CAVE - 1989 (REF 273) A1 - Crown reduce 2 no. Maple trees (T1 & T3) and 1 no. Cherry tree (T2) by 25% and shape to improve form of trees and extend longevity of tree belt; Crown reduce 2 no. Service trees (T4 & T5) to the same height as T1-T3 Location: 9 The Parklands South Cave East Riding Of Yorkshire HU15 2EL Applicant: Mrs Trish Walker Application type: Works to Protected Trees

Cllr Stephenson proposed the Parish Council raise no objection to the application, but request the crown reduction be specified as no more than 3 to 3.5 metres as a maximum, Seconded Cllr Barnett, All in favour

(3) 20/03260/PLF

Proposal: Erection of a cattle shed and installation of a galvanised steel access gate Location: Land West Of Junction With Crabley Lane And Ings Lane South Cave East Riding Of Yorkshire HU15 2EA Applicant: Mr Chris Hoff Application type: Full Planning Permission

Cllr Edmond proposed the Parish Council recommend refusal of the application and as such is considered to be unacceptable in principle and to conflict with policies S4 and ENV1 of the ERLP SD and relevant provisions of the NPPF.

(1) This application is to erect a farm building (which is open to one side) in an open flat rural space indicating a ridge height of 4122mm (13.5 Feet) above ground level. 2) This planning application could possibly be considered a change of use from arable land to pasture as the applicant considers and states that it is existing livestock grazing land yet clearly aerial footage indicates it to being used as arable. 3) The building is intended to be used as a cattle shed initially, but will not have a concrete floor and no power. It is indicated in the application that the floor is to be made up of stone only. From an animal hygiene and welfare perspective, this would be impossible to keep clean. 4) There is no provision for animal waste collection (solid or liquid) and no rainwater capture and storage indicated on the plan drawings, although rainwater butts are mentioned. These would need to be very robust if in areas with cattle present. 5) The proposed farm building is within the flood zone 3 for that area and no flood risk assessment has been sought from the Environment agency. Skelfleet Drain and Crabley Beck are within the vicinity of the proposed development and in the event of serious flooding could become polluted with effluent. 6) This application will have a visual impact on the Street-scene being in an open and flat rural area surrounded by fields with no other large buildings visible nearby, and therefore unacceptable in principle as it would constitute an unacceptable form of development by virtue of its adverse impact on the character and appearance of the countryside. Seconded Cllr Barnett, All in favour

## 2511 Planning/Tree Planning Decisions

(1) 20/02494/PLF

Proposal: Erection of a single storey extension to rear. Location: 7 Rawdale Close South Cave East Riding Of Yorkshire HU15 2BT Applicant: Mr Matthew Bloor

ERYC: REFUSED

PARISH COUNCIL: RECOMMEND REFUSAL

(2) 20/02802/PLF

Proposal: Erection of a glazed verandah to rear Location: 5 Castle Drive South Cave East Riding Of Yorkshire HU15 2ES Applicant: Susan Moore

ERYC: APPROVED

PARISH COUNCIL: NO OBJECTION

(3) 20/03007/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Crown lift 1 no. Ash tree (T2) to 7 metres back to boundary from 11 West End. Location: 9 West End South Cave East Riding Of Yorkshire HU15 2EX

Applicant: Mrs Jo Bannister

ERYC: APPROVED

PARISH COUNCIL: Requested Re-Submission

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

**2512 Recommendations to Council**

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

Signed..... Chair

Dated.....