

**South Cave Parish Council  
Planning Committee 11<sup>th</sup> July 2022**

The Meeting of South Cave Parish Council Planning Committee took place in the Town Hall, Market Place, South Cave at 7.00pm.

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

**2594 Apologies for absence**

Cllr Barnett proposed apologies is accepted from Cllrs Tudor-Price, M. Turner & Long, seconded Cllr Munby, All in favour

There were no apologies received from Cllr Thornham

**2595 Declarations of Interest**

There were no declarations of interest

**2596 Planning/Tree Applications**

(1) 22/01826/VAR

Proposal: Variation of Condition 13 (approved plans) of planning permission 21/03890/PLF (Erection of two dwellings) to allow design modifications to create first floor living accommodation to both dwellings Location: Land North West Of Wold Close 76 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB Applicant: Mr Glen Dunn Application Type: Variation of Condition(s)

Cllr Edmond proposed the Parish Council recommend refusal of the application of the Variation of Condition 13. If officers are minded to approve the application the Parish Council request the application is referred to committee, due to the attempt to amend an application to include already rejected plans. Seconded Cllr L. Turner, All in favour

(2) 22/01870/PLF

Proposal: Erection of single storey extension to rear of garage and construction of two dormers to side (revised submission of 21/00014/PLF) 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 gross over-development of the site and that it is in contravention of statutory planning Policies. The Parish Council also agree with the Planning Appeal Decision made by the Planning Inspectorate Ref APP/E2001/D/21/3281451 on the 1st April 2022 as this application is fundamentally no different to the previous Planning App 21/00014/PLF. The proposed development pays no respect to shared boundaries with adjacent properties making it difficult to access the boundaries for maintenance purposes by neighbouring property owners and will therefore have a detrimental impact on the neighbouring properties. It represents an oppressive form of development and creates issues of dominance and enclosure to the neighbouring dwellings to an unacceptable degree which materially harms the living conditions of the occupiers of the adjacent properties. The frontage width of the garage would increase from 5.8 metres to 10 metres approximately, taking the gable end wall to the boundary of the neighbouring property at No.73 Castle Drive. There is considerable risk to the loss of light at No.61 Castle Drive's rear garden and patio area, also to the rear garden of No.59 Castle Drive. Most importantly is the oppressive nature of the proposed extension in the complete loss of skyline to the view of both No.59 and No.61 Castle Drive when looking eastward. The proposed alterations would have a major impact on the Street-scene in general and to the neighbouring properties at No.73 and No.77 Castle drive on either side, including to the properties at No.59 and No.61 Castle Drive to the rear, and would not be in keeping with surrounding properties. The construction details on the proposed design drawings imply that the extensions are to be constructed from SIPS (Structurally Insulated Panels) and on the outer walls to be finished in vertical planked hardwood. This in appearance would be completely out of character with both the host property and all surrounding dwellings, therefore totally unacceptable which was also pointed out by the Planning

Inspectorate. Wording used on the previous planning application layout drawings such as Garage Bay 1, Garage Bay 2 etc. may imply the intended future use could be for commercial purposes in quite clearly a residential area. If the ERYC are so minded in approving the application, then 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 commercial property. Seconded Cllr Munby, All in favour

(3) 22/01747/PLF

Proposal: Erection of a carport to side and a single storey extension to rear Location: 35A Bridge Road South Cave East Riding Of Yorkshire HU15 2JE Applicant: Mr J P Wright Application Type: Full Planning Permission

Cllr Edmond proposed the Parish Council raise no objection to the application, having no detrimental impact on the streetscene. Seconded Cllr Munby, all in favour

(4) 22/01804/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Remove 1 no. Conifer tree, 1 no. Hornbeam tree, 1 no. Cedar tree, 2 no. Poplar trees, 1 no. Sycamore tree, 1 no. Fern tree and 1 no. Christmas tree; Crown lift 1 no. Hornbeam tree and 2- 3 no. Poplar trees by removing lower branches Location: 77 Market Place South Cave East Riding Of Yorkshire HU15 2AS Applicant: Neil Ward Application Type: Tree Works in Conservation Areas

Cllr Munby proposed the Parish Council recommend refusal to the application due to the lack of information and no professional report being provided within the application. The Parish Council feel a scheme of this size, for the removal and works to such a number of trees, should be subject to a professional Arborist report, providing detailed evidence of each tree to be removed/pruned/crown lift etc. The information received does not clearly detail each tree within the plan with many of the photographs unable to be identified. The Parish Council request the ERYC ensure all adequate information is provided within the application in order for a informed decision to be made.

Seconded Cllr Barnett, All in favour

## **2597 Planning Decisions**

(1) 22/01433/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Fell 2 no. Larch trees due to branches coming off when the wind blows and is causing distress and mess to the neighbouring properties Location: 3 East Hall Mews South Cave East Riding Of Yorkshire HU15 2FQ Applicant: Mrs E M Taylor

ERYC: Approved

Parish Council: Recommend Refusal

(2) 22/00316/PLF

Proposal: Alterations to increase roof height and construction of dormer windows at front and rear (AMENDED PLANS & DESCRIPTION) Location: Mountain Grey Farm 24A Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mohan Hingorani

ERYC: Approved

Parish Council: Recommend Refusal

(3) 22/01555/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Fell 1 no. Ash tree due to ash die back; Crown reduce 2 no. Lawson Cypress trees by 3.6 metres (50%) due to the tree tops separating and drooping and due to risk of damage to property if the tree fails in strong prevailing winds Location: Rylands Garth Stonepit Lane South Cave East Riding Of Yorkshire HU15 2GL Applicant: Phil Boardman

ERYC: Approved

Parish Council: Defer to ERYC

(4) 22/00515/PLF

Erection of detached garden room in rear garden following removal of existing garage at 9 Barnards Drive South Cave East Riding Of Yorkshire HU15 2HL for Beverley Bespoke Garden Rooms

ERYC: Withdrawn – No requirement for permission

Parish Council: No Objection

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

Signed..... Chair

Dated.....