

**South Cave Parish Council
Planning Meeting 12th April 2021**

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

Present: Cllrs L. Turner (Chair), Thornham, Long, Edmond, Tudor-Price, Rignall, Stephenson,
Munby & Bateman
Mrs L. Fielding (Clerk)

2533 Apologies for absence

Cllr L. Turner proposed apologies be accepted from Cllr Barnett & Cllr M. Turner, Seconded Cllr Bateman, All in favour

2534 Declarations of Interest

Cllr Tudor Price declared a non pecuniary interest in item number 2535 (4)

2535 Planning/Tree Applications

(1) 21/01000/TPO

Proposal: TPO - SOUTH CAVE - 1971 (REF 268) A3. SOUTH CAVE E CONSERVATION AREA - Fell 1 no. Yew Tree due to close proximity to property Location: Holly House 17B Brough Road South Cave East Riding Of Yorkshire HU15 2BU Applicant: Mr Richard Silk Application type: Works to Protected Trees Cllr Munby Proposed the Parish Council recommend refusal to the application due to there being no justification in the removal of the remaining tree, the Parish Council noted the following:

- 1) The planning application granted Consent with conditions, one of which was that 'All tree surgery shall be in accordance with BS3998 (2010)'. The reason is to ensure that all works are carried out in an arboriculturally acceptable manner.
- 2)The Grant of Consent was also issued with the Decision Notice – Advice Notes. In the advice notes it clearly states that 'If conditions or directives apply, they will be shown on the decision notice. Some may have to be satisfied before any work commences, please pay particular attention to them, it is YOUR RESPONSIBILITY to comply fully with them.
- 3)From the documents submitted with this planning application it appears the tree was all but felled in that it was cut down to the height of the boundary fencing, clearly far in excess of the planning application approval.
- 4)It appears that this planning application to fell the tree is in reality a request to remove the stump remainder.
- 5)The property is set far back from the main road(BroughRoadA1034) and the tree has no or very little impact on the village street-scene.

If the ERYC are minded to approve the application a suitable replacement tree of generous size be replanted. Seconded Cllr Edmond, All in favour

(2)21/00615/PLF

Proposal: Erection of 2 detached dwellings, with associated works including the erection of a detached double garage to front of no. 26 following demolition of existing garage Location: Land East Of 26 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Lovel Development (Yorkshire) Ltd Application type: Full Planning Permission

Cllr Edmond Proposed the Parish Council recommend refusal to the application on the following grounds:

- 1)The current property layout is a bungalow in an elevated position, set within lawned

gardens surrounded by a significant belt of mature trees with an open fronted green space overlooking Station Road on the A1034.

2)The planning application should be considered as a 'Blackland' or 'Infill' type of development which should be unnecessary within the village, taking into consideration the amount of over development already approved.

3)The submitted plans show that the existing property will become obscured behind a large, pitched roof double garage.

4) The existing driveway will become the access road to the proposed development but is not wide enough to allow two vehicles to pass each other.

5) The existing driveway of No.26 connects to the shared driveway of adjacent properties at No.24 and No.24A Station Road. The driveway of No.24 and No.24A is only a single vehicle width at the point it enters / exits the A1034 trunk road. This junction is positioned on a pronounced bend in the A1034 with high grass verges either side and would be a danger for access for additional vehicles

6) The proposed layout indicates that the extension to the existing gravel driveway will be tarmac therefore will require surface water drainage. Yorkshire Water have stated that only Foul Water is to be taken to the main sewer in Station Road and any surface water must be taken to a soakaway.

7) No street lighting has been shown on the layout drawings of the proposed development or mentioned in the Design and Access Statement.

8) An Arboricultural Report has been carried out but does not appear to indicate which trees (if any) have TPO status. Confirmation from ERYC is required.

9)T7, T8, and T9 are to be felled for the development but only T7 is deemed to be in poor condition.

10)Trees at the front of the existing property appear to be owned by the residents of either No.24 and or No.24A Station Road.

11)Policy ENV1 of the ERLP SD seeks to ensure that development proposals achieve a high standard of amenity for the occupiers of the neighbouring properties by, amongst other things, ensuring the aspect of any windows have regard for the privacy of existing neighbouring properties. This is consistent with the NPPF which seeks to ensure that development is sympathetic to and has an awareness for its surrounding built environment including ensuring development has an appropriate relationship to neighbouring properties (paragraph 127 (f)).

12)The development fails to have regard for its relationship to surrounding and existing properties and therefore fails to comply with sub-section B.4 of policy ENV1 of the ERLP SD and paragraph 127 (f) of the NPPF.

The Parish Council request the application be considered by ERYC Committee, involving a site visit in order to appreciate the location and access to the site.

Seconded Cllr Munby, All in favour

(2) 21/01120/TCA

Proposal: SOUTH CAVE EAST CONSERVATION AREA - Remove 4 Mature Layeland Cypress trees due to size and overshadowing Location: 32 Station Road South Cave East Riding Of Yorkshire HU15 2AA

Applicant: Mr Neil Hardy Application type: Tree Works in Conservation Areas

Cllr Edmond proposed the Parish Council raise no objection to the application having no detrimental impact on neighbouring properties or streetscene, seconded Cllr Bateman, All in favour

(3) 21/00893/PLF

Proposal: Erection of 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 Edmond proposed the Parish Council raise no objection to the application, but have reminded the ERYC of previous comments submitted within the original application number 20/01861/PLF: We should be mindful of our previous comments, in particular that 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. Potential traffic problems could arise with builder's vehicles as there is very limited parking in the area, with yellow lines around the road junction. Seconded Cllr Thornham, All in favour

(4) 21/01246/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Fell 1 no. Cherry tree due to tree damaging two walls; Crown reduce 1 no. Birch tree by removing 1 no. limb growing towards the house; Fell 1 no.

Birch tree due to tree being dead Location: Church Hill Lodge 6A Church Hill South Cave East Riding Of Yorkshire HU15 2EU Applicant: Mr Carrick Application type: Tree Works in Conservation Areas

Cllr Edmond proposed the Parish Council raise no objection to the application, but request the remaining trees are suitably maintained by removal of ivy and request due to the location and streetscene value of the tree(s) at Church Hill, a replacement Flowering Cherry tree be replanted in a suitable location visible from the street (Church Hill), Seconded Munby, All in favour

(5) To Note 20/02445/PLF Change of use of land and the erection of terraced decking area for outdoor seating/dining and bar (Retrospective Application) at The Gallery 67 Market Place South Cave East Riding Of Yorkshire HU15 2AS for Mr T Armstrong To be considered by the Western Area Planning Sub Committee on 13 April 2021. The meeting will be held as a virtual meeting either by using zoom or loop and NOT at County Hall, due to the present restrictions to combat Covid-19. The agenda and the officers reports can be viewed on the Council's website at

<http://www.eastriding.gov.uk/western-area-planning-sub-committee>

2536 Planning Decisions

(1)21/00352/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Fell 1 no. Wych Elm tree (T1) due to tree being of low quality, has a strong lean putting the tree at risk of collapse, is suppressing adjacent trees and because of the susceptibility to disease

Location: 83 Market Place South Cave East Riding Of Yorkshire HU15 2AS

Applicant: Mr Andrew Hayton

ERYC: Approved

Parish Council: Approved

(2) 20/04012/STPLF

Proposal: Continued use of land for the siting of 19 seasonal workers caravans following temporary planning permission 14/01396/STPLF Location: Staff Caravans Millbeck Nurseries Common Road South Cave East Riding Of Yorkshire HU15 2EA Applicant: Coletta & Tyson Holdings Ltd

ERYC: Approved

Parish Council: Approved

(3) 20/03966/PLF

Proposal: Erection of single storey extension to rear following demolition of existing conservatory

Location: 4 West End Farm Close South Cave East Riding Of Yorkshire HU15 2ED

Applicant: Mrs Liz Cre

ERYC: Approved

Parish Council: Approved

(4) 20/03722/PLF

Proposal: Erection of CCTV camera mounted on 4.5m high post and erection of 2 timber weather shelters (Retrospective Application) Location: Land South West Of 21 Newfield Lane South Cave East Riding Of Yorkshire HU15 2JW Applicant: Mr Chris Noble

ERYC: Approved

Parish Council: Refused

(5) WITHDRAWN APPLICATION 20/03704/CLP

Proposal: Certificate of Lawfulness for replacement of existing glass roof with solid roof and roof lights and alterations to existing doors and windows

Location: 9 Lloyds Close South Cave East Riding Of Yorkshire HU15 2HW

Applicant: Mr S Leach

Application Type: Cert of Lawful Development – Proposed

(6) 21/00299/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Crown reduce 2 no. Horse Chestnut trees (T1 & T2) by 5 metres and reshape to enable more light and reduce risk of failure in high winds Location:

Thraxbee Lodge 28 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr Michael Sanderson

ERYC: Approved

Parish Council: Approved Requested TPO

ERYC Response: The trees are not under threat of removal, at this time, and will remain protected by their position within the South Cave Conservation Area therefore, the imposition of a TPO, is not necessary.

(7) 20/04003/PLF

Proposal: Erection of a livestock building

Location: Mires Beck Farm Common Road South Cave East Riding Of Yorkshire HU15 2EA

Applicant: White Rose Farms

ERYC: Approved

Parish Council: Approved

(8) 20/04190/PLF

Proposal: Erection of single storey extension to rear

Location: 31 Church Street South Cave East Riding Of Yorkshire HU15 2EH

Applicant: Mr Robinson

ERYC: Approved

Parish Council: Approved

(9) 20/03655/VAR

Proposal: Variation of Condition 4 (approved plans) of planning permission 20/01097/VAR (Change of use of butchers shop to 2 apartments with associated works - variation) to allow amendments to the approved boundary treatments

Location: G S & E Lilley Ltd 23 Church Street South Cave East Riding Of Yorkshire HU15 2EH

Applicant: Mr P Mountifield

ERYC: Refused

Parish Council: Refused

(10) 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

ERYC: Approved

Parish Council: Refused

(11) 21/00796/TPO

Proposal: TPO - CHURCH STREET, SOUTH CAVE - 1968 (REF 127) W1 - Side reduce 1 no. Fir tree by removing 1 no. branch overhanging the garden from the neighbouring property, is causing shade and

does not allow anything below it to grow Location: 28 Castle Rise South Cave East Riding Of Yorkshire HU15 2ET Applicant: Mr Nicholas Kilsby

ERYC: Approved

Parish Council: Approved

(12) 21/00253/PLF

Proposal: Erection of single storey extension to side Location: 4 Bridge Road South Cave East Riding Of Yorkshire HU15 2JE Applicant: Mrs L Jones

ERYC: Approved

Parish Council: Approved

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

2537 Recommendations to Council

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

Signed..... Chair

Dated.....