

South Cave Parish Council
Planning Committee 12th August 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), Turner, Foly, Bateman, Rignall & Barnett
Mrs L. Fielding (Clerk)
X1 Member of public
Cllr Meredith

2680 Apologies for absence

Cllr Barnett proposed apologies is accepted from Cllrs Stubbs, long, Thornham, Tudor-Price & Stephenson, Seconded Cllr Turner, All in favour

2681 Declarations of Interest

Cllr Bateman declared a non-pecuniary minute ref 2682 (3)

2682 Planning Applications

(1) 23/01969/PLF

Proposal: Erection of detached dwelling 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 was closed at 7:30pm for member of public to raise their concerns in relation to the development. The meeting was reopened at 7:35pm

Cllr Edmond proposed the Parish Council recommend refusal to the application the proposed development is within the conservation area and outside the village development limits, the proposed development would be a departure on the existing development plan adopted by the East Riding of Yorkshire Council. Therefore, because the site is outside the development limits, it should be classed as 'Countryside' and be supported, but it will not bring any long term employment after construction is complete, to the village.

There is no provision in the access road design to the proposed property for the protection of the tree roots of a very large tree in the garden of an adjacent property at No.70 Bridge road. The overall size of the proposed development is overbearing and dominating in relation to existing properties around it, especially to a nearby bungalow, only a few feet away. Highway Development Management have commented that in the proposal the dwellings will be accessed from an extension to the existing private drive, this will dogleg behind an existing garage/outbuilding, potentially has poor visibility and is too narrow to permit two-way traffic. The drive and access will be shared with an existing new build property. The number of properties accessing the private shared drive indicate that it should be 5m in width throughout the length. The width of the actual vehicle access should be a minimum of 5m.

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 drawings, and hence there is insufficient basis to make a recommendation. However, since the revised plans have been submitted the HMD team have amended their comments and included that discussion should be taken with the Fire service.

The Land Drainage team (LDT) have requested the following conditions. Full surface water and foul drainage details are to be submitted and approved by the Planning Authority, in consultation with the Flood Risk Management Section of the council and including Yorkshire Water.

This is to ensure a satisfactory drainage system is proposed for the site that will not increase the flood risk to the site or adjacent properties.

Soakaway tests are to be carried out in accordance with BRE Digest 365 and the results submitted to the planning authority. Should hierarchical methods of surface water drainage be discounted, Yorkshire Water must agree to the discharge of both surface water and foul to the sewers. Again, the new revised application would still require this because the Land Drainage team have not rescinded the above.

The development would post a detrimental impact on number 64 Bridge Road & 2 Harvesters Yard – having the proposed development overlook the property, Overshadowing and enclosure dominance of 66 & 68 Bridge Road, an increase of noise levels & disturbance impacting numbers 36, 34 & 28 Pinfold and additional overlooking an
Additional enclosure

If the ERYC officers are minded approving the application, the Parish Council request the application is sent to committee for consideration.

Seconded Cllr Turner, All in favour

(2) 24/01806/PLF

Proposal: Change of use of land for the siting of 22 static caravans for holiday use Location: Sunnysdene Country Park Stonepit Road South Cave East Riding of Yorkshire HU15 2BY
Applicant: Sunnysdene Holiday Park Ltd Application Type: Full Planning Permission

Cllr Barnett proposed the Parish Council recommend refusal to the application, neither a 'Tree Survey' nor arboriculture Impact Statement have been submitted. Therefore, insufficient information is available to accurately assess the impact of the proposed development on the trees. The Parish Council support HSE comments and concerns: 'The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.'

South Cave Parish Council support Ellerker Parish Councils comments and recommendations for refusal to the application as detailed:

- a) The applicant states that the site was a well-established tourism site from 2008, but In reality, it was a very run down, poorly used and maintained site with no tourism facilities, such as a laundry facility. The site is located close to the A63 and the inevitable noise from the dual carriageway will never make this a tranquil site for holiday makers and has potentially resulted in previous poor sales of the lodges.
- b) Despite the assertion that the site has been long used for tourism and contributes to the rural economy, it is essential to highlight that the area in question is not primarily a tourist

destination. The claim of its usage as a holiday park does not align with the actual residential pattern observed on-site. Currently, there are only two residents occupying the units, which raises concerns about the site's primary function.

c) Ensuring that these units are not used as permanent residences seems nearly impossible under the current circumstances. The lack of a clear enforcement mechanism and the ambiguous nature of the site's occupancy rules contribute to the difficulty in maintaining the site's intended use strictly for tourism. The proposal's current provisions do not adequately address these enforcement issues, which are crucial for the site's compliance with its designated purpose.

d) The application does not confirm whether these static caravans will be rented or sold. It does not confirm whether they will be for short term holiday rentals or for longer rentals, becoming almost permanent residences.

e) Will there be a specific period when the site will be closed? Will individuals purchasing the holiday homes be required to maintain a second home?

f) The proposal mentions the reduction of units to alleviate overcrowding concerns. However, the broader issue of the site's suitability for tourism versus residential use remains unresolved. With the nearest dwelling being over 100 meters away, the site's isolation further complicates its use as a sustainable tourist destination, thereby reinforcing the potential for its misuse as permanent housing.

g) The main sewer in the Ellerker area is unable to manage existing sewerage. The surface water from the site will drain into the main sewer. There is no capacity in the system. It is also stated that the foul sewage disposal is unknown. There must be an approved plan for this before the site can be developed.

h) No plan is detailed for waste storage and collection. This site could generate considerable rubbish from units that if fully operational could house 22 x 4 (88) + holiday makers.

i) Ellerker Parish Council agree with the Health and Safety Executive concerns with the toxicity of the local environment. The site will be overdeveloped with the potential for disturbing noise and light pollution on site, causing a detrimental impact on the residents from Hilldales and Ellerker.

j) Increase in traffic, especially that leaving the site and turning right onto Willow Flats; the junction is placed immediately after the bend which to some extent obscures approaching traffic and has the potential to increase the risk of accidents

In addition South Cave Parish Council raise concerns with the lack of amenities provided on site, including, washing laundry facilities, Bin disposal points, additional visitor parking and Children's recreation/Play space.

If the ERYC officers are minded approving the application, the Parish Council request the application is sent to committee for consideration.

Seconded Cllr Edmond, All in favour

(3) 24/02092/TPO

Proposal: TPO - SOUTH CAVE - 1971 - (REF 268) (W3) - SOUTH CAVE CONSERVATION AREA - Crown reduce 11 no. Beech trees (G1) by 4 metres to reduce shading and for the purpose of maintenance; and Fell 1 no. Beech tree (T1) due to major stem damage and decay 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 providing the works do not exceed the specified 4 metre crown reduction or to the previous pollarding point, Seconded Cllr Rignall, All in favour

(4) 24/01939/PLF

Proposal: Erection of single storey garage extension to side, access ramp to provide level access and raised patio to front Location: 64 The Stray South Cave East Riding Of Yorkshire HU15 2AL Applicant: Mr & Mrs Clive & Vanessa Ferris Application Type: Full Planning Permission

Cllr Edmond proposed the Parish Council raise no objection to the application, but request the ERYC ensure the garage is within the minimum dimension requirements of 4.8 x 2.4m. Consideration should also be given to the proximity of the garage to the neighbouring property which may have guttering/fall pipes overhanging the boundary.

The proposed building materials are not listed in the 'Design & Access Statement' and a 'Householder Application for Planning Permission Document' has not been submitted, which would normally indicate the intention to use where possible the same as existing materials

Seconded Cllr Turner all in favour

(5) 24/01282/PLF

Proposal: Construction of pitched roof over existing rear extension and replacement pitched roof to garage (Retrospective) Location: 1 Middle Garth Drive South Cave East Riding Of Yorkshire HU15 2AY Applicant: Mrs Sue Pierce Application Type: Full Planning Permission Cllr Edmond proposed the Parish Council raise no objection to the application, seconded Cllr Foley, All in favour

(6) 24/02243/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Crown lift 1 no. Robinia tree (T2) by removing 3 no. lowest limbs over building due to previous pruning leading to unnatural regrowth Location: Netherwolds 1 Brough Road South Cave East Riding Of Yorkshire HU15 2BU Applicant: Mrs Sarah Waddington Application Type: Tree Works in Conservation Areas Cllr Edmond proposed the Parish Council raise no objection to the application, Seconded Cllr Foley, vote 5 in favour, 1 abstention

(7) 24/02138/PLF

Proposal: Erection of replacement dwelling including new access wall and gates following demolition of existing dwelling Location: Portland Lodge 68 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB Applicant: Mr And Mrs Lant Application Type: Full Planning Permission

Cllr Edmond proposed the Parish Council raise no objection to the application, seconded Cllr Barnett, All in favour

(8) 24/02211/TPO

Proposal: TPO - SOUTH CAVE NO. 27 (REF 787) T1. SOUTH CAVE E CONSERVATION AREA - Pollard 1 no. Willow tree (T1) to 6.5 - 7 metres due to large crack in main scaffold limb and previous large failures within wider crown Location: 5 Radcliffe Garth South Cave East Riding

Of Yorkshire HU15 2BL Applicant: Mrs Waddington Application Type: Works to Protected Trees

Cllr Edmond proposed the Parish Council raise no objection to the application, seconded Cllr Barnett, All in favour

2683 Planning Decisions

(1) 24/01474/TPO

Proposal: TPO - SOUTH CAVE NO. 27 - 2003 - (REF 787) G2 - Crown reduce 1 no. Pine tree (T1) by removing 2 no. lower limbs to increase light into the area to help the vegetation beneath to grow; Crown reduce 1 no. Sycamore tree (T2) by removing the lower 3 no. limbs due to overhanging the trampoline; Crown reduce 1 no. Sycamore tree (T3) by 3 metres laterally and remove 1 no. lower limb due to close proximity to the house; Crown reduce 1 no. Sycamore tree (T4) by removing 1 no. limb due to suffering from potential Sooty Bark disease; Crown reduce 1 no. Pine tree (T5) by removing lower limbs as indicated in the submitted photograph to improve the views over the hills; Crown reduce 1 no. Sycamore tree (T6) by removing 1 no. lower limb due to becoming compromised from an old wound Location: 3 Radcliffe Garth South Cave East Riding Of Yorkshire HU15 2BL Applicant: Mr Daniel Carradice

ERYC: Approved

Parish Council: No Objection

(2) 24/01568/PLF

Proposal: Erection of single storey extension to rear Location: 6 Westcote Fold South Cave East Riding Of Yorkshire HU15 2GU Applicant: Mr & Mrs Gardner

ERYC: Approved

Parish Council: No Objection

(3) 24/01604/TPO

Proposal: TPO - SOUTH CAVE NO. 15 - 1998 - (REF 501) T5 AND T6 - Crown thin 1 no. Beech tree (T1) and 1 no. Lime tree (T2) by 20% and crown reduce by removing the branches encroaching the nearby property Location: 15 The Limes South Cave East Riding Of Yorkshire HU15 2FG Applicant: Mr Jonathan Cawkwell

ERYC: Refused

Parish Council: No Objection

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

(4)The Committee received a update Bellway homes development – footpath, play area & advertising boarding. It was noted the Playpark application was in the process of being submitted, the billboards were to be removed as soon as possible and the footpath was under current discussions.

(5)The Committee received information regarding Dogger Bank Offshore Wind consultation – it was noted there was to be little or no impact on South Cave

2684 Finance

(1)The Parish Council noted the income received and approved items for payment for August 2024

Barclays	Charges	£8.50
	Burial Ground	
Business Stream	Water	£92.00
Supreme Windows	Bus Shelters	£40.00
Supreme Windows	Town Hall Windows	£12.00
Eon	Gas	£208.61

N Power	Festive Lights	£57.46
Scottish Water	Town Hall Water	£28.71
HSBC	Charges	£8.00
Eon	Electric	£214.75
N Power	Festive lights	£55.60
Supplies	Stationary	£27.66
KRL Group	Photocopier	£204.55
	Test & new	
	Extinguisher	
Advance Fire Services	(Chapel)	£225.48
South Cave Sports & Rec		
Committee	Playpark Rental	£200.00
	Internet &	
KCOM	Telephone	£112.34
Nicholas Associates Group	Footway Cleaner	£1,427.14
J Wilson	Newsletters	£250.00
GJ Landscapes	Grass Cutting	£1,635.60
	Expenses (Postage	
	£5.40 Provisions	
L Fielding	£2.98)	£8.38
PKF Littlejohn	External Audit	£504.00
MNB Computing	WIFI repair	£70.05
Stripe Payment	Refund	£368.00
Barclays Charges		£10.00
UK Host 4 U	Website Hosting	£29.99
Humber clean	Chapel Gutter Clear	£486.00
Supreme Windows	Town Hall Windows	£12.00
A & S Design	Website updates	£270.00

Cllr Turner proposed the Parish Council pay the invoices received on the grounds of sound financial management of the Council. Seconded Cllr Edmond, All in Favour

2685 Confidential Matters

(1) To resolve that in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded and they are instructed to withdraw

(2) Cllr Turner proposed the Parish Council pay the invoices received on the grounds of sound financial management of the Council. Seconded Cllr Edmond, All in Favour

Signed..... Chair

Dated.....