

South Cave Parish Council
Planning Committee 4th September 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 Edmond(Chair), Arnold, Bateman, Barnett, Turner, Stephenson & Foley
Mrs L. Fielding (Clerk)
Ward Councillor Richard Meredith
One member of public

2642 Apologies for absence

Cllr Barnett proposed apologies is accepted from Cllrs Rignall, Tudor-Price & Long, Seconded Cllr Bateman, All in favour
There were no apologies received from Cllr Thornham

2643 Declarations of Interest

Cllr L. Turner declared a non-pecuniary interest in minute reference 2644 (3) & (5)
Cllr Edmond declared a non-pecuniary interest in minute reference 2644 (3) & (5)
Cllr Barnett declared a non-pecuniary interest in minute reference 2644 (3)
Cllr Bateman declared a non-pecuniary interest in minute reference 2644 (3) & (4)
Cllr Arnold declared a non-pecuniary interest in minute reference 2644 (3)
Cllr Foley declared a non-pecuniary interest in minute reference 2644 (3)
Cllr Stephenson declared a non-pecuniary interest in minute reference 2644 (3)

2644 Planning Applications

(1)23/01908/PAD

Proposal: Display of free standing totem sign Location: Drewtons Cafe And Farm Shop Kettlethorpe Hill South Cave East Riding Of Yorkshire HU15 2AG Applicant: Mr Freddie Taylor Application Type: Consent to Display an Advertisement

Cllr Edmond proposed the Parish Council raised no objection in principle, providing the current signal located approaching the site are removed and the height of the application be reduced to 4m.
Seconded Cllr Arnold, vote 4 in favour, 3 against

(2)23/01969/PLF

Proposal: Erection of two detached dwellings including associated access and parking area Location: Land West Of 38 Pinfold South Cave East Riding Of Yorkshire HU15 2HE Applicant: M I Donkin K E Lamplough & M J Halsall Application Type: Full Planning Permission

The meeting closed at 7:30pm for member of public to address the Committee with concerns raised including parking and access. The meeting reopened at 7:45p.m

- 1) Cllr Edmond proposed the Parish Council recommend refusal to the application.
 - The proposed development is outside the village development limit but also that it falls within the conservation area. Therefore, although the site is outside the development limits it should be supported to help maintain the vibrancy of the village.
 - The parking indicated on the site plan drawings and measure 5.0m long by 2.5m, these are inadequate in size.
 - On survey the existing private drive access is 3.6m wide between pillars and the width of the drive at the end of the existing building to the right of the access is 3.5m, not the 5m stated. There are several discrepancies on site, when compared with what is on the drawing(s).
 - The Parish Council support the comments submitted by the Land Drainage Team & Highway Development Management.
- If the ERYC officers are minded to approve the application, the Parish Council request the application is sent to committee for consideration. Seconded Cllr Foley, All in favour

(3)23/01137/PLF

Proposal: Change of use from dwelling (C3) to holiday let Location: 32 West End South Cave East Riding Of Yorkshire HU15 2EY Applicant: Mr And Mrs Long Application Type: Full Planning Permission
Cllr Edmond proposed the Parish Council raise no objection to the application. Seconded Cllr Arnold, All on favour

(4)23/02443/TPO

Proposal: TPO - South Cave - 1971 (REF 268) (W3) - Crown reduce 3 no. Beech trees (T2, T3, T4) by 2 metres as encroaching across garden; Crown lift 1 no. Beech tree (T5) by removing right hand lower limb to reduce shade across garden Location: Beechwood 13 Castle Drive South Cave East Riding Of Yorkshire HU15 2ES Applicant: Mrs Amanda Hancock Application Type: Works to Protected Trees
Cllr Edmond proposed the Parish Council raise no objection to the application. Seconded Cllr Stephenson, All in favour

(5) 23/02300/PLF

Proposal: Erection of first floor extension and construction of pitched roof over existing garage to side, erection of single storey extension and porch canopy to front, and erection of single storey extension to rear with associated alterations Location: 2 Lloyds Close South Cave East Riding Of Yorkshire HU15 2HW Applicant: Mr Chris Preston Application Type: Full Planning Permission
Cllr Stephenson proposed the Parish Council recommend refusal to the application due to insufficient plans being provided for this type of Planning Application in order for the Parish Council to make an informed decision. The Parish Council would expect as minimum:

- ERYC Application for Planning Permission Document
- Planning Design Access and Heritage Statement
- Site Specific Flood Risk Assessment

Based on the plan submitted the Parish Council raised the following concerns:

- 1)The EA Flood Zone map confirms the dwelling is in both Flood Zone 2 and Flood Zone 3.
- 2)Following a site visit having received existing and proposed drawings, it is quite evident that the first-floor extension proposed above the existing garage would cause a total loss of light to the side entrance door and kitchen window of the neighbouring property at No.1 Lloyds Close.
- 3)The application is outside the conservation area but will have a visual impact on the Street-scene because of the proposed design change to the face of the dwelling, and a large impact on the neighbouring property at No.1 Lloyds Close because of the first-floor extension above the garage and proposed rear extension, both being only approximately one metre away from the shared boundary.

Seconded Cllr Bateman, All in favour

The Committee requested contact be made with Stephen Hunt to request a meeting to discuss the submission of applications and validation checks

(6) 23/02316/PLF

Proposal: Erection of a replacement dwelling following demolition of existing bungalow and erection of a detached single storey building to the rear for use as gym / covered seating BBQ area Location: Tamarisk 26 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr and Mrs Beercock Application Type: Full Planning Permission
Cllr Edmond proposed the Parish Council raise no objection to the application and support the comments made by the Highways Development Department and Humber Historic Environment Record. Seconded Cllr Arnold, All in favour

(7) 23/02387/PLF

Proposal: Erection of a single storey to side and rear of the property Location: 18 West Hall Garth South Cave East Riding Of Yorkshire HU15 2HD Applicant: Mr & Mrs Walker 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 Barnett. All in favour

(8) 23/02556/TPO

Proposal: TPO - South Cave No. 26 - (REF 737) (T1) - Crown reduce 1 no. Pine tree (T1) by 3.5 metres to reduce risk of wind blow and proximity to neighbouring dwelling Location: 6 Trinity Fold South Cave

East Riding Of Yorkshire HU15 2BJ Applicant: Mrs Sue Carter Application Type: Works to Protected Trees
Application retracted by ERYC

2643 Planning Decisions

(1) 23/01921/TCA

Proposal: SOUTH CAVE EAST CONSERVATION AREA - Fell 2 NO. hawthorn trees in front garden
Location: 64 Church Street South Cave East Riding Of Yorkshire HU15 2EP Applicant: Florence Cartwright And Steven Tait
Parish Council: No Objection
ERYC: No Objection

(2) 23/01304/PLF

Proposal: Erection of first floor and single storey extension to rear following removal of existing conservatory (AMENDED PLANS AND DESCRIPTION) Location: Southfield House 67 Church Street South Cave East Riding Of Yorkshire HU15 2EP Applicant: Mr & Mrs C Austin
Parish Council: No Objection
ERYC: No Objection

(3) 23/00722/PLF

Proposal: Erection of a dwelling and garage following demolition of existing dwelling and outbuildings
Location: 69 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB Applicant: Mr John Hull
Application Type: Full Planning Permission
Parish Council: Recommend refusal
ERYC: No Objection

(4) To note 23/02479/TDD - Proposal: TPO - South Cave - 1971 (REF 268) (W3) - Fell 1 no. Beech tree (T1) as is dead and replace with the same or similar species Location: Beechwood 13 Castle Drive South Cave East Riding Of Yorkshire HU15 2ES Applicant: Mrs Amanda Hancock Application Type: Tree Dead and Dangerous Notification

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

Signed..... Chair

Dated.....