

South Cave Parish Council
Planning Committee 10th August 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, Thornham, Turner, Stephenson, Tudor-Price & Foley
Mrs L. Fielding (Clerk)

2639 Apologies for absence

Cllr Edmond proposed apologies is accepted from Cllr Rignall & Long, Seconded Cllr Turner, All in favour

2640 Declarations of Interest

Cllr Tudor-Price declared a non-pecuniary interest in minute reference 2641 (2)

Cllr Thornham declared a non-pecuniary interest in minute reference 2641 (2)

2641 Planning Applications

(1)23/02304/TPO

Proposal: TPO - SOUTH CAVE NO.15 - 1998 (REF 501) (G6) - Prune 1 no. Scotch Pine (T1) to 2m from chimney stack and 1m from extension roof to provide clearance due to overgrowth Location: 12 The Limes South Cave East Riding Of Yorkshire HU15 2FG Applicant: Mrs Lisa Smith Application Type: Works to Protected Trees

Cllr Edmond proposed the Parish Council raise no objection to the application having no detrimental impact on the streetscene, Seconded Cllr Tudor-Price, All in favour

(2) 23/01045/PLF

Proposal: Conversion and alterations to roof and erection of two storey extension to link two existing outbuildings to form a dwelling; erection of single storey extension to rear and side; installation of solar panels; air source heat pump and associated works and infrastructure Location: Land And Buildings North Of 11 West End South Cave East Riding Of Yorkshire HU15 2EX Applicant: Mr & Mrs Bannister Application Type: Full Planning Permission

Cllr Edmond proposed the Parish Council recommend refusal to the Application. This application in general will have a visual impact on the Street-scene and will not be in keeping with the surrounding properties or conservation area. Part of the application is to remove a tree (T20) and a hedgerow immediately behind the bus shelter on West End to create a parking space on the current host properties lawn. The comments made by the Arboriculture and Landscape Consultant provide a list of omissions that have been made in the proposal that need to be addressed and considered. They are very concerned about the tree root spread representation on the tree location drawing, especially for tree (T14) which is on adjacent land and is a key factor because of its size. The remainder of the planning application is at the rear of the host property but will still be visible and have some impact to the street-scene.

In principle this revised planning application is not dissimilar from the original in that the external cladding has changed colour and some of the windows have changed, but the overall size and scope of the application has not changed; and the adjacent properties at No.7A and No.9 to the West, on West End, and No.13 to the East on West End, and No.7A to the East on Northfield Close, with the loss of several established trees. The Parish Council support the comments made by the Conservation Officer.

The Development will be overdevelopment with the loss of parking potentially exacerbating the Parking problems at West End. The Planning application does NOT include for any new replacement undercover vehicle parking such as a garage, for the retained host dwelling, nor the proposed new development.

The ERYC Highway Officer has stated previously that new property developments of dwellings with 4-5 bedrooms are required to have a minimum of 2-3 off street parking spaces. This is to comply with the Sustainable Transport SPD of the ERLP which requires 2-3 spaces per dwelling. A parking space or garage must have dimensions of 6.0m x 3.0m to count as a parking space.

The parking spaces indicated on the revised site plan drawings measure 5.0m long by 2.5m wide which does not comply with the Highway Officers requirement. This requirement can be identified on two recent planning applications, 22/03037/PLF and 23/00323/PLF.

The Parish Council request the Host properties parking spaces be at the rear adjacent to the proposed new developments parking spaces which would leave the frontage of the host property unchanged.

The Parish Council raised concerns with the location of the Heat Pump and supports the Public Protections comments: Public protection has raised concerns regarding the noise levels associated with the air source heat pump and its installation location, quoting various new briefing notes for large ASHP in domestic installations. The Parish Council requested consideration be made to neighbouring property adjacent in relation to noise disturbance form this installation.

The Parish Council raised concerns with the Height of the existing buildings being incorporated within the new development and questioned the feasibility of a two storey building being developed from these buildings.

The North Facing Cathedral window would have a overbearing impact in relation to the privacy of the property adjacent.

The Parish Council request this application is sent to the Western Area Committee for consideration.
Seconded Cllr Arnold, vote 8 in favour, 1 abstention
(3) 23/02367/TCA

Proposal: SOUTH CAVE EAST CONSERVATION AREA - Fell 1 no. Maple tree (T1) to ground level

Location: 7 Westcote Fold South Cave East Riding Of Yorkshire HU15 2GU Applicant: Mrs Ellis

Application Type: Tree Works in Conservation Areas

Cllr Edmond proposed the Parish Council recommend refusal to the removal of the superb specimen and valuable asset to the streetscene and tree stock within the village. This tree was originally retained during the development of Westcote Farm and the Parish Council request an urgent TPO be placed on the tree. The Parish Council request the ERYC request resubmission of the application for light pruning of this healthy tree. Seconded Cllr Tudor-Price, All in favour

Signed..... Chair

Dated.....