

**HESLE TOWN COUNCIL**  
**Planning & Traffic Committee**  
**Tuesday 7<sup>th</sup> September 2021 at 7.30pm**  
**Large Front Room**  
**Town Hall, South Lane, Hesse**

**MINUTES**

Present: Councillors Adams (Chairman), Davison, Padden (Vice-Chairman), Potter and Wilding

Mr Phil Withers – (Non-voting) advisory member

Clerk: Mrs Kim Cooper

Apologies: Cllrs Bovill, D. Nolan & Mrs Kathie Jenkins (Non-voting advisory member)

**133290                      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.

**None given.**

**133291                      MINUTES OF THE PREVIOUS MEETING:**

(Padden/Potter)

**RESOLVED** to confirm as a correct record the minutes of the previous meeting held on 3<sup>rd</sup> August 2021 and authorise the Chairman to sign.

**133292                      CHAIRMAN’S COMMUNICATIONS:**

**None received.**

**133293                      PLANNING CONSULTATIONS:**

**a) 21/02010/PLF – Flat 1, 34 Davenport Avenue – Miss Christina Ingram**

Erection of single storey extension to existing garage and conversion of the building to allow its use as additional living accommodation.

(Padden/Davison)

Hesse Town Council objects to this application and considers this as ‘backyard’ development and one which will set a dangerous precedent in this Hesse Conservation Area. If agreed, Hesse Town Council insist that ERYC imposes a condition that this garage/additional living accommodation must remain ancillary to the main dwelling and not be allowed to be sold/rented as a separate dwelling. The Town Council also object to the flat roof extension which is also not in keeping with the area and would prefer to see a pitched roof.

**b) 21/02608/PLF – 6 Bethune Avenue West – Damon & Charlotte Bovill**

Erection of two storey and first floor extensions to rear, erection of hip-to-gable extension to side, construction of dormer extension to rear and installation of rooflights to front to allow for loft conversion, and alterations to front elevation including addition of roof canopy and cladding.

(Padden/Wilding)

Hessle Town Council objects to this application and considers it gross overdevelopment of the property which with the unattractive and large double flat roof design, creates an imposing nature which is not in character with the area/Streetscene.

**c) 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 (amended plans).

(Padden/Wilding)

Hessle Town Council continues to strongly object to this application and maintains its previous comments that 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 along with the rear brickwork and retention of the hedge in the amended plans, the proposed parking at the front of the plot is woefully inadequate for the occupants of 6 flats (potentially 2 cars per flat) and 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 the existing neighbouring properties and residents, not only by overlooking but also with potential noise disturbance. All parking should be at the rear of the property and there is no mention in the amended plans of any provision of Electric Vehicle Charge points as part of the re-development of these flats and which should be compulsory for all developers to now provide. If the Planning Officer is recommending a different decision, this application should be referred to the appropriate Committee/Sub-Committee.

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

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

Hessle Town Council maintains its strong objection 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 along Southfield 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, it 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 and also means the loss of any open garden area for the main dwelling occupants. 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 continue to be dismayed by the felling of the trees without

approval and insist that replacements are planted. If the Planning Officer is recommending a different decision, it should be referred to the appropriate Committee/Sub-Committee.

- e) **21/02891/PLF – 16 Jill Grove – Karen Waldren**  
Erection of a single storey extension to rear.  
(Davison/Chair)  
Hessle Town Council has no observations.
  
- f) **21/02888/PLF – 1 Winthorpe Road – Mr & Mrs Carney**  
Erection of a single storey extension to rear.  
(Davison/Wilding)  
Hessle Town Council has no observations.
  
- g) **21/02969/PLF – Bridgehead Business Park, Meadow Road – Wykeland**  
Erection of a GRP substation on concrete base with a living wall planted screen surround.  
(Potter/Davison)  
Hessle Town Council has no observations.
  
- h) **21/02762/STVAR – Land North of 6 Wintersgill Place – Burlington (Hessle) Ltd**  
Variation of Condition 1 (Approved Plans) of planning permission 20/03854/STVAR (Erection of a 61 bedroom care home – Variation of 20/01686/STVAR).  
(Davison/Chair)  
Hessle Town Council has no observations.
  
- i) **21/02977/PLF – Land East of 79 Bedford Road – Andrew Kay**  
Erection of a dwelling.  
(Padden/Wilding)  
Hessle Town Council has no observations.
  
- j) **21/03140/PLF – 66 Beverley Road – Mr & Mrs Dunham**  
Erection of a single storey extension to rear.  
(Potter/Davison)  
Hessle Town Council has no observations.
  
- k) **21/03111/PLF – 15 Itlings Lane – Mr Johnson**  
Erection of a single storey extension to rear and conversion of outbuilding.  
(Davison/Padden)  
Hessle Town Council has no observations.
  
- l) **21/03059/PLF – 65 Bedford Road – Mr R Wilson**  
Erection of a two-storey extension to side, single storey extension with raised patio to rear, entrance porch to front and detached garage to rear following removal of existing single storey extension and detached garage to rear.  
(Potter/Chair)

