

South Cave Parish Council
Planning Committee 4th March 2024

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), Bateman, Rignall, Turner, Barnett, Tudor-Price, Stephenson, Long & Foley
Mrs L. Fielding (Clerk)
X Members of Public
Ward Councillor Richard Meredith

2656 Apologies for absence

Cllr Barnett proposed apologies is accepted from Cllr Thornham, Seconded Cllr Bateman, All in favour

2657 Declarations of Interest

There were no declarations of interest

2658 Planning Applications

(1)23/03492/PLF

Proposal: Erection of 6 dwellings comprising of 3 detached dwellings and a block of 3 terraced houses with associated access and landscaping Location: Land West And South Of The Dower House 15 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr Andrew Claxton Application Type: Full Planning Permission

Cllr Edmond proposed The Parish Council recommend refusal to the application.

Concerns were raised with the limited amount of time provided to the Parish Council to make comment on this large application, on a site which is not included within the Local Development Plan.

The number of properties proposed within the application cannot be considered as an “In-Fill” or “windfall” site and exceeds the number of properties normally allowed off a private drive and would therefore have a detrimental effect on the location being within a conservation area and would be considered overdevelopment of the site.

South Cave being classed as a Primary Village must consider Residential development which includes Affordable Housing which is commensurate with the scale, role, and character of the village. This planning application does not bring new and/or enhanced local services and facilities, nor does it bring economic development appropriate to the scale of the village.

The extreme impact on the numbers of trees to be felled within the application would have a detrimental impact on the Street-scene and other surrounding properties.

The conservation area is a fundamental part of the village where ERYC should support the Parish Council in preserving the depleting village tree stock, and therefore the Parish Council would request the ERYC tree officer visit the site to consider TPO's be placed on the affected trees now under threat.

The planning application states the entry / exit gates of the Dower House onto Station Road currently only cater for 4 vehicles. If the proposed development build is approved this will increase to at least 19 vehicles and effectively be handling two-way traffic from 7 properties including the Dower House.

The A1034 main trunk road passes immediately past the property gateway, with the traffic density ever increasing year on year and should demand as suggested by the Highway Development

Management Team (HDM) that a swept path analysis be carried out on the entrance/exit before any recommendation can be made by them.

Other points raised are the access route width, number of passing places, the surface finish (proposed is gravel) its suitability to pedestrians and wheelchair users because of the incline, and waste bin storage area.

If the ERYC are minded approving the application the Parish Council request the application be sent to committee for consideration. Seconded Cllr Barnett, All in favour

(2)24/00446/TCA

Proposal: TCA - SOUTH CAVE EAST CONSERVATION AREA - Fell 1 no. Beech (T1) and Crown Reduction of 1 no. Robina (T2) by up to 2.5 metres to keep within boundary lines Location: 5 Radcliffe Garth South Cave East Riding Of Yorkshire HU15 2BL Applicant: Application Type: Tree Works in Conservation Areas

Cllr Edmond proposed the Parish Council recommend refusal to the application for the felling of T1 (Beech Tree). Evidence to support the works does not identify the tree as being Dead, Dying or Deceased. The tree forms part of the depleting tree stock within the village and is within the conservation area. The location of the tree is elevated and would have a detrimental effect on the streetscene at Radcliffe Garth. The Parish Council request the ERYC Tree Officer consider a TPO on the Tree now under threat. The Parish Council do not object to the works to T2 having no effect on the streetscene. Seconded Cllr Stephenson, all in favour

(3)24/00235/PLF

Proposal: Erection of porch and conversion of garage to additional living accommodation Location: 16 Beverley Road South Cave East Riding Of Yorkshire HU15 2AU Applicant: Mr Paul Charstone Application Type: Full Planning Permission

Cllr Edmond proposed the Parish Council raise no objection to the application, Seconded Cllr Turner, All in favour

(4) 23/03517/VAR

Proposal: Variation of Condition 7 (finished floor levels), Condition 8 (damp proof course), Condition 13 (installation of openings) and Condition 14 (approved plans) of planning permission 22/01826/VAR (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) to allow changes to the approved plans, finished floor levels, materials and installation of 3 roof lights to Plot 2 (AMENDED PLANS) Location: Land North West Of Wold Close 76 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB Applicant: Mr and Mrs Hindley Application Type: Variation of Condition(s)

Cllr Edmond proposed the Parish Council recommend refusal to the application Variation of Condition 14 (Approved Plans). The Parish Council request the application is again referred to committee for clarity regarding the planning rules, due to the constant amendments to an original application with rejected plans. ERYC have already commented that the access to the development and single track road to the existing property would be insufficient for the number of vehicles, and cause problems for access of emergency vehicles. The site access on to Beverley Road would need upgrading to Highways standard. There are no updated drawings on the portal that indicate those requirements have been included other than a Landscape Plan ref 2011-600-06 REV B dated 30/Jan/2024. Seconded Cllr Foley, All in favour

2659 Planning Decisions

(1) 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

ERYC: approved

Parish Council: Refused

(2) 23/03452/PLF

Proposal: Erection of single storey dwelling following demolition of existing dwelling Location: Cravens 1 East Lodge Ride South Cave East Riding Of Yorkshire HU15 2BG Applicant: Mr Andrew Kilby & Mrs Cheryl Kilby

ERYC: approved

Parish Council: No Objection

(3) 23/03814/PLF

Proposal: Erection of single storey canopy to rear Location: 19 Castle Rise South Cave East Riding Of Yorkshire HU15 2ET Applicant: Mr Sather

ERYC: approved

Parish Council: No Objection

(4) 23/03621/PLF

Proposal: Erection of two storey and single storey extension to rear following demolition of existing single storey extension and erection of single storey outbuilding to rear Location: 27 Market Place South Cave East Riding Of Yorkshire HU15 2BS Applicant: Mr Matthew Johns

ERYC: approved

Parish Council: No Objection

(5) 23/03427/PLF

Proposal: Change of use of agricultural land to secure dog walking field and parking area with associated boundary fencing and gates Location: Lands A B And C Little Wold Lane South Cave East Riding Of Yorkshire HU15 2AZ Applicant: Little Woof Dog Field Application Type: Full Planning Permission

APPLICATION WITHDRAWN

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

Signed..... Chair

Dated.....