

South Cave Parish Council
Planning Committee 2nd December 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), Barnett, Tudor-Price, Bateman, Turner & Rignall
Mrs L. Fielding (Clerk)

2698 Apologies for absence

Cllr Barnett proposed apologies is accepted from Cllrs Long, Thornham, Stephenson & Foley Seconded Cllr Turner, All in favour

2699 Declarations of Interest

Cllr Turner declared a non-pecuniary interest in minute reference 2700 (3)

Cllr Rignall declared a non-pecuniary interest in minute reference 2700 (4)

2700 Planning Applications

(1) 24/03240/TCA

Proposal: SOUTH CAVE EAST CONSERVATION AREA - Fell 1 no. Pine tree due to neighbour's concern over the potential failure onto the property Location: Marshland House 41 Church Street South Cave East Riding Of Yorkshire HU15 2EP Applicant: Mrs Elliott Application Type: Tree Works in Conservation Areas

Cllr Edmond proposed the Parish Council raise no objection to the application but request a suitable replacement tree be replanted. Seconded Cllr Tudor-Price, Vote 5 in favour, 1 against

(2) 24/03162/CM

Proposal: Variation of Condition 4 (approved plans), Condition 6 (CEMP: Biodiversity), Condition 7 (Written Scheme of Investigation), Condition 8 (Emissions Management Plan), Condition 9 (Scheme for ground water monitoring), Condition 10 (compensatory storage scheme), Condition 11 (detailed restoration scheme), Condition 17 (restoration scheme) of planning permission 18/00528/CM (Extension of existing sand, gravel and clay extraction areas at North Cave Quarry (Crosslands) and Newport Road Quarry (Outgang) with subsequent restoration of Crossland to agricultural land and Outgang to water based area for the interest of nature conservation) to allow the amendments to the approved restoration plan Location: Land North And South Of Dryham Farm And East And West Of Crosslands Lane To The North Of Newport Road North Cave East Riding Of Yorkshire Applicant: Breedon Trading Limited Application Type: County Matter

Cllr Edmond proposed the parish Council raise no objection to the application, concerns were raised with safety of the site vehicle movements. seconded Cllr Turner, All in favour

(3) 24/03220/TPO

Proposal: TPO - SOUTH CAVE NO. 44 - 2011 (REF 1247) T1. SOUTH CAVE W CONSERVATION AREA - Crown lift 1 no. Pine tree (T1) by 4 - 4.5 metres by removing the 4 no. lowest limbs to improve overall form and aesthetic value Location: 42 Pinfold South Cave East Riding Of Yorkshire HU15 2HE Applicant: Mr Partridge Application Type: Works to Protected Trees

Cllr Edmond proposed the Parish Council raise no objection to the application, seconded Cllr Tudor-Price, Vote 5 in favour, 1 abstention

(4) 24/01075/OUT

Proposal: Outline - Erection of 4 detached dwellings (Access and Layout to be considered) (AMENDED DESCRIPTION) Location: Land West Of Wych Elm 51 Little Wold Lane South Cave East Riding Of Yorkshire HU15 2AZ Applicant: Mr Abu-Qaiyas Application Type: Outline Planning Permission

Cllr Edmond proposed the Parish Council strongly recommend refusal to the application and reiterate their previous points for refusal:

1) This planning application seeks permission to build 4 detached dwellings on land to the west and rear of No.51 Little Wold Lane with a new access from the turning area on the Stray which is adjacent to No.56 and No. 58 The Stray. This proposed new access would cross land owned by either

or both two properties. The applicant accepts that the vehicular access into the site is a matter for consideration.

- 2) The proposed development is outside the building limits of the village and is not within the conservation area. It is also in a heavily wooded area which would need to be felled and cleared.
- 3) It is proposed to be within an Important Landscape Area as defined in ENV2, and a Minerals Safeguarding Area as defined in EC6.
- 4) The housing mix proposed is to be 3 x 4 bed homes, and 1 x 3 bed home.
- 5) The proposed development will have a major impact on the street scene and the residents at No.20, No.22, No.24, No.26, No.56 and No.58 The Stray.
- 6) A Heritage, Design and Access Statement has been submitted along with an Ecology Survey and Biodiversity Net Gain Assessment. The Ecology report concludes that BNG could not be achieved on-site and could only be achieved with off-site gains.
- 7) The Ecology report also states that should development be permitted a Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and approved in writing, by the LPA.
- 8) The size, scale, and design of the proposed development should be considered. Is it acceptable, does it detract from the visual amenity of the surrounding area. Also, does the application have a significant or unacceptable impact on the amenities of the neighbouring properties in terms of dominance, enclosure, loss of light, overshadowing or overlooking.

In addition, There are a number of negative public comments added to the planning application which itemise various issues, especially to do with boundaries, and water run off since the applicant has felled at least 15 large trees in the paddock.

The Parish Council Support Highway Development Management team submission/comments:

- a) It is noted that the site sits outside of the development limits of South Cave and is therefore not a site allocated for housing within the ERYC Local Plan.
- b) According to the proposed plans, the site access would measure approx. 4.4m wide, this would not be wide enough to facilitate two-way vehicle movement, and the access should be widened to 5.5m to allow safe access and egress for users of the site.
- c) The site is not located within a sustainable town centre location and so each 4-bedroom dwelling should provide 3 off street parking spaces per plot. The proposed parking provision would therefore fail to comply with the Sustainable Transport SPD of the ERLP. Any plots without garages should provide secure under cover cycle storage to encourage sustainable modes of transport.
- d) The proposed plans show that the site would be served by a private shared drive. There is no information provided with the application regarding refuse collection, and therefore details of a refuse collection point should be provided. Should refuse collection be from within the site, then swept path analysis would be required to show that refuse vehicles (10.5m twin rear axle vehicle, (refuse vehicles)) can turn and manoeuvre within the site to allow access and egress in forward gear.
- e) The proposed site plan does not show the proximity of the adjacent neighbouring properties (no.58 The Stray) driveway to the proposed site access and so it is difficult to assess the suitability of the access location and its relationship with the neighbouring properties. A detailed site plan

should show the location of the neighbouring driveways and the existing streetlight to establish the exact location of the proposed access.

- f) Highways Recommendation is that the submitted information within this application, is not considered sufficient to provide a thorough assessment of any potential impacts on the public highway, therefore, Highway Development Management (HDM) recommend that this application is refused for the following reasons.

The application is contrary to paragraphs 114 (b) of the National Planning Policy Framework.

The application is contrary to policy EC4 of the ERLP SD.

The application is contrary to sub-section B.9 of policy ENV1 of the ERLP SD

The Parish Council support The Land Drainage Team request that both 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 Yorkshire Water, prior to any works commencing on the site. 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.

A complete and operational drainage system shall be installed prior to any dwelling being occupied. This is to ensure that during development of the site, all site surface water run-off is captured within the site and does not increase the flood risk to adjacent highway or property.

Soakaway tests are to be carried out on site in accordance with BRE Digest 365. Full test results and calculation for the volume of the proposed soakaways are to be submitted and approved by the planning authority, prior to the grant of any planning permission. 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 property.

It should be noted that comments from the residents' letters of objection, and whose properties are adjacent to the proposed development area, are all now suffering from flooding during times of heavy rain which they infare is primarily due to the landowner felling a large number of trees.

If ERYC are minded to approve the application the Parish Council request the application be send to the appropriate committee. Seconded Cllr Barnett, all in favour
(5)24/01806/PLF

Proposal: Change of use of land for the siting of 19 static caravans for holiday use Location: Sunnydene Country Park Stonepit Road South Cave East Riding Of Yorkshire HU15 2BY
Applicant: Sunnydene Holiday Park Ltd Application Type: Full Planning Permission
Cllr Edmond, proposed the Parish Council recommend refusal to the application, supporting Ellerker Parish Councils comments to recommend refusal. South Cave Parish Council raise concerns with the lack of amenities for the site and lack of children's Play area. Traffic movements would increase for the location affecting neighbouring properties.
Seconded Cllr Barnett, All in favour
(6)24/03384/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Fell 1 no. Juniper tree (T1) and 4 no. Cypress trees (T2, T3, T4 & T5); Crown reduce 1 no. Cypress tree (T6) by 4 metres as illustrated; Crown reduce 1 no. Whitebeam tree (T7) and re-shape to previous pruning points as illustrated; Proposed works are to improve garden amenity Location: Lorien 2 East Lodge Ride South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr Silas Taylor
Application Type: Tree Works in Conservation Areas

Cllr Edmond Proposed the Parish Council recommend refusal to the application, the unnecessary felling of trees T2-5 as this would have a detrimental impact on the village tree stock, we would recommend light pruning to the trees and resubmission of the application. Seconded Turner. All in favour

~~(4) DUPLICATE AGENDA ITEM SEE ITEM 4 24/01075/OUT~~

~~Proposal: Outline Erection of 4 detached dwellings (Access and Layout to be considered) (AMENDED DESCRIPTION) Location: Land West Of Wych Elm 51 Little Wold Lane South Cave East Riding Of Yorkshire HU15 2AZ Applicant: Mr Abu-Qaiyas Application Type: Outline Planning Permission~~

~~(7)24/03241/PLF~~

~~Proposal: Erection of single storey extension to rear Location: 40 Highfields South Cave East Riding Of Yorkshire HU15 2AJ Applicant: Mr And Mrs G Kelsey Application Type: Full Planning Permission Cllr Edmond proposed the Parish Council raise no objection to the application, seconded Cllr Tudor-Price, All in favour~~

~~(8)24/03121/TCA~~

~~Proposal: SOUTH CAVE EAST CONSERVATION AREA - Crown reduce 1 no. Beech tree (T1) by 2 metres as it is encroaching the house; Crown reduce 1 no. Sycamore tree (T2) by 2 metres as it is encroaching the house and tv aerial; Pollard 7 no. Beech trees (T3) that form a hedge to 3 metres in height to encourage lower foliage and take the group back to its original purpose as a hedge; Fell 1 no. Beech tree (T4) as it is shedding limbs, and there is dieback in the crown and potentially bracket fungus; Fell 1 no. Beech tree (T5) as it is dehydrated by ivy growth, has an excessive lean, and the ground beneath is becoming unstable due to burrowing mammals; Fell 1 no. Beech tree (T6) as it is dehydrated by ivy growth, is in sandy soil, has a weak fork at ground level and has an excessive lean towards the highway Location: 24 Brough Road South Cave East Riding Of Yorkshire HU15 2BX Applicant: Mr Mike Wilson Application Type: Tree Works in Conservation Areas~~

~~Cllr Edmond proposed the Parish Council recommend refusal to the application, the loss of these trees would have a detrimental impact on the streetscene and village tree stock. If the ERYC are minded to approve the application, the Parish Council request the East Riding of Yorkshire Council impose a condition to replace the trees removed with suitable replacements. Seconded Cllr Barnett~~

2701 Planning Decisions/Matters

(1) 24/02637/TPO

Proposal: TPO - SOUTH CAVE - 1971 - (REF W2) MG - Crown lift 1 no. Sycamore tree (T1) to 7 metres (as illustrated) to rebalance the crown; Crown lift 1 no. Sycamore (T2) by removing 1 no. limb to 5 metres (as illustrated) to improve the garden amenity; and Crown reduce 1 no. Holly tree (T3) to 3 metres (as illustrated) to improve the garden amenity Location: Haywards 13 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr Steve Todd

ERYC: Approved

Parish Council: No Objection

(2)24/01176/PLF

Proposal: Erection of a dwelling with detached car port following demolition of existing dwelling Location: Prairie Farm Common Road South Cave East Riding Of Yorkshire HU15 2EA Applicant: Kirstie Braithwaite

ERYC: Approved

Parish Council: No Objection

(3)24/00872/PLF

Proposal: Erection of a dwelling and detached garage including construction of vehicular access Location: Land South West Of The Uplands 96 Beverley Road South Cave East Riding Of Yorkshire HU15 2BB Applicant: Church Gate Homes

ERYC: Approved

Parish Council: Refused

(4) 24/02675/PLF

Proposal: Erection of two storey extension to rear and construction of pitched roof over existing single storey extension at rear Location: Keepers Cottage 9 Drewton Lane South Cave East Riding Of Yorkshire HU15 2AG Applicant: Drewtons Ltd

ERYC: Approved

Parish Council: No Objection

(5)24/02582/PLF

Proposal: Conversion of existing outbuilding to form gym and store, erection of single storey extension to rear to create WC and log store and erection of timber structure to side to form covered social area

Location: Wendale 44 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr Tony Arnett

ERYC: Approved

Parish Council: No Objection

(6)24/02644/TPO

Proposal: TPO - SOUTH CAVE - 1971 - (REF 268) W2 - Crown lift 2 no. Sycamore trees (T1 and T2) by 1.5 metres (as illustrated) to reduce encroachment into the garden Location: 32 Wesley Close South Cave East Riding Of Yorkshire HU15 2EJ Applicant: Mr Steve Severs

ERYC: Approved

Parish Council: No Objection

(7)24/01763/PLF

Proposal: Erection of detached garden room and raised decking to rear Location: 5 Radcliffe Garth South Cave East Riding Of Yorkshire HU15 2BL Applicant: Mr And Mrs Wood

ERYC: Approved

Parish Council: No Objection

(8)24/02715/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

ERYC: Approved

Parish Council: No Objection

(9)24/02963/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Crown lift Sycamore (T2) & Holly (T3) to 1.5-2 metres above ground level so that the gardeners can get underneath for maintenance

Location: King George V Playing Field Bacchus Lane South Cave East Riding Of Yorkshire Applicant: South Cave Parish Council

ERYC: Approved

Parish Council: No Objection

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

Signed..... Chair

Dated.....