

HESSLE TOWN COUNCIL
Planning & Traffic Committee
Tuesday, 4th May 2010 at 7.30pm
(Drawings were available for viewing from 7pm)
Town Hall, South Lane, Hesse

MINUTES

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

2 members of the public were also present.

Apologies: Cllr. Jefferies. Messrs. Hare and Streets.

13871 DECLARATION OF INTEREST:

None were given.

13872 MINUTES OF THE PREVIOUS MEETING:

(Kitchen/Burrell)

RESOLVED to confirm as a correct record the minutes of the meeting held on 6th April 2010 and authorise the Chairman to sign.

13873 CHAIRMAN'S COMMUNICATIONS:

To receive such communications as the Chairman may wish to lay before the Committee.

a) Rumoured Anlaby Interchange heard by Mr Streets:

The Town Clerk reported on her conversation with the highways officer at Hull City Council, who confirms that this was possibly discussed in the 1990's but was never considered further. The most likely areas in the current proposals for park & ride schemes

are at Hedon Road, Kingswood and the Ghost Estate, Beverley High Road.

- b) Infrastructure Planning Commission – Proposed Humber Renewables Development in the Port of Hull: It was agreed that Cllrs. Jenkins and Kitchen will view the relevant documentation and respond to the IPS accordingly.

13874

PLANNING CONSULTATIONS:

The Chairman brought agenda item 4c forward at this point to allow members of the public present to speak.

- a) DC/09/04843/PLF/WESTES/TC – 80 Swanland Road (Pepper)
Retention of two-storey extension to side following demolition of existing garage, single storey extension to rear and dormer window to front (Amended scheme of 08/04265/PLF) – AMENDED PLANS (Chair/Kitchen)
Hessle Town Council reiterates its previous objections to the dormer at the front and 2-storey extension to side for the reasons previously given.
- b) DC/10/00177/PLF/WESTES – 2 First Lane (Alwan)
Retention of external staircase to rear and change of use to flat at first floor level.
(Chair/Kitchen)
Hessle Town Council has no objections.

Mr & Mrs Powell spoke to their concerns on the following application.

- c) DC/10/01180/PLF/WESTES – 69 Heads Lane (Knights)
Creation of new vehicular access, installation of gates and pillars to entrance.

(Jenkins/Burrell)

Hessle Town Council has Very Strong Objections to the 8' fence (*NB Fence is not mentioned at all in the application but is on the drawings*) and vehicular access. We are trying to maintain a landscaped street scene within the adjacent Conservation Area. This proposal would set a precedent and the architectural integrity of this development will be destroyed. Another point of exit so close to the junction seems obviously problematic. The access, gates and pillars (on this already shared drive) are positioned so close to a very dangerous junction. Three quarters of this junction also forms part of the Conservation Area. May we also quote ERYC's conservation officer from the Hessle Southfield Conservation Area Appraisal thus 'Of all the East Riding's Conservation Areas, Hessle Southfield is foremost in the importance of its tree cover and its privet hedges, with the large cartilages of many of the properties ensuring that it is the impression of the growing environment playing an important but secondary role.'

d) DC/10/01221/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 (Re-submission of 10/00085/PLF)
(Chair/Kitchen)

Hessle Town Council has no objections.

e) DC/10/01222/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 (Re-submission of 10/00085/PLF). Listed Building Consent.
(Chair/Kitchen)

Hessle Town Council has no objections.

f) DC/10/01284/REG3/WESTES/ADAVIS – Hessle Junior School, The Hourne (Hudson)

External alterations to include installation of door – Amended Plans and Description.

Hessle Town Council welcomes the fact that this building is now being brought back into use. However, ERYC needs to be warned about the current parking problems in The Hourne which could well be exacerbated by this proposal. The only thing we do object to is the use of upvc windows and doors. This is very old building and doors and windows need to be of a design and material that is much more acceptable and would be more fitting within this Town Centre Conservation Area. Reproduction of the existing would be much more pleasing.

g) DC/10/01469/PLF/WESTES – The Lodge, Woodfield Lane (Field)

Erection of a detached garage.

(Chair/Kitchen)

Hessle Town Council has no objections to the principles of the garage, but it is very important that the hedge is retained and also subject to the comments of ERYC's tree officer regarding the removal of the Cherry and Laburnum. We feel that the garage is too close to the hedge which is a valuable and important part of the street scene, but would like to suggest that there is enough room to move the garage which would allow retention of the 2 trees and the hedge. We would not like to see the loss of a hedge in this Conservation Area where the street scene is made up of trees and hedging.

h) DC/10/01608/PLF/WESTES – Beech Lawn, Woodfield Lane (Cherry)

Renewal of unimplemented permission 07/02889/PLF for the erection of a detached garage.

On balance, Hessle Town Council has no objection although it is difficult to judge the ridge height of the garage and, therefore, the

effect of its roof on the visual amenity of the house recently built close by to the north.

i) DC/10/01410/PLF/WESTES – 7 Belvedere Road (Garner)

Construction of dropped kerb.

(Chair/Burrell)

Hessle Town Council has no objections subject to the normal regulations of a 4.8m frontage being adhered to.

13875

NOTICES OF DECISION:

a) Approved with conditions:

10/00089 – 35 Springville Avenue

10/00280 – Salisbury House, 29 The Weir

10/00588 – 11 Tranby Avenue

10/00773 – 72 Tranby Avenue

10/00853 – 2A Astral Close

10/00420 – 3 South Lane

b) Refused:

10/00728 – William Hill, 12–14 Hull Road

(Chair/Burrell)

RESOLVED noted.

13876

PLANNING APPEALS:

a) New Appeals –

DC/09/03494/PLF – Bluebell House Residential Home, 408 Boothferry Road (Bluebell Residential Home Ltd). The Town Council's previous objections have been repeated to the Planning Inspectorate.

(Chair/Masson)

RESOLVED noted.

13877

TRAFFIC MATTERS:

- a) ERYC – Proposed Waiting Restriction – Eastfield Court and First Lane, Hessle: Details are given for consideration if there are any further comments or observations that we wish to have included in ERYC’s delegated matters report.

Hessle Town Council has no further comments to make.

- b) Undesirable Parking on Redcliff Road: An email from a resident here is given for information including a response from Cllr.R.D.Tress. A further email from Mr Rispin was also distributed for perusal.

(Chair/Kersey)

RESOLVED that the following comments be forwarded to Cllr.R.D.Tress to pass on to ERYC’s Planning & Highways Departments if he feels this is relevant, along with a copy of Mr Rispin’s email – “There is considerable concern expressed regularly, at the number of increased permissions given by ERYC in this area that will only exacerbate the current parking problems.”

- c) Information from Mr G.Streets: Information is attached from the Town Council’s 1983 minutes which are still relevant to traffic matters currently being discussed. Mr Streets also pointed out that the new yellow lines in Acadia Grove are not of the colour or width normally used within a Conservation Area.

Cllr.Davison will take up the matter with ERYC Highways.