

**South Cave Parish Council
Consultive Planning Meeting 1st November 2021**

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

**Delegated Power to Chair and Clerk, informal voting procedure

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

IM2557 Apologies for absence
Apologies received from Cllrs Tudor-Price

IM2558 Declarations of Interest
Cllr L. Turner & Cllr M. Turner declared a non pecuniary interest in minute reference **IM2559 (7)**

IM2559 Planning/Tree Applications

(1)21/01923/VAR
Proposal: Variation of Condition 2 (demolition or partial demolition of Barn 2) of planning permission 16/02304/PLF (Conversion of former pig units with single story link extension to form 1 dwelling and associated garage and works) Location: Newfield Grange 9 Newfield Lane South Cave East Riding Of Yorkshire HU15 2JW Applicant: Mr Roger Harrison Application type: Variation of Condition(s)
Councillors discussed the application and request the Parish Council recommend refusal to the application, requesting the ERYC defer the decision back to the original application.

(2) 21/03479/CLP
Proposal: Certificate of Lawfulness for the erection of a single storey extension to side and rear, erection of a single storey extension to rear and erection of 2 outbuildings Location: Prairie Farm Common Road South Cave East Riding Of Yorkshire HU15 2EA Applicant: Ms K Braithwaite Application type: Cert of Lawful Development – Proposed
Councillors discussed the application and request the Parish Council recommend refusal to the application, the Parish Council consider the application details to be insufficient and object to the Certificate of Lawfulness, as the application should be submitted as a Full Planning Application, in which full details of the planning would be included. The development falls within a Flood Zone 3 area.

(3) 21/03762/TPO
Proposal: TPO - SOUTH CAVE NO. 26 - Crown reduce 1 no. Pine tree by 1 metre to reduce crown spread towards neighbouring property. Location: 7 Trinity Fold South Cave Brough East Riding Of Yorkshire HU15 2BJ Applicant: Mr Henderson Application type: Works to Protected Trees
Councillors discussed the application and request the Parish Council and raise no objection to the application, having no adverse effect on the streetscene.

(4) 21/03096/PAD

Proposal: Display of a non-illuminated fascia sign (retrospective application) Location: Proqual House Unit 1 Westwood House Annie Med Lane South Cave East Riding Of Yorkshire HU15 2HG Applicant: Miss Briani Pearce Application type: Consent to Display an Advertisement

Councillors discussed the application and request the Parish Council and raise no objection to the application having no adverse effect on the streetscene

(5) 21/03779/PLF

Proposal: Erection of a dwelling (substitution of house type to Plot 6 in connection with planning permission 18/02678/REM) Location: Land East Of Toft Cottage 37 Bacchus Lane South Cave East Riding Of Yorkshire HU15 2ER Applicant: Toft Developments Application type: Full Planning Permission

Councillors discussed the application and request the Parish Council and raise no objection to the application having no adverse effect on neighbouring properties of streetscene

(6) 21/03614/PLF

Proposal: Erection of two storey extension to side, partial conversion of existing garage to create additional living accommodation, increase in height of ground level in rear garden and erection of boundary wall with timber gate to rear to replace existing timber gates Location: 14 Trinity Fold South Cave Brough East Riding Of Yorkshire HU15 2BJ Applicant: Breeda Sheehan Application type: Full Planning Permission

Councillors discussed the application and request the Parish Council strongly recommend refusal to this application. The Site plan indicates the Red Development line indicating a shared access area; this should be resubmitted to indicate the correct area of ownership by applicant. Any alteration to on street parking facilities would have a detrimental impact on the location, already exacerbated with inadequate parking for the area, to which the Parish Council regularly receive residential complaints relating to parking issues. It must be noted there is no current identification of two allocated parking spaces on the roadside for this property and any addition to include this should be carefully considered due to the loss of on street parking, and the location of the designated spots, which would compromise and restrict the narrow the shared access, potentially causing a obstruction for emergency vehicles, especially the Fire Emergency Services. The proposed development would be overdevelopment of the site which falls within a conservation area and would not be in keeping with neighbouring properties or the streetscene.

(7) 21/03882/PLF

Proposal: Erection of single storey extension to front, side and rear Location: First Lodge 60 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB Applicant: Mr & Mrs P Farmer Application type: Full Planning Permission

Councillors discussed the application and request the Parish Council strongly recommend refusal to this application. The Application would place the mature and healthy trees under threat and would have a detrimental impact on the streetscene which is within a conservation area. The proposed Development would be unflattering to the existing property and would be overdevelopment of the site.

(8) 21/03890/PLF

Proposal: Erection of two dwellings Location: Land North West Of Wold Close 76 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB Applicant: Mr Glenn Dunn Application type: Full Planning Permission

Councillors discussed the application and request the Parish Council recommend refusal to this application. The trees within the development enhance the

Streetscene and should be protected from future applications. The Parish Council request TPOs be placed. The access to the development and existing property would be insufficient for the number of vehicles which would only be a single track access road and may cause problem for access of emergency vehicles. The Proposed Development would be overdevelopment of the site and have a detrimental effect on the streetscene.

IM2560

Planning Decisions

(1)21/02899/PLF

Proposal: Erection of two storey and single storey extension to rear (revised scheme of 20/02420/PLF) Location: 12 Castle Farm Court Church Hill South Cave East Riding Of Yorkshire HU15 2FH Applicant: Mr Tim Stafford

ERYC: Approved

Parish Council: No Objection

(2)21/02145/PLF

Proposal: Erection of first floor extension and external alterations to rear Location: 70 The Stray South Cave East Riding Of Yorkshire HU15 2AL Applicant: Mr And Mrs Roberts

ERYC: Approved

Parish Council: No Objection

(3)21/01880/PLF

Proposal: Change of use of former hotel/restaurant/living accommodation to form 2 dwellings, with associated works including erection of first floor extension to side, construction of dormers to rear and installation of replacement windows and doors (AMENDED DESCRIPTION) Location: Rudstone Walk Farmhouse West Hill South Cave East Riding Of Yorkshire HU15 2AH Applicant: J R Property & Restorations Ltd

ERYC: Approved

Parish Council: Refused

(4)21/02983/PLF

Proposal: Erection of single storey extension to rear Location: 24 Brough Road South Cave East Riding Of Yorkshire HU15 2BX Applicant: Mr M Wilson

ERYC: Approved

Parish Council: No Objection

(5)21/02146/PLF

Proposal: Erection of a dwelling Location: Land West Of Highcroft 5 Mount Airy Lane South Cave East Riding Of Yorkshire HU15 2BW Applicant: Ms S Lazenby

ERYC: Refusal

Parish Council: Recommend Refusal

(6) 21/02981/PLF

Proposal: Erection of an orangery to side Location: Maple Lodge Common Road South Cave East Riding Of Yorkshire HU15 2EA Applicant: Mr Bill Habergham

ERYC: Approved

Parish Council: No Objection

(7)21/02998/PLF

Proposal: Erection of single storey extension to side and partial conversion of integral garage to additional living space Location: 15 Bull Pasture South Cave East Riding Of Yorkshire HU15 2HT Applicant: Mr Stephen Dettman

ERYC: Approved

Parish Council: No Objection

(8)21/02987/PLF

Proposal: Erection of a detached garage/workshop with home office/storage above following demolition of existing detached outbuilding Location: Maple Lodge Common Road South Cave East Riding Of Yorkshire HU15 2EA Applicant: Mr Bill Habergham

ERYC: Approved

Parish Council: No Objection

(9) 21/02853/PLF

Proposal: Erection of single storey extension to rear, construction of first floor rear window and application of render to existing two storey rear extension Location: 38 Pinfold South Cave East Riding Of Yorkshire HU15 2HE Applicant: J Ducker

ERYC: Approved

Parish Council: No Objection

Signed..... Chair

Dated.....