

**HESSLE TOWN COUNCIL**  
**Planning & Traffic Committee**  
**Tuesday 1<sup>st</sup> February 2022 at 7.30pm**  
**Town Hall, South Lane, Hessle**

**MINUTES**

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

Mrs Kathie Jenkins – Non-voting advisory members

Clerk: Mrs Kim Cooper

5 Members of the Public

Apologies: Cllrs D. Nolan, Potter, Wilding and Mr Phil Withers (Non-voting advisory member)

**133492                      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.**

**133493                      MINUTES OF THE PREVIOUS MEETING:**

(Davison/Padden)

**RESOLVED** to confirm as a correct record the minutes of the previous meeting held on 11<sup>th</sup> January 2022 and authorise the Chairman to sign.

**133494                      CHAIRMAN’S COMMUNICATIONS:**

None received.

**133495                      LOVELL HOMES DEVELOPMENT PROPOSAL**

Mr Paul Butler was in attendance (via Zoom) to discuss an additional development proposal on behalf of Lovell Homes within the Jenny Brough Lane/Heads Lane HES-A site.

Members of the public were in attendance to ask questions regarding their concerns about the proposal and Mr Butler answered with as much information as possible. He confirmed that he will take the residents’ and Town Council’s concerns and suggestions back to Lovell Homes for consideration before submission of the application to the East Riding Council, which should be in around 6 – 8 weeks’ time.

Matters of concern raised were;

The proposed carriageway and the potential amount traffic, the current single carriageway access and pinch point near the new residential home and the amount of traffic that will be trying to exit onto Heads Lane, especially during the busy rush hours.

The effect this will have on the existing properties at the entrance to the lane as they have already been impacted significantly by the new Residential Home built.

Proposed houses too close to existing properties along the boundary line with Headlands Drive/Weelsby Way.

The green space area behind the residential home – for what will it be used?

The impact on residential properties and their amenity space along the boundary with Northwood Drive with the building works and the subsequent traffic during and after completion.

Councillor Davison mentioned that none of the properties along Stockdove Wood Lane had received a consultation leaflet.

Suggestions for improvement were:

The size of the access road needs to be addressed in order for two vehicles to be able to pass comfortably and ideally access should be split through the Barratt Homes site in order to reduce the amount of traffic that will be egressing onto Heads Lane, especially with how busy it gets during the rush hour periods with the traffic lights at the junction with Boothferry Road.

The proposed 2 bungalows be moved further away from the boundary line.

More bungalows to be provided on the site.

Solution to the potential noise and disturbance to existing properties along the proposed exit road.

On behalf of the Town Council, Councillor Davison thanked Mr Butler for attending and Mr Butler confirmed that he will be available to attend the next Planning & Traffic Committee meeting in person in March if required or a subsequent meeting following Lovell's submission of the application.

**133496**

**PLANNING CONSULTATIONS:**

**a) 21/04580/PLF – Land to the Rear of 103 Swanland Road – Mr Andrew Pepper**

Alterations to and extension of existing detached garage to create a dwelling following demolition of existing sheds, erection of sliding driveway gate and brick piers following removal of existing gates.

(Davison/Bovill)

Hessle Town Council objects to this application. It is overdevelopment of the site and the proposed design conflicts with the pattern and character of development and house types in this area. The access point is restricted and tight for more than one vehicle onto a busy road/junction. If granted, the proposed gate needs to be set back in order that vehicles are not stood in the road holding up traffic by waiting for electric gates to open for access.

**b) 21/04008/PLF – 17 Swanland Road – Miss Elizabeth Hardy**

Erection of decking area and detached summer house to rear (RETROSPECTIVE).

(Davison/Padden)

Hessle Town Council has no observations.

- c) **21/04593/PLF & 21/04594/PLB – North Lodge, Vicarage Lane – Mr L Borman**  
Installation of external spotlights, sensors and security cameras to dwelling and outbuildings (retrospective) and erection of new gates and fencing to driveway entrance.  
(Bovill/Padden)  
Hessle Town Council objects to this application and concurs with the Conservation Officer that the CCTV cameras and spotlights already installed on the house are not in keeping with this 18<sup>th</sup> century building and are visually noticeable and detract from the architectural characteristics of the building. As with the previous retrospective application for the retention of the privacy screen, camera and light there are also serious concerns for the amenity to the neighbouring properties and residents in Northolme Crescent because of the intrusion of privacy and constant light disturbance.
- d) **22/00041/PLF – 46 & 48 Pulcroft Road – Mr Richard Carter**  
Erection of single storey extension to rear of 46 Pulcroft Road and erection of a single storey extension to the side and rear of 48 Pulcroft Road.  
(Padden/Davison)  
Hessle Town Council has no observations.
- e) **21/04636/PLF – 41 Bedford Road – Mr & Mrs J Stead**  
Erection of two storey extension to side, single storey extension to rear and flat roof dormer to rear.  
(Bovill/Padden)  
Hessle Town Council has no observations.
- f) **21/04208/PLF – Love Italian, 27 The Weir – Mr Karwan Hassan**  
Installation of extraction flue to rear (retrospective application).  
(Padden/Bovill)  
Hessle Town Council has no observations.
- g) **22/00040/PLF – 90 Tranby Avenue – Mr & Mrs Cass**  
Erection of single storey extension to rear, construction of dormer extension to rear and alterations to existing porch to front.  
(Bovill/Davison)  
Hessle Town Council has no observations.
- h) **21/04655/PAD – The Norland, First Lane – M&B**  
Display of 1 internally illuminated totem sign, 3 internally illuminated fascia signs and 2 double sided non-illumination free-standing signs.  
(Padden/Bovill)  
Hessle Town Council has no observations.
- i) **21/04709/PLF – Telecommunications Mast, Holly Drive – Cornerstone Telecommunications**  
Installation of replacement 20m slim-line monopole supporting 6 no. antennas, 1 no. relocated transmission dish, 3 no. remote radio units (RRUs) and 1 no. GPS module and

installation of 1 no. replacement equipment cabinet with ancillary works thereto following removal of existing 15m slim-line monopole supporting 3 no. antennas and 2 no. equipment cabinets.

(Bovill/Padden)

Hessle Town Council has no observations.

**j) 22/00188/PLF – 6 Cherry Avenue – Mr Alex Bates**

Erection of a single storey extension to rear of garage.

(Padden/Bovill)

Hessle Town Council has no observations.

**133497**

**NOTICES OF DECISION:**

- a) Approved with conditions  
21/03699/PAD – Dunston House, Livingstone Road  
21/04304/PLF – 2 Peaseholme  
21/02466/PLF – 20 Thornton Close  
21/04206/PLF – 63 Hull Road  
21/03949/PLF – 36 Marlborough Avenue  
21/02608/PLF – 6 Bethune Avenue West  
21/04267/PLF – 9 Westfield Rise

(Chair/Davison)

**RESOLVED** noted.

**133498**

**TRAFFIC MATTERS:**

- a) Cliff Road – proposed waiting, parking & loading restrictions  
To receive the response from ERYC Traffic Management to questions asked regarding the proposed Traffic Regulations Order for Cliff Road.  
(Padden/Bovill)  
**RESOLVED** that the response is received and noted and that East Riding Council will monitor any ongoing situations reported along Wintersgill Place.