

Minutes of the Planning & Traffic Committee Meeting of Hessle Town Council held on Tuesday 2nd February 2021 at 7.30pm via ZOOM conference call in line with the temporary powers enabled by Section 78 of the Coronavirus 2020 Act.

HESSLE TOWN COUNCIL
Planning & Traffic Committee
Tuesday 2nd February 2021 at 7.30pm
Via Zoom conference

MINUTES

Present: Councillors Adams (Chairman), Bovill (Vice-Chairman), Howe, D. Nolan, Padden and Potter.

Mr Phil Withers – Advisory Members (Non-voting)

Clerk: Mrs Kim Cooper

35 Members of the Public

Apologies: Cllrs Cross, Langdale and Wilding

Mrs Kathie Jenkins and Mr Keith Hare – Advisory Members (Non-voting)

19248 DECLARATION OF INTEREST:

The Chairman now read out the following – Members must declare their pecuniary or non-pecuniary interest in items at this meeting – *rather than personal and prejudicial interests* – and ensure that they act appropriately.

Cllr Bovill declared a non-pecuniary interest in Minute nos. 19251 (a) as he has met with the applicants and their advisors, visited the property and spoken to residents and 19251 (i) as he has had spoken with the applicants and visited the property. He gave no advice or indication for or against the applications.

Cllr D. Nolan declared a non-pecuniary interest in Minute nos. 19251 (a) as he has been contacted by and spoken with residents and 19251 (i) as his wife works for the same section in the NHS as the applicant. He has given no advice or indication for or against the applications.

Cllr Padden declared a non-pecuniary interest in Minute nos. 19251 (a) as he has spoken with the applicants and 19221 (i) as he lives on Westfield Rise and knows the applicants. He has given no advice or indication for or against the applications.

19249 MINUTES OF THE PREVIOUS MEETING:

(Howe/Bovill)

RESOLVED to confirm as a correct record the minutes of the previous meeting held on 12th January 2021 and authorise the Chairman to sign.

19250

CHAIRMAN'S COMMUNICATIONS:

None received.

19251

PLANNING CONSULTATIONS:

7.35pm Mr Leeman spoke in favour of the application and provided further information.

7.40pm Residents spoke to their concerns on the application.

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

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

Hessle Town Council has been made aware that following failures by the East Riding Council Planning Department to publicly advertise the above planning application, the application was not fully represented when discussed at the previous Town Council Planning Committee meeting held on 12th January. This item is therefore brought back for discussion again in order that opportunity is given for all residents/members of the public to comment on the application and for Councillors to view comments that have now been made to East Riding Council Planning Department.

(Howe/Padden)

Following the previous Town Council Planning Meeting in January to discuss the above application, it has since come to our attention that East Riding Council had not made residents aware by putting up any Planning Notices. Hessle Town Council therefore agreed to discuss this application again in order to give residents the chance to respond to the application and have amended and re-submitted its response below in order to protect the future amenity of the area.;

Hessle Town Council believes that there are some serious issues that need to be considered with this application, such as the lack of garden space, poor access and parking facilities and the conflict of noise and disturbance this will have to nearby properties. Whilst this is a large property, it is on a very small plot and is in very close proximity to other residential properties and will dominate the area. Hessle Town Council would therefore ask that this application be referred to the appropriate East Riding Council Planning Committee/Sub-Committee for decision.

b) 20/03609/PLF – 1 Unity Avenue – Mr & Mrs Kitney

Erection of a single storey extension to rear and two storey extension to side.

(Bovill/Potter)

Hessle Town Council has no objections to the proposed single storey rear extension, but objects to the flat roofed two storey extension to the side. This will look totally out of character with other properties and is not in keeping with the streetscene along Unity Avenue. Hessle Town Council would prefer to see a pitched roof.

c) 20/04160/PLF – 1 Tall Trees – Mr & Mrs S Hall

Erection of a single and two storey extension to rear and installation of new first floor window to side following removal of existing conservatory.

(Padden/Bovill)

Hessle Town Council has no observations.

d) 20/04208/PLF – 17 Tall Trees – Mr J & Mrs G Ghuman

Erection of a two storey rear extension to rear following removal of conservatory.

(D. Nolan/Howe)

Hessle Town Council has no observations regarding the extension, but would request that the trees/hedgerows are protected on the eastern rear garden boundary with Jenny Brough Lane.

e) 20/04175/PLF – 43 Prestongate – Miss Tessa Ellerington

Erection of a single storey extension to side and rear.

(Potter/Padden)

Hessle Town Council has no observations.

f) 20/04173/PLB – Woodlands Lodge, 93 Ferriby Road – Richard & Claire Sutton

Internal alterations to provide ensuite bathrooms to first floor bedrooms 1 and 2 including installation of partition stud walls, installation of matching decorative coving and internal timber panelled doors and door frames, installation of obscured glass pane to replace clear glass pane and external alterations to waste and svp pipes (retrospective).

(Howe/Potter)

Hessle Town Council has no observations.

g) 20/04214/PLF – 5 Sunningdale Road – Ruth Hamlett

Erection of a two storey extension to rear.

(D. Nolan/Potter)

Hessle Town Council has no observations, but would ask that the Planning Officer takes the neighbours' concerns regarding light and amenity into consideration.

h) 21/00002/PLF – 22 Davenport Avenue – Mr Joe Nuttall

Erection of a garage with storage above following demolition of existing garage.

(Howe/Padden)

Hessle Town Council has no observations but would request ERYC impose a condition that this large garage must remain ancillary to the main dwelling and not be allowed to be sold as a separate dwelling.

As members of the public were present, the following item was moved and discussed second.

8.05pm Residents spoke in favour of the application

i) 20/03910/PLF – Land North West of 60 Westfield Rise – Mr & Mrs St-Paul

Erection of a dwelling following demolition of existing outbuilding.

(D. Nolan/Bovill)

Hessle Town Council would like to support the applicants and would ask the East Riding Council Planning Officer to take into consideration the social aspects and special personal family circumstances with this application, rather than reaching a decision based purely on planning policy.

j) 20/04313/PLF – Mews Cottage, 1A Davenport Avenue – Mr Charles Draper

Erection of access gate and pillars to front (retrospective application).
(D. Nolan/Howe)
Hessle Town Council has no observations.

k) 21/00074/PLF – 25 Barrow Lane – Mr Kevin Holden

Erection of a detached outbuilding to rear.
(Padden/Howe)
Hessle Town Council has no observations.
Vote: 6 in favour, 1 against.

19252

OTHER PLANNING MATTERS:

a) East Riding Council Consultation on the Draft Flood Risk Sequential and Exception Test Supplementary Planning Document

To receive and consider the above document. Any comments need to be received on or before Friday 5th March 2021.

(Chair/Howe)

RESOLVED noted.

b) ERYC Planning Notices

To discuss East Riding Councils process for advertising planning applications during the current Covid pandemic.

(D. Nolan/Howe)

RESOLVED that Hessle Town Council requests that the East Riding Council Planning Department reinstates notification letters to neighbouring properties for any new proposed Planning Applications during the Covid pandemic. Residents who are shielding/staying at home are unable to see site notices and with one recent incident in Hessle of notices not been put up at all in time for residents comments to be made is unacceptable. It is also unfair to ask residents go out and potentially break lockdown rules to have to go looking for planning application notices. Not all residents have computers, emails or internet to be able to register online for planning alerts.

(Chair/Bovill)

RESOLVED that once advised of a Planning Application, Hessle Town Council Planning Committee Councillors check and monitor that Planning Notices are being put up.

c) New Street Name – Land North of 362 Boothferry Road

To receive and note the email received from the ERYC Address Management Team regarding a special request made by the previous landowner to name one of the streets on the new development 'Karrina Close'.

(Howe/Bovill)

RESOLVED noted and Hessle Town Council has no objections.

d) 20/03274/PLF - 23 St Marys Close – Mr Chirantha Kariyawasan

To note that the above application will be considered by the Western Area Planning Sub Committee to be held on 9th February 2021.

(Chair/Padden)

RESOLVED noted.

19253

NOTICES OF DECISION:

a) Approved with conditions

20/03562/PLF – Tranby Rise, 35 Jenny Brough Lane
20/03628/PLF – 51 Davenport
20/03836/PLF – William Hill, 12-14 Hull Road
20/03821/PLF – 13 Davenport Avenue
20/03801/VAR – Land North & West of Talbot Lodge, Woodfield Lane
20/03618/PLF – 2 Astral Road

(Chair/Bovill)

RESOLVED noted.

19254

TRAFFIC MATTERS:

- a) ERYC Temporary Prohibition of through Traffic – Astral Road and Astral Close
To note that carriageway resurfacing works will commence on 1st March 2021 at the above location. The works are anticipated to be completed within 13 days.
(Chair/Padden)
RESOLVED noted.