

South Cave Parish Council
Planning Committee 13th March 2023

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), Arnold, Bateman, Barnett, Turner, Edmond, Tudor-Price, Stevenson & Rignall
Mrs L. Fielding (Clerk)
Ward Councillor – Richard Meredith
X2 Members of Public

2621 Apologies for absence

Cllr Munby proposed apologies is accepted from Cllrs Long & Thornham, Seconded Cllr Bateman, All in favour

2622 Declarations of Interest

There were no declarations of interest

2623 Planning/Tree Applications

(1)23/00454/TPO

Proposal: TPO - SOUTH CAVE - 1971 (REF 268) W4. SOUTH CAVE E CONSERVATION AREA - Fell 2 no. Ash trees (T1 & T2) due to poor form, and are a threat to the highway, footpath, and power lines Location: Cave Castle Hotel And Country Club Church Hill South Cave East Riding Of Yorkshire HU15 2EU Applicant: Mr Lee Hamilton Application Type: Works to Protected Trees

Cllr Edmond proposed the Parish Council raise no objection in principle to the application, but request the ERYC strictly enforce and ensure all trees removed including the six dead Ash Trees included within the 'clear up'. Eight trees in total be re-planted. Seconded Cllr Barnett, vote 8 in favour, 1 against

(2)22/02028/PLF

Proposal: Erection of two dwellings with associated access and infrastructure (AMENDED PLANS) Location: Land Rear Of 45 West End South Cave East Riding Of Yorkshire HU15 2EX Applicant: Mr Troy Morgan Application Type: Full Planning Permission

The meeting was closed at 7:45pm for member of public to speak. Objections were raised and had been submitted to ERYC Direct. Resident was extremely concerned and disappointed with ERYC Conservation Officers report. The meeting was reopened at 7:50p.m

Cllr Edmond proposed the Parish Council recommend refusal to the application, primarily due to the development being outside the village development limits and within a conservation area, the access driveway is unsuitable for the number of additional vehicles with narrow access and limited vision on exit to the right. Emergency vehicles may have problems accessing the site due to the unsuitability of the development and bin collections made difficult with the inadequate access.

Concerns were raised with the potential site contamination from previous demolition of buildings on site. Local witnesses advising the contamination potentially asbestos still remains on site. A full site survey is required.

There is no ecology report within the application; local residents have reported sightings of Owls and Bats at the location, the development of this open space within the conservation area would have a detrimental effect on the amenity of the area. ERYC have acknowledged this location as being specific for conservation, the recently built development by ERYC in 2018 / 2019 to the north end of West End Farm Close, provided Bat boxes which were built into the properties gable end walls.

The proposed development will be overbearing and overdevelopment of the site, being excessive in height and size compared to neighbouring properties. The planning application still shows there is a total disregard to the existing properties / dwellings and the residents that boarder the proposed development in terms of loss of privacy, loss of view, overbearing size and closeness to existing boundaries etc.

This application will have a large visual impact on the Street-scene being in an open rural area boarded by trees and hedgerows etc. and therefore will have an impact on the character and appearance of the area.

If officers are minded to approve the application, the Parish Council request this application be brought to committee.

Proposed Cllr L. Turner, All in favour

(3)Application Number TBA

TPO Number 31 located at 16 Beverley Road South Cave.

ERYC have confirmed that dead wood can be legally removed from the tree and that formal permission is not required

The Parish Council noted the ERYC decision for approval of this work without any formal written application

Signed..... Chair

Dated.....