

HESSLE TOWN COUNCIL
Planning & Traffic Committee
Tuesday, 2nd February 2010 at 7.30pm
(Drawings were available for viewing from 7pm)
Town Hall, South Lane, Hessle

MINUTES

Present: Councillors Bratley, Davison (Chairman), Jefferies, Jenkins, Kitchen (Vice-Chairman), Masson and Redmore.

Mr Streets – Co-opted Member.

Also present: Mr Darren Hendley – ERYC Strategic Planning Officer.
4 members of the public.

Apologies: Cllr.Burrell. Messrs.Burgess and Hare.

13725 DECLARATION OF INTEREST:

Cllr.Masson declared a personal interest in agenda item 4g.

Cllr.Jenkins declared a response to ERYC as a Hessle resident to agenda item 4a.

Cllr.Davison declared that he met with the applicant on site for agenda item 4h.

Cllr.Jefferies made it clear that any views expressed at the Hessle Town Council meetings are provisional, and that he would consider the matter afresh at the second tier, when further information might be available.

13726 MINUTES OF PREVIOUS MEETING:

(Kitchen/Jefferies)

RESOLVED to confirm as a correct record the minutes of the meeting held on 18th January 2010 and authorise the Chairman to sign.

13727

CHAIRMAN'S COMMUNICATIONS:

The two items received were discussed under Traffic Matters.

13728

PLANNING CONSULTATIONS:

Mr Hendley spoke only to give technical information as an ERYC Strategic Planning Officer.

Mr Waddington spoke to objections on behalf of SCAG.

a) DC/04/07074/STOUTE/STRAT/DHENDL - Land North of Country Park, Ferriby Road (Bridgeland Limited).

Outline application for 56,922 sqm of B1 (office/research and development/light industry) and two A3 (restaurant and café) units (access to be considered) (AMENDED PLANS & DESCRIPTION).

(Deferred from previous meeting held on 18/1/10)

Mr Hendley spoke only to give technical information as an ERYC Strategic Planning Officer.

Mr Waddington spoke to objections on behalf of SCAG. (Jenkins/Redmore)

Hessle Town Council has Very Strong Objections. This development is designated to be prestigious and of national/international importance. We are not happy at all with what is put before us and until we have some detailed drawings we are unable to make comment on the prestigiousness. We do not want 'as proposed' to see this go forward.

There are lots of 'brownfield' sites in Hessle with planning approval still awaiting development. We would like to see reference to these developments showing that we still have spaces available for light industry, offices, etc.

There are a number of Highway and Transport issues. Other than the A63 and A15 which have been addressed by Highways, there are many current problems on other proposed routes to these sites. Not being addressed is travel through to Hessle from North Ferriby, Swanland, Westella, etc. especially for pedestrians and cyclists.

5 members voted for the proposal, 1 member voted against and 1 member abstained from voting therefore the motion was carried.

b) DC/09/04901/PLF/WESTES - 21 Station Road (Scott)

Erection of single-storey extension to rear.

(Deferred from previous meeting held on 18/1/10 until further information on measurements received from ERYC)

No information was received from ERYC but Cllr. Jefferies informed members of the relevant measurements.

(Jefferies/Kitchen)

Hessle Town Council has no objections.

Mr Lilley spoke to his concerns along with those of another neighbour.

c) DC/09/05032/PLF/WESTES - 99 Richmond Road (Findlay)

Retention of garden decking to rear.

(Jefferies/Jenkins)

Hessle Town Council has Very Strong Objections on the grounds that it is attached to the property at No.97 causing much reverberation within. It is raised far too high causing a serious loss of privacy to the neighbour at No.101. The decking should be much lower, say at patio level with privacy panels by way of obscure glazing. Surely what has been constructed must contravene building regulations.

d) DC/10/00085/PLF/WESTES - 22 The Weir (Johns)

For the use of part of the ground floor and all of the first floor as a single dwelling, internal alterations and erection of a 1.4m high means of enclosure.

(Chair/Jenkins)

Hessle Town Council has no objections but we feel there should be some separation between the public and private areas within the property. That any brickwork must match the existing.

e) DC/10/00086/PLB/WESTES – 22 The Weir (Johns)

For the use of part of the ground floor and all of the first floor as a single dwelling, internal alterations and erection of a 1.4m high means of enclosure. (Listed Building Consent)

NB. Same drawings as for application no.

DC/10/00085/PLF/WESTES.

(Chair/Jenkins)

Hessle Town Council has no objections but we feel there should be some separation between the public and private areas within the property. That any brickwork must match the existing.

f) DC/10/00089/PLF/WESTES – 35 Springville Avenue (Gilchrist)

Erection of conservatory to rear.

(Chair/Jenkins)

Hessle Town Council has no objections.

Cllr.Masson declared a personal interest in the following item and took no part in the discussion or voting thereon.

g) DC/10/00143/REG4/WESTES – Bridgeview School, Ferriby Road (Robinson)

Installation of a single storey Portakabin Pullman building for temporary period of 2 years to be used as an additional education area. Regulation 4 – Development by others.

(Jefferies/Jenkins)

Hessle Town Council has Very Strong Objections. The temporary structure would be at the very front of this site which is in the Southfield Conservation Area. It encroaches the approach road into the school which is used to drop off pupils and would therefore be a danger.

1 member abstained from voting.

h) DC/10/00147/PLF/WESTWW - 21 Cottesmore Road
(Benson)

Erection of detached garage at rear.
(Jefferies/Kitchen)
Hessle Town Council has no objections.

i) DC/10/00107/PLF/WESTES - The Lodge, Woodfield Lane
(Field)

Erection of two-storey extension to side following
demolition of existing outbuilding and garage
(Resubmission of planning application 09/02306/PLF).
(Kitchen/Jefferies)
Hessle Town Council has no observations.

13729 NOTICES OF DECISION:

a. Approved with conditions:

09/03981 - 55 Heads Lane
09/04269 - Shabz Clothing, 132 Hull Road
09/04556 - Walney Lodge, 76 Southfield
06/09439 - 226 Boothferry Road
09/04575 - 50 Southfield
09/04353 - 11 Peaseholme

b. Refused:

09/04333 - 7 Davenport Avenue

(Chair/Jefferies)

RESOLVED noted.

13730 TRAFFIC MATTERS:

a) Deferred from previous meetings:

(i) Traffic Items requested by Mr Burgess: Mr Burgess will speak to his areas of concern as follows:

Corner of Boothferry Road with Hillcrest Avenue: There are still 5 vehicles parked here with one always on the grass verge, which are blocking the exit sight lines from Hillcrest Avenue. Mr Burgess would like this matter re-addressing and will provide photographic evidence.

(Chair/Kitchen)

RESOLVED to defer this item once again as Mr Burgess was not present at the meeting. Cllr.Davison will speak to Mr Burgess in the meantime.

(ii) ERYC – Responses to Traffic Concerns:

John Hannah responded to recent traffic concerns, etc. from this Committee.

Details were given for consideration.

Cllr.Davison will take up the verge parking on Beverley Road item with ERYC. The response re. Vicarage Lane is deferred to this meeting to enable Cllr.Jenkins to speak to the response as attached. The response re. Prestongate/Southgate signage is noted.

Mr Deller (present) chased for a response to yellow lining at Clowes Court. At the next meeting a list will be produced of where we believe yellow lines should be placed at problem junctions in Hessle.

Following this, a walkabout will be arranged with 2 or 3 members and perhaps the Traffic Warden.

Cllr.Davison will provide a revised list following any new additions from members. This will be an agenda item for the next meeting when a walkabout can be suitably arranged.

Cllr.Jenkins spoke to the response re. Vicarage Lane and everything seems to be working well.

(Chair/Jefferies)

RESOLVED noted.

b) Correspondence re. Boothferry Road Speed Limits from a resident: Information is given for information.

(Chair/Jefferies)

RESOLVED noted.

c) ERYC - A164 and A1105, Hessle and Ferriby High Road, North Ferriby - 40mph Speed Limit and Amendment Order: Details are given for consideration.

(Jefferies/Kitchen)

Hessle Town Council has no objections.

d) Resident's Traffic Concerns: Mr Benson spoke to the following concerns. Hessle High School sites/Penshurst schools re. gates closed to the public. Penshurst entrance is causing problems at Winthorpe Road with many vehicles parking here. Will have similar issues at the High School sites on a rolling programme. Ward members will address the issue with ERYC.

Problems also at First Lane corner - bus stop area not marked with yellow lines therefore other vehicles are parking here.

e) Emailed Concerns from a Hessle Resident: Parking of mopeds by year 11 pupils from Hessle High Upper School in Woodhill Rise. This makes it difficult for residents to gain access to their driveways as well and creating noise and increased traffic.

(Chair/Jefferies)

RESOLVED to respond to the author, informing him that we will be contacting the head teacher to see whether it is the school's policy not to let mopeds onto the school site.

f) ERYC – Residents' Consultation letters and drawings re. Acadia Grove Waiting Restrictions:

(Chair/Jefferies)

RESOLVED to inform ERYC that we have viewed the documents as given, although not directly consulted at this stage, and that the Town Council prefers the ENS/TP/012B of the 2 drawings given.