

**South Cave Parish Council**  
**Planning Committee 1<sup>st</sup> September 2025**

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, Stubbs, Stephenson & Bateman

**2730 Apologies for absence**

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

**2731 Declarations of Interest**

Cllr Tudor-Price declared a non-pecuniary interest n minute reference 2732 (3)

**2732 Planning Applications**

(1)25/02011/PLF

Proposal: Erection of single storey extension to rear following demolition of existing stores and conversion of existing integral garage into additional living accommodation Location: The Lodge Ryland Hill Brough Road South Cave East Riding Of Yorkshire HU15 2BU Applicant: Application Type: Mrs Dunn Full Planning Permission

Cllr Edmond proposed the Parish Council raise no objection to the application, seconded by Cllr Tudor-Price, all in favour

(2) 25/02271/TCA

Proposal: SOUTH CAVE EAST CONSERVATION AREA - Crown reduce 1 no. Conifer Hedge (G1) to 2.4 metres (8 feet) and 1 no. Cherry tree (T1) back to boundary due to overhanging the neighbouring property Location: Glebe House 22 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Application Type: Mr And Mrs Hazell Tree Works in Conservation Areas

Cllr Edmond proposed the Parish Council raise no objection in principle to the application relating to the works to the hedge. The Parish Council request the Cherry tree be professionally assessed to ensure the tree works to the tree are balanced and are not under threat of being lost due to excessive pruning. The Parish Council point out the following:

- All tree surgery should be in accordance with BS3998 (2010) to ensure that all works are carried out in an arboriculturally acceptable manner.
- Climbing spikes should not be used whilst undertaking any form of works on living trees to ensure undue, extensive, and long-term damage is not inflicted upon protected trees.
- To maintain the character and appearance of the Conservation Area the Parish Council should request ERYC to encourage and recommend where possible the planting of a suitable replacement tree(s) following the removal of existing trees.
- If applicable, a BS5837 Tree Survey and Report is an essential process for anyone planning construction or development where trees are present either within or adjacent to your property.
- It should be noted no written report was received in respect of works to the cherry tree, the Parish Council request any future applications for works within the conservation area be submitted with all relevant reports in order for the Parish Council to make a informed decision on the application.

Seconded Cllr Stephenson, All in favor

(3)25/02246/TPO

Proposal: Date: SOUTH CAVE EAST CONSERVATION AREA - Fell 1 no. Lime tree as it has grown too large, is causing shadowing on the property and the adjacent houses, and there are concerns about the root system causing damage to nearby properties Location: 3 Appleton Gardens South Cave East

Riding Of Yorkshire HU15 2EN Applicant: Application Type: Mr Stuart Carmichael Works to Protected Trees

Cllr Edmond Proposed the Parish Council recommend refusal to the application, the loss of the tree would have a detrimental impact on the Street-scene with no evidence of the tree being unhealthy, the Parish Council request the ERYC request an arboriculturist report to assess the tree and establish a reasonable amount of pruning to maintain this important specimen. The Parish Council request a resubmission to include any such report. The Parish Council reviewed the decision made within previous applications and was unable to determine any significant change therefor the response from the ERYC dated 19<sup>th</sup> December 2024 concluding the following should be upheld:

‘Insufficient justification had been given to warrant the removal of the lime and that the alternative option of managing the tree by pruning had not been exhausted. In the years following this Planning Inspectorate decision, physical condition of the tree has not significantly altered, other than some remedial pruning, and its contribution to the amenity of the Conservation Area has not reduced.

No technical evidence has been submitted for this application that indicates that T1 is structurally unsound, that its physiological condition is declining, or that it is causing damage to property. It has also not been demonstrated that pruning of the tree has been exhausted as a sustainable option for the management of the tree. It is considered that there is insufficient justification for the removal of the tree subject to a preservation order.’

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Seconded Stephenson, All in favour

## **2733 Planning Decisions/Matters**

(1)25/01679/TCA

Proposal: Crown reduce 1 no. Cherry tree (T1) by reducing southern canopy by 2.5 metres to reduce overhang back to boundary Location: Wallingfen House 39 Church Street South Cave East Riding Of Yorkshire HU15 2EP Applicant: Mr Paul Dann

ERYC: Approved

Parish Council: No Objection

(2) 25/01807/TDD

Proposal TPO - CHURCH STREET - 1968 - (REF 127) W2 - Remove 4 no. Ash trees due to all suffering from Ash Dieback disease Location: 41 Wesley Close South Cave East Riding Of Yorkshire HU15 2EJ Applicant: Ms Rachel Robinson

ERYC: Approved due to TDD classification

(3) 24/03269/PLF

Proposal: Erection of 2 detached dwellings with associated access and landscaping (Resubmission of 23/03492/PLF) Location: Land West And South Of The Dower House 15 Station Road South Cave East Riding Of Yorkshire HU15 2AA Applicant: Mr Andrew Claxton

ERYC: Refused

Parish Council: Refused

(4)25/01928/TCA

Proposal: SOUTH CAVE E CONSERVATION AREA - Fell 1 no. Acer tree as it is partially dead and has been dying for the past three years; Fell 1 no. Ornamental Cherry tree as it is too large for the plot, is situated over the top of the water mains leading to concerns about the roots and the weight of the tree over the water mains, and due to branches overhanging neighbour's drive Location: 14 Thornham Close South Cave East Riding Of Yorkshire HU15 2EQ Applicant: Dr Matt Duggan

ERYC: approved

Parish Council: no objection

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

Signed..... Chair

Dated.....