

**South Cave Parish Council
Planning Meeting 1st February 2021**

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

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

2523 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

2524 Declarations of Interest

There were no declarations of interest

2525 Planning/Tree Applications

(1) 20/04198/CM

Proposal: Proposed extension to the existing Riplingham Quarry for the extraction of chalk, and a full landscape restoration of the proposed extended site by backfilling with inert material to create a calcareous grassland with new tree planting (AMENDED APPLICATION TYPE) Location: Land North West Of Riplingham Grange Westoby Lane Riplingham East Riding Of Yorkshire Applicant: Stoneledge Plant and Transport Ltd Application type: County Matter

Cllr Edmond proposed the Parish Council raise no objection to the application, however if the ERYC are minded to approve the application, the Parish Council raise request the following conditions and clauses be inserted into the planning approval:

a) A full lorry wheel cleaning facility be installed, made operational and proved to work satisfactorily before approval be granted, to stop the constant road surface pollution being brought out of the quarry which in turn during dry conditions covers everywhere in dirty chalk dust. Tarmac improvements be laid on exit to the site in order to assist with road pollution after cleaning

b) An assurance that the quarry operator will prohibit any heavy goods vehicles be they belonging to 'Stoneledge Plant and Transport Ltd' or any other haulier / subcontractor, travel to or from the quarry via Beverley Road in South Cave, which subsequently causes traffic issues at the Market Place / Beverley Road junction because of the turning requirements and the junctions busy nature.

c) No plastics, metals, fluids or liquids must be allowed to be disposed of into the land fill site as this is a Mineral Safeguarding Area (MSA).

Seconded Cllr Munby, All in favour.

(2) 20/04237/PLF

Proposal: Erection of a dwelling and creation of a new vehicular access

Location: Little Dream House 47 Little Wold Lane South Cave East Riding Of Yorkshire HU15 2AZ

Applicant: Mr And Mrs Moglinicki

Application type: Full Planning Permission

Cllr Barnett proposed the Parish Council the Parish Council recommend refusal to the application and require the ERYC provide clear decisions with regards to the following comments:

1) This planning application appears to supersede the ERYC approved planning application 20/01565/PLF but includes quite extensive building alterations, floor layouts and overall dimensions.

2) Again, inaccurate documentation has been submitted for SCPC consideration, and as an example, the design drawings show a two-storey building, but it clearly states in the 'Application for Planning Permission' document:

5. Description of the Proposal. - Single story dwelling adopting a lightweight construction with mini piled foundations to protect trees. Light eco-friendly glulam structure with no impact on the global environment, which allows for fast erection resulting in less disruption to the local area during the construction phase. Energy efficient design with glazing to achieve positive solar gains.

3) Construction design and the new proposed build materials have changed to the point that the building is completely different in appearance and includes ground piling operations because of tree roots from adjacent properties.

4) It is clear in the approved planning application mentioned above, which states that the property must be designed and constructed to be in keeping with neighbouring properties such as those at addresses No.45, No.49, No.51, and No.53 Little Wold Lane. This new design doesn't meet those requirements.

5) Reintroduction of a large glazed frontage and supporting exposed timber frame with brickwork, has now been submitted, similar to previous failed applications.

6) The proposed dwelling in its new design is not in keeping with the area and would have a major impact on the Street-scene.

7) Possibly issues with the Culvert and surface drainage has been reported to the ERYC, which may need investigation

Seconded Cllr M.Turner, All in favour

(3) 20/04266/REM

Proposal: Erection of 30 dwellings following Outline permission 18/00431/OUT (Appearance, Landscaping, Layout and Scale to be considered) Location: Land To North Of The Stray South Cave East Riding Of Yorkshire HU15 2AL Applicant: Mr David Watts Application type: Approval of Reserved Matters

Cllr Edmond proposed the Parish Council recommend refusal to the application. The original design approved at appeal in 2014 differs significantly, the new plan create the following concerns:

Plot 4. The proximity is too close to the western boundary, the retained hedgerow, and the existing property known and identified as 'The Birches.

(see Drawing 2020-37/S01)

b) Plot 9. The proximity is too close to the western boundary and the retained hedgerow.

c) Plot 18. The proximity is too close to the eastern boundary and the retained hedgerow.

d) Plot 19. The proximity is too close to the eastern boundary and the retained hedgerow.

e) Plot 30. The proximity of the garage is too close to the eastern boundary and the retained hedgerow.

f) No indication on the drawings submitted confirm the requirement of the

Appeals officer regarding separate foul sewer and surface water drainage systems.

If the ERYC are minded to approve the application the Parish Council request the properties are moved away from the Boundaries protected trees and hedgerows, consideration should be made for delivery lorries accessing the site during the build, this would have a detrimental impact on residents of The Stray where access to the site would be through narrow roads, insufficient for this purpose, a provision for 'Off Road' parking for the construction staff's vehicles within the development etc. and a vehicle wheel washing system be put in place to minimise site spoil being carried through into the existing residential area, or onto the public highways.

Residents and School children will have no direct access to local amenities including Bus Stops without the need to access through the Stray to Little Wold Lane.

The Parish Council request the ERYC ensure a condition is placed for the planting of an Evergreen Tree Screen to the Northern Boundary of the site. The site being on an elevated position and is visible from the approaching A1079 to South Cave. The Development will have a detrimental impact on the open scene from this approach and the Screen will help protect the Landscape. The application will have a detrimental impact on the Visual Amenity as well as the residential amenity due to the increased number of proposed properties for the site.

Seconded Cllr Barnett, All in favour

(4) 21/00014/PLF

Proposal: Erection of an extension and raise roof height to existing garage to create workshop/storage above Location: 75 Castle Drive South Cave East Riding Of Yorkshire HU15 2ES

Applicant: Andy Sandham Application type: Full Planning Permission

Cllr Edmond proposed the Parish Council recommend refusal to the application due to over-development of the site and is in contravention of statutory planning Policies. The development will have a detrimental impact on neighbouring properties. If the ERYC are minded to approve the application the Parish Council request a condition be included to ensure the development is not for usage for commercial storage or facility, together with the condition the development cannot be registered as a residential property. Seconded Cllr Munby, All in favour.

2526 Planning/Tree Planning Decisions

(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

ERYC: Approved

Parish Council: No Objection

(2)20/03875/TPO

Proposal: TPO - SOUTH CAVE NO. 27 (REF 787) G1. SOUTH CAVE E CONSERVATION AREA - Fell 1 no. Sycamore tree (T1) to improve garden aesthetics; Crown reduce 1 no. Poplar tree (T2) by 4 metres in height and diameter to previous pruning points as proactive management due to the large size of the tree and close proximity to properties Location: 1 Radcliffe Garth South Cave East Riding Of Yorkshire HU15 2BL Applicant: Mrs Jenny Douglass

ERYC: Approved

Parish Council: No Objection

(3)20/03563/PLF

Proposal: Erection of a single storey extension to the rear Location: 21 Plantation Drive South Cave East Riding Of Yorkshire HU15 2JD Applicant: Tracey Bennett

ERYC: Approved

Parish Council: No Objection

(4)20/03649/PLF

Proposal: Erection of a single storey extension to side Location: 3 Wesley Close South Cave East Riding Of Yorkshire HU15 2EJ Applicant: Mr Ken Newby

ERYC: Approved

Parish Council: Defer to ERYC

5) 20/03898/TPO

Proposal: TPO - SOUTH CAVE NO. 26 (REF 737) T1 - Crown reduce 1 no. Scots Pine tree (T1) by 15% to maintain size and form

Location: 6 Trinity Fold South Cave East Riding Of Yorkshire HU15 2BJ

Applicant: Mr Nick Carter

ERYC: Part refused and approved

Parish Council: Refused

(6)20/04201/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Remove 1 no. Maple tree due to the location of the tree and concerns for the integrity of the drain, with a defect and poor union at the base of the tree, is blocking sunlight into the back garden and reducing outdoor space, and is costly to maintain

Location: 25 Southcote Close South Cave East Riding Of Yorkshire HU15 2BQ Applicant: Mrs Anna Adcock

ERYC: Approved

Parish Council: No Objection

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

2527 Recommendations to Council

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

Signed..... Chair

Dated.....

1.