

South Cave Parish Council
Planning Committee 2nd October 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, Rignall, Turner, Stephenson & Foley
Mrs L. Fielding (Clerk)

2644 Apologies for absence

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

2645 Declarations of Interest

Cllr Bateman declared a non-pecuniary interest in minute reference 2646 (4) & (5)
Cllr Edmond declared a non-pecuniary interest in minute reference 2646 (5)

2646 Planning Applications

(1)23/02612/TPO

Proposal: TPO - SOUTH CAVE - 1998 - (REF 501) T2 Dismantle 1 No. Scotch Pine tree as the tree's canopy is leaning towards the house and good cause damage 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, but request suitable replacement tree be replanted. Seconded Cllr Stephenson, All in favour

(2) 23/02360/PLF

Proposal: Erection of two storey extension to side of dwelling Location: 17 Thornham Close South Cave East Riding Of Yorkshire HU15 2EQ Applicant: Mr Matt Johnson & Mrs Belinda Oliver Application Type: Full Planning Permission

Cllr Edmond proposed the Parish Council raise no objection to the application in principle but request the chimney remain as per the original planning application 20/02401/PLF as brick chimney stack. The design of the new chimney flu would not be in keeping with the conservation area. Additional parking space provision should be considered by officers prior to approval of the application. Seconded Cllr Arnold, All in favour.

(3) 23/02429/PLF

Proposal: Erection of a single storey extension to form a reception area and construction of a lobby and cover to existing outdoor seating area Location: Drewtons Cafe And Farm Shop Kettlethorpe Hill South Cave East Riding Of Yorkshire HU15 2AG Applicant: Mrs Katie Taylor Application Type: Full Planning Permission

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

(4) 23/02607/TCA

Proposal: SOUTH CAVE CONSERVATION AREA - Fell 3 No. Lawson Cypress trees (G01) due to poor form & low amenity value from poor historic pruning, Fell 1 No. Flowering Cherry tree (T02) due to extensive crown dieback, Fell 1 No. Hawthorn tree (T03) due to extensive crown dieback, Fell 1 No. Common Beech tree (T04) due to poor growing habit & outgrowing current location, Fell 1 No. Cypress tree (T05) due to outgrowing location inside canopy of T04, Fell 1 No. Apple tree (T06) due to poor form from historic pruning, Fell 1 No. Cypress (T07) due to poor form from extensive Ivy cover up to 10m, Fell 1 No. Cotoneaster tree (T08) due to poor form from overshadowing by adjacent conifers, Fell 1 No. Cypress tree (T09) due to suppression by adjacent tree canopies Location: Cravens 1 East Lodge Ride South Cave East Riding Of Yorkshire HU15 2BG Applicant: Mr A Kilby Application Type: Tree Works in Conservation Areas

Cllr Stephenson proposed the Parish Council raise no objection to the application, but request suitable replacement trees be replanted, Seconded Cllr Edmond, Vote 5 in favour, 2 against

(5) 23/02647/TPO

Proposal: TPO - SOTH CAVE - 1989 (REF 273) A1 - Fell 1 No. Ash tree (T1) due to ash dieback, Fell 1 No. Cherry tree (T2) due to concerns of condition of main stem and limbs Location: 20 The Parklands South Cave East Riding Of Yorkshire HU15 2EL Applicant: Mrs Carole Chadwick Application Type: Works to Protected Trees

Cllr Stephenson proposed the Parish Council raise no objection to the application, but request a suitable replacement tree be replanted. Seconded Cllr Arnold, All in favour

(6) 23/02628/TCA

Proposal: SOUTH CAVE CONSERVATION AREA - Tree works Fell 1 No. Lawson Cypress (T1), Fell 1 No. Sitka Spruce (T3), Fell 1 No. Holly (T4), Fell 1 No. Sycamore (T5), Fell 1 No. Leylandii (T6) Location: 77 Church Street South Cave East Riding Of Yorkshire HU15 2EP Applicant: Mr C Witty Application Type: Tree Works in Conservation Areas

Cllr Stephenson proposed the Parish Council recommend refusal to the application, having received insufficient evidence to justify the felling to this number of trees. The Parish Council request a professional arboricultural report be obtained prior to any decisions being made in respect of this tree application. Seconded Cllr Arnold, all in favour

(7) 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 still 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.

In principle this revised planning application is not dissimilar from the original nor second submission, in that the overall size and scope of the application has not changed; and the impact on 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 newly included Host properties parking spaces raised concerns with the risk of parking being relocated causing potential damage to tree roots.

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 the neighbouring properties adjacent, in relation to noise disturbance from 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 an overbearing impact in relation to the privacy of the property adjacent.

The Parish Council raised concerns' with the access only being suitable for one vehicle. The Application states this access being suitable for two passing vehicles, this is not possible with the current width of the access and no possibility of extending its width.

The Parish Council request this application is sent to the Western Area Committee for consideration should the planning officers be so minded as to approve the planning application. Seconded Cllr Turner, all in favour

(8) 23/02326/PLF

Proposal: Erection of single storey extensions to front and side with associated external alterations
Location: South Cave Sports Ground And Pavilion Church Street South Cave East Riding Of Yorkshire HU15 2EP Applicant: The Official Custodian For Charities Application Type: Full Planning Permission
Cllr Edmond proposed the Parish Council recommend refusal to the application. The application includes the felling of three mature trees as indicated on Drawing AL(9(900 Proposed Site Plan (T004, T005, and T006, which all have TPO status) rising to a possible seven in total well established trees around the site. A two Part Tree Survey report has been submitted within the application. This clearly states that the three trees mentioned above are perfectly healthy. The loss of these trees would have a detrimental impact on the street-scene and the rapidly depleting tree stock within the village. The Parish Council suggest the development plans be reconsidered to relocate the extension to the South-western elevation of the building (possible plan attached), and by relocating the extension, the trees to the North-eastern elevation would remain. The Parish Council raised grave concerns with the lack of information relating to additional parking provisions, especially during the tournament dates, with large numbers of visitors attending the site, causing disruptions to residents and parking issues spreading around the wider area of the village. The current parking facilities are inadequate with extreme overflow parking problems occurring exacerbating during the tournament dates; this issue should be addressed prior to any application being considered, as the facility will increase visitor numbers who primarily use car as transport to the village, due to inadequate public transport facilities serving South Cave. Seconded Cllr Stephenson, All in favour

(9) 23/02412/PLF

Proposal: Change of use from offices to 2 dwellings, increase in roof height to create additional living accommodation, installation of 5 roof lights and 16 solar panels to south elevation and erection of a single storey extension to north elevation
Location: Rudstone Walk West Hill South Cave East Riding Of Yorkshire HU15 2AH Applicant: Mrs Katie Taylor Application Type: Full Planning Permission
Cllr Edmond proposed the Parish Council raise no objection to the application. Seconded Cllr Foley, All in favour

(10) 23/02639/PLF

Proposal: Erection of single storey extensions to side and rear following demolition of existing conservatory and application of render with Cedar Boarding
Location: Southfield House 67 Church Street South Cave East Riding Of Yorkshire HU15 2EP Applicant: Mr C Austin Application Type: Full Planning Permission
Cllr Stephenson proposed the Parish Council recommend refusal to the application, the application would have a overbearing impact on adjacent properties numbers 65 & 67 A Church Street, and would be overdevelopment of the site. The proposals would reduce the access to the rear of the property reducing parking facilities by the inaccessibility of the garage to the rear, lack of provision for rear access for refuse facilities and emergency services access. ERYC should ensure the Juliet Balcony cannot be extended in future onto the flat roof of the extension. Seconded Cllr Edmond, All in favour

2647 Planning Decisions

(1) 23/02182/TCA

Proposal: SOUTH CAVE EAST CONSERVATION AREA - Crown lift 1 no. Sycamore tree (T2) as it is encroaching nearby property
Location: 83A Market Place South Cave East Riding Of Yorkshire HU15 2AS Applicant: Cathryn Robinson
ERYC: Approved
Parish Council: No Objection

(2) 23/02193/TCA

Proposal: SOUTH CAVE EAST CONSERVATION AREA - Pollard no 1. Apple Tree (T1) by 3.5m as it is encroaching property
Location: 85 Market Place South Cave East Riding Of Yorkshire HU15 2AS Applicant: Cathryn Robinson
ERYC: Approved

Parish Council: No Objection

(3) 22/03333/PLF

Proposal: Erection of a replacement dwelling with detached double garage following demolition of existing dwelling (68 Market Place) Location: 68 Market Place South Cave East Riding Of Yorkshire HU15 2AT Applicant: Mr Paul Thornton Application Type: Full Planning Permission

Application Withdrawn

Parish Council: Refused

(4) 23/01828/PLF

Proposal: Erection of single storey extension to front Location: Love Lane House Love Lane South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr Adrian Soll

ERYC: Approved

Parish Council: No Objection

(5) 23/02109/PLF

Proposal: Erection of single storey extension to side and rear Location: 36 Bridge Road South Cave East Riding Of Yorkshire HU15 2JE

Applicant: Mr Adam Brown

ERYC: Approved

Parish Council: Refused

(6) 22/03591/PLF

Proposal: Change of use of land with erection of 3 stables buildings, construction of a manège, construction of a wildlife pond, and construction of additional earth bunds (retrospective) and erection of a secure building for vehicles and construction of a new earth bund with associated landscaping and works Location: Land South And West Of Toft Cottage 37 Bacchus Lane South Cave East Riding Of Yorkshire HU15 2ER Applicant: Mr And Mrs Christopher Smith

ERYC: Approved

Parish Council: No Objection

(7) 23/02027/PLF

Proposal: Erection of single storey extension to rear Location: 10 Trinity Fold South Cave East Riding Of Yorkshire HU15 2BJ Applicant: Mr Parkinson

ERYC: Approved

Parish Council: No Objection

(8) 23/02061/PLF

Proposal: Erection of single storey extension to rear following removal of existing conservatory and partial garage conversion with single storey link extension and associated alterations Location: 22 Annie Med Lane South Cave East Riding Of Yorkshire HU15 2HG Applicant: Ms Vivien Curley

ERYC: Approved

Parish Council: No Objection

(9) 23/01731/CLP

Proposal: Certificate of Lawfulness for the erection of 2no. 2 storey modular house blocks each with a capacity of 60 beds along with ancillary facilities and plant compound within the existing closed perimeter for use in connection with the confinement of prisoners in closed conditions, the installation of Solar Roof Photovoltaic Panels (PV), Air Source Heat Pumps (ASHP) and Internal Fencing Location: HMP Humber Sand Lane North Cave East Riding Of Yorkshire HU15 2JZ Applicant: Ministry Of Justice (MoJ)

ERYC: Approved

Parish Council: No Objection

(10) 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

ERYC: Approved

Parish Council: Refused

(11) 23/02256/TCA

Proposal: SOUTH CAVE EAST CONSERVATION AREA - Fell 1 No. (T1) Sycamore (Not Protected); Crown lift 1 No. (T2) Birch tree (Not Protected) by approximately 2.5M Crown lift 1 No. (T3) Black Poplar tree by approximately 3M by removing 3 lowest branches; Crown reduce 1 No. (G1) Horse chestnut tree, 1

No. Beech tree and 1 No. Cherry tree (Not Protected) by 3M; Fell 2 No. (G2) Lombardi Poplar trees; Crown reduce 1 No. (G3) Poplar tree (Not Protected) by approximately 3M. Canopy raise (G4) Sycamore trees and 1 No. Witch Elm trees by approximately 2M Location: The Birches Love Lane South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr John Bean

ERYC: Approved

Parish Council: Refused

(12) 23/02215/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Fell 1no Lime tree (T1) due to concerns over historic stem failures and proximity to neighbouring property Location: 25 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr Steve Hogarth

ERYC: Approved

Parish Council: Refused

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

(13)The Parish Council noted the response from ERYC relating to validation of Applications

(14)The Parish Council noted update relating to 22/01072/BRCON3 - Sunnysdene Park, Stonepit Road, South Cave – with ERYC making further enquiries

Signed..... Chair

Dated.....