



7.35pm Mr Leeman spoke in favour of the proposal and to give the Council more information and answered any questions.

a) **20/04123/PLF – Greencourt, 23 Heads Lane – Mr David Leeman**

Change of use from Residential (Class C3) to Children's Home (Class C2).

(Howe/Bovill)

Hessle Town Council has no observations.

Vote: 6 in favour, 1 against

*As members of the public were present, item (m) was moved and discussed next.*

b) **20/03856/PLF – 48 Sunningdale Road – Ms Vicki Parkes**

Erection of a single storey extension to rear.

(Howe/Wilding)

Hessle Town Council objects to this application as it will have an adverse effect on the adjoining property by blocking natural light and having an overbearing sense of enclosure. There are also concerns regarding the proposed drainage from rerouting an existing downpipe.

c) **20/03821/PLF – 13 Davenport Avenue – Steve Musgrave**

Erection of single storey extensions to side and rear and tiled canopy to front entrance.

(Bovill/Howe)

Hessle Town Council has no observations.

d) **20/03836/PLF – William Hill, 12-14 Hull Road – J. Evison**

Change of use from betting office to uses within Class E (shop, office, restaurant, clinic or health centre or day centre).

(Padden/Howe)

Hessle Town Council has no observations and would welcome any improvements to the current facia by future occupants.

e) **20/03618/PLF – 2 Astral Road – Mr & Mrs Harrison**

Erection of single storey extension to front and side following demolition of existing integral garage.

(Padden/Bovill)

Hessle Town Council has no observations.

f) **20/03582/PLF – 40 Southfield – Mr Jenkinson**

Conversion from 7 flats to 6 flats, installation of two dormer windows and 4 roof lights to rear, erection of two storey extension to rear and installation of roof lights, single storey extensions to rear with balconies above, replace two roof lights to front elevation, new window to side elevation, new windows to ground and first floor rear facade and associated works.

(Wilding/Howe)

Hessle Town Council strongly objects to this application. This is a substantial building in the Conservation Area that has been run down because of the conversion to flats and

neglect by the owner. Whilst improvements are welcomed, the proposed parking at the front of the plot and loss of hedging should be refused as this detracts and conflicts with the special character of this Conservation Area and Streetscene. The proposed three balconies to the rear are also out of character and will result in a significant detrimental effect on the amenities of existing neighbouring properties and residents, not only by overlooking but also with potential noise disturbance. Any parking should be at the rear of the property and Electric Vehicle Charge points should be provided and paid for all flats by the developer. The Town Council also concurs with the Conservation Officer that the rear extension should be done in good quality matching brickwork and not white render. If the Planning Officer is recommending a different decision, it should be referred to the appropriate Committee/Sub-Committee.

**g) 20/03583/PLF – Land North of 40 Southfield – Mr Jenkinson**

Erection of a dwelling and associated infrastructure following demolition of existing outbuildings.

(Padden/Wilding)

Hessle Town Council strongly objects to this application. The proposed design is too large and completely out of character with existing properties and does not preserve or enhance the special quality of this Conservation Area. These main dwellings were erected as statement properties for wealthy owners in the post revolution period and this development would result in the subdivision of one of these plots, is overdevelopment of the site and impacts on the erosion of the remaining important open space within the locality to the character of this area. The vehicle access is poor, narrow and too close to the fence and will impinge on the amenities of the residents of no. 40. The Town Council are also dismayed by the felling of the trees without approval and would insist that replacements are planted. If the Planning Officer is recommending a different decision, it should be referred to the appropriate Committee/Sub-Committee.

**h) 20/03854/STVAR – Land North of 6 Wintersgill Place – Burlington (Hessle) Ltd**

Variation of condition 1 (approved plans) and condition 10 (flood risk mitigation) of planning permission 20/01686/STVAR (Erection of a 61 bedroom care home – Variation of 18/01557/STVAR).

(Bovill/Potter)

Hessle Town Council concur with the Environment Agency that there is still a flood breach and wave overtopping hazard and that the variation of condition 10 and removal of condition 11 are not appropriate. Hessle Town Council continues to maintain that this is an inappropriate build on this site as any evacuation of the residents will have to be undertaken through a Flood Zone 3 area.

**i) 20/03840/PLF – 33 Swinegate – Adam Hemingway**

Construction of a dormer window to rear.

(Chair/Bovill)

Hessle Town Council has no observations.

**j) 20/03968/VAR – Land North and West of Talbot Lodge, Woodfield Lane – Church Gate Homes.**

Variation of Condition 2 (approved plans) of planning permission 19/03778/VAR (approved on appeal APP/E2001/W/17/3190775 – Erection of 3 dwellings, detached garage and widening of existing access) to allow alteration to the design of Plot 1. (Bovill/Howe)

Hessle Town Council has no objections, but would concur with the Conservation Officer, that if the garage is to be approved it should be screened by hedges and trees to maintain an impressing of the green environment of the Conservation Area.

**k) 20/04000/PLF – 224 Boothferry Road – Mr Raper**

Construction of a vehicular access.

(Chair/Padden)

Hessle Town Council has no observations.

**l) 20/02199/PLF – Land East of 28 Bedford Road – Mr John Storr**

Erection of a dwelling (AMENDED PLANS).

(Wilding/Padden)

Hessle Town Council whilst not objecting, have concerns regarding the cramped environment and future amenity of the residents that will occupy this new dwelling and existing residents and neighbours. There are problems with the lack of parking down Bedford Road and removing spaces is already a contentious issue.

*7.50pm A resident spoke to his concerns on the following application.*

**m) 20/03959/PLF – Land South of 62 Westfield Rise – Mr & Mrs Saddington**

Erection of a dwelling following removal of existing outbuilding (resubmission of 20/02319/PLF).

(Potter/Bovill)

Hessle Town Council maintains its previous strong objections to this application in that the proposed development, although reduced in size, is still totally inappropriate, conflicts with the pattern of development on Westfield Rise and is out of character for this area. This will have a considerable adverse and detrimental impact on the residential amenities of the neighbours at no 57, in particular the shared driveway becoming a 'triple' shared driveway. The proposal also sets a dangerous and unwelcome precedent to this area. If the Planning Officer is recommending a different decision, it should be referred to the appropriate Committee/Sub-Committee.

**n) 20/00718/PLF – Land East of 1 Park Avenue – Mrs Linda Lister**

Erection of a dwelling (AMENDED PARKING, ELEVATIONS AND RED LINE).

(Bovill/Padden)

Hessle Town Council has no observations.

**o) 20/04032/PLF – 70 Bedford Road – Mr N Taylor**

Erection of two storey and single storey extensions to side and rear with raised patio area at rear.

(Bovill/Padden)

Hessle Town Council has no observations.

- p) **20/03914/PLF – Hesse Mount Pre-School, Mount Bungalow, Jenny Brough Lane – Hesse Mount School Ltd**  
Change of use from Pre-School to dwelling.  
(Padden/Howe)  
Hesse Town Council has no observations.
- q) **20/04147/PLF – 11 Cherry Avenue – Mr Stuart Neylon**  
Erection of a single storey extension to rear.  
(Potter/Wilding)  
Hesse Town Council has no observations.
- r) **20/04084/PLF – 26 Buttfield Road – Mr & Mrs McCormick**  
Construction of dormer to rear and building up of gable end.  
(Bovill/Howe)  
Hesse Town Council has no observations.
- s) **20/04104/PLF – 18 Fishemore Avenue – Simona Raducan**  
Erection of single storey extension to front.  
(Wilding/Padden)  
Hesse Town Council whilst not objecting, do have concerns that although not in a Conservation Area, this proposal introduces a difference in the features of the design of the existing properties and therefore the Streetscene.
- t) **20/04098/PLF – 1 Davenport Avenue – Ms K Keaney**  
Erection of a single storey extension to rear and alterations to existing side extension.  
(Potter/Howe)  
Hesse Town Council has no observations.
- u) **20/04151/STREAM – Land North of Country Park, Ferriby Road – Beal Developments Ltd and Bridgeland Developments Ltd**  
Erection of a office building with staff and visitor car parking area, loading bay, refuse store, cycle storage and associated soft landscaping following outline permission 13/02534/STVAR (All matters to be considered).  
(Chair/Padden)  
Hesse Town Council has no observations.

19222

**OTHER PLANNING MATTERS:**

- a) **1 Tranby Lodge Gardens – Mr W Chu**  
To note that the Planning Inspectorate has decided to dismiss the above appeal. A copy of the decision is attached for perusal.  
(Chair/Bovill)  
**RESOLVED** noted.
- b) **The Coach House, 53 Ferriby Road – Mr Phillip Wood**

To note that the Planning Inspectorate has decided to issue a split decision on the above appeal. A copy of the decision is attached for perusal.

(Chair/Bovill)

**RESOLVED** noted.

c) Street Naming – Talbot Lodge, Woodfield Lane

To note that the developers of the above site have suggested the name ‘Bridge View’ which is not from our agreed name bank. East Riding Council has therefore requested Hessle Town Councils comments on this proposed street name.

(D. Nolan/Padden)

**RESOLVED** that Hessle Town Council objects to this suggested name which is uninspiring and will cause confusion. There is already a Bridge View on Henry Boot Way less than 2 miles away, together with various private residences in Hessle which are called ‘Bridge View’. The Town Council would rather a name from our Name Bank is chosen that is relevant to Hessle.

d) 20/02649/PLF – 14 Mount Avenue – Installation of car lift (retrospective).

To note the response received from East Riding Council regarding the refusal of the above planning application and the applicant’s options and timescales regarding the removal of the car lift.

(Padden/Wilding)

**RESOLVED** noted and the Clerk will write to remind ERYC that because of the current pandemic and longer period of time they are allowing for removal, this is enforced before the ‘deemed consent’ timescales.

**19223** **NOTICES OF DECISION:**

Approved with conditions

20/02026/PLF – The Carriage House, Woodfield Lane

20/00701/PLF – 15 & 17 Eastgate

20/03427/PLF – 27 Springville Avenue

20/103358/PLF – 8 Weelsby Way

20/03765/PLF – 196 Beverley Road

Refused

20/03262/PLF – 5 Swanland Road

(Chair/Padden)

**RESOLVED** noted.

**19224** **ERYC LICENSING**

a) Passion (Hessle Ltd, 2 Ferriby Road

Has applied for a late night refreshment Licence:

Monday to Sunday 23.00 – 00.30 (on and off the premises), sale of alcohol Monday to Sunday 11.00 – 23.59 (on and off the premises). Seasonal variation for all activities to extend licensable hours from New Year’s Eve until the start of permitted hours New Year’s Day.

(Padden/Bovill)

Hessle Town Council has no observations.

**19225** **TRAFFIC MATTERS:**

a) ERYC Hessle Local Cycling & Walking Infrastructure Plan 2021 – 2039

Following the recent consultation, ERYC have now completed and updated the LCWIP for Hessle which is attached for perusal. To establish support, ERYC would like the Town Council and Ward Councillors to sign the document in agreement as instructed by 14<sup>th</sup> January 2021.

(Howe/Padden)

**RESOLVED** that the Chairman and Ward Councillors will agree to sign the document, but with a proviso that something is done with the two footpaths mentioned in our suggestions submitted, Jeans Walk and Cliff Balk. Cliff Road and the foreshore area are having significant expenditure and improvements with both the flood defence scheme and recently the renovation of the Mill, but nothing is being done to improve both of these main access routes for walkers to get there. Cliff Balk footpath is in such a state that it is actually 'exclusive' for visitors/residents walking to the area. Dropped kerbs are also required along Woodfield Lane and down to Cliff Road. There are currently none which means that disabled visitors and people with pushchairs/buggies do not have the ability to get to the foreshore without difficulty as there is nowhere for them to safely cross. The Town Council, although happy to see the shared footway/cycleway between Hessle and Anlaby added along Beverley Road, feel that the proposed schemes are somewhat underwhelming and quite vague and the Town Council would like to see more detail and more improvements for walking.

b) Footway repairs on The Weir

To note the email received from ERYC Highways regarding the replacement tarmac paving on The Weir following the recent Northern Powergrid works.

(Wilding/Padden)

**RESOLVED** noted and that this is now passed to the Ward Councillors to consult with residents regarding this issue.

c) Boothferry Road - Speeding

To note the email received from East Riding Traffic Management to Councillor Nolan regarding the request from a resident for the installation of average speed cameras along Boothferry Road.

(Bovill/Padden)

**RESOLVED** noted.