

HESLE TOWN COUNCIL
Planning & Traffic Committee
Tuesday 5th April 2022 at 7.30pm
Town Hall, South Lane, Hessle

MINUTES

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

Mr Phil Withers – Non-voting advisory member

Clerk: Mrs Kim Cooper

4 Members of the Public

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

133580 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.

133581 MINUTES OF THE PREVIOUS MEETING:

(Davison/Padden)

RESOLVED to confirm as a correct record the minutes of the previous meeting held on 1st March 2022 and authorise the Chairman to sign.

133582 CHAIRMAN’S COMMUNICATIONS:

None received.

As members of the public were present the Chairman proposed that Minute no: 133583 (h) be brought forward and discussed first.

133583 PLANNING CONSULTATIONS:

a) 22/00573/PLF – 16 Davenport Avenue – Mr Tony Johnson

Erection of a single and two storey extension to rear following removal of existing bay window and application of render to side and rear.

(Davison/Wilding)

Hessle Town Council has no observations.

b) 22/00678/PLF – 67 Heads Lane – Mrs Emma Hudson

Installation of window to front following removal of existing garage door and part conversion of integral garage into additional living accommodation.

(Davison/Padden)

Hessle Town Council has no observations.

- c) **22/00583/PLF & 22/00584/PAD – Victoria Plumb, Meadow Road – Ideal Heating**
Erection of a compound to house plant and machinery and re-location of existing bike shelter and display of 1 internally illuminated fascia sign and 2 non-illuminated signs.
(Padden/Wilding)
Hessle Town Council has no observations.
- d) **22/00765/PLB – Hessle Mount School, Jenny Brough Lane – Mr Craig Schofield**
Construction of new partition wall with hardwood door frame and glass sidelight in existing headmistress's office to create a new room for a reception, removal of 19th century wall and ceiling in-between existing staff room and classroom to allow for a new enlarged classroom, installation of a new secondary hardwood door and frame between headmistress's room and new classroom to create an acoustic break, relocation of existing downpipe to prevent water ingress.
(Padden/Wilding)
Hessle Town Council has concerns with some of the proposed plans, particularly the removal and replacement of the original door from the entrance to the Headmistress's office and the resulting dropped ceiling height following the installation of a partition wall and in this respect would support the comments made by the Conservation Officer that justification is required to demonstrate the public need for these works to this Grade II listed building and heritage asset.
- e) **22/00825/PLF – 133 Beverley Road – Mr & Mrs M. Lambert**
Erection of a single storey extension to rear and porch to front.
(Padden/Davison)
Hessle Town Council has no observations.
- f) **22/00698/PLF – 7 Lawnswood – Mrs Debbie Furniss**
Erection of a two storey extension to front.
(Padden/Davison)
Hessle Town Council has no observations.
- g) **22/00793/PLF – 3 Park Row – Mr & Mrs Fields**
Erection of a single storey extension to rear, part replacement of existing flat roof to rear with pitched roof and erection of boundary wall to rear following removal of existing timber boundary fence.
(Davison/Padden)
Hessle Town Council has no observations.

7.35pm Mr Barnett and other residents present spoke to their concerns regarding the following application:

- h) **22/00366/ORNOT – 21A Northgate – NJC Mortgage Broker**
Change of use building from estate agents (use class E) to residential (use class C3) to form 5 apartments.
(Davison/Padden)
Hessle Town Council strongly object to this application particularly in the way this application had been processed and dealt with by the East Riding Council and the Town

Council not being informed of the application. The Clerk had questioned the ERYC case officer to ask if this had been an oversight and the response received was: *'that this is an application for Prior Approval which is not subject to the same assessments under development plan policy but goes through a series of checklists to see whether it complies with the prior approval legislation and ERYC don't consult Town or Parish Council's on these types of applications which is why you have not received notification of this application.'* As a planning notice had been attached to a post adjacent to the application property in which it was referred to as 'an application for a proposed development – a Change of Use from an Estate Agents Office to Residential' and the notice was asking for comments, the notice read as a planning application and as a statutory consultee on planning matters Hessle Town Council believes that we should have been advised of this application.

The application is a gross overdevelopment of the site. The lack of provision for parking facilities for the proposed 5 apartments, together with any right of way likely being blocked to the rear of the property is going to cause problems, not only for the new residents but will also significantly impact on the amenity for existing residents in Robert Barnett Close and the potential disruption for existing adjacent businesses especially the Fire Exit to the Bookshop. Visitors and delivery vehicles will all be impacted with the potential access problem, together with the wheelie bins for each apartment that will ultimately end up on the pavement at the front of the building. Removing another business also damages Hessle's economic viability. Whilst there has apparently been little interest in letting the premises as a business, the Town Council feel that 5 apartments is gross overdevelopment and would suggest a conversion into 2 dwellings is more appropriate.

133584

NOTICES OF DECISION:

- a) Approved with conditions
21/04008/PLF – 17 Swanland Road
22/00040/PLF – 90 Tranby Avenue
21/04513/PLF – North Lodge, Vicarage Lane
21/04593/PLF – North Lodge, Vicarage Lane
21/04594/PLB – North Lodge, Vicarage Lane
21/04208/PLF – Love Italian, 27 The Weir
22/00188/PLF – 6 Cherry Avenue
21/04655/PAD – The Norland, First Lane
22/00041/PLF – 46 & 48 Pulcroft Road
21/04596/PAD – Beverley House Dental Practice, Beverley Road
21/04709/PLF – Telecommunications mast, Holly Drive
21/04636/PLF – 41 Bedford Road
22/00085/PLF – 16 Hazelwood Drive
- b) Refused
21/04580/PLF – Land to the Rear of 103 Swanland Road

(Chair/Davison)

RESOLVED noted.

133585

OTHER PLANNING MATTERS:

a) Livingstone Road – Roadside sign

To note that Mr Withers reported a newly installed large sign outside the Hull Mitsubishi Centre on Livingstone Road without permission. The Clerk has reported this to the ERYC Planning Enforcement team who are now undertaking investigations.

(Chair/Davison)

RESOLVED that this item is noted and that we await a response from the Planning Enforcement Officer.

b) Pocklington Town Council – Neighbourhood Plan public consultation

To receive details and consider any comments on the public consultation received from Pocklington Town Council on their proposed Neighbourhood Plan.

(Davison/Padden)

RESOLVED that Pocklington Town Council have done an excellent job on their proposed Neighbourhood Plan policies and the Clerk will respond accordingly.

c) ERYC Licencing – Premises Licence – Humber Inns North Ltd, 52-54 Prestongate

To receive details and make any comments on the application for a Premises Licence by Humber Inns North Ltd.

(Davison/Padden)

RESOLVED that as this premises is located close to residential properties, as long as the opening hours do not exceed other licensed premises in the immediate area, then Hessle Town Council has no comments.

d) Flood Alerts – Hessle Foreshore

The Clerk updated the Committee with details of the telephone response received from Mr Steve Charlton of the ERYC Flood Team regarding concerns that were raised after a recent flood alert and warning about the procedures for closing the new flood gates at the foreshore. He confirmed that following conversations with the Environment Agency they now understand that the second Flood Warning issued to residents was misleading and caused residents to panic. The Environment Agency are therefore going to review their policies on the information that they send out to residents for any future alerts and warnings. ERYC and the Environment Agency have trigger levels on weather data received and are in contact with each other if flooding is forecast. The information received and discussed will determine whether they deem it appropriate to come out to close the new flood gates.

(Chair/Padden)

RESOLVED noted.

133586

TRAFFIC MATTERS:

a) Hull Marathon 2022

Referred from Full Council to the Planning & Traffic Committee to consider approval of the route following the decision that the Race Director provides further details of the road closures and traffic management, particularly for Hessle Square and how this will be managed on the day.

(Davison/Chair)

RESOLVED that following receipt of further details provided by the Race Director on the road closures and traffic management, Hessle Town Council are happy to agree to the proposed route for 2022 on the understanding that if any problems are reported around

Hessle Square with traffic congestion, then Hessle Square and the surrounding roads are not used again for any future events.

b) Cliff Road – proposed waiting, parking & loading restrictions

To receive and note the response from ERYC following the letter and petition from residents regarding the proposed waiting restrictions along Cliff Road.

(Padden/Chair)

RESOLVED that the response is received and noted.

c) Traffic Regulation Order – Cliff Road

To receive and note the final draft Traffic Regulation Order for Cliff Road. Any comments or objections have to be received by the 21st April 2022.

(Padden/Chair)

RESOLVED that Hessle Town Council has no further comments to make on the final draft Traffic Regulation Order, but would like to see more traffic and parking enforcement officers attend the area.

d) ERYC Sustainable Travel opportunities – support for projects

To receive and note the negative response received from Adam Hardy regarding our request for support with tidying up The Baulk footpath between Woodfield Lane and Cliff Road and also if an additional footpath could be installed in Tower Hill Memorial Park from the existing path to the children's play area.

(Chair/Davison)

RESOLVED that the response is noted.

e) ERYC Temporary Prohibition of through traffic – various roads

To receive and note the details of the temporary prohibition of through traffic notice which will commence on 25th April 2022 on the following roads in Hessle in order to allow surface dressing works to take place; Davenport Avenue, Penshurst Avenue, Cambridge Road, Crossfield Road, Athol Avenue, Hillman Road, Northfield Avenue and Bedford Road. The works are anticipated to be completed by 31st August 2022.

(Chair/Padden)

RESOLVED that the temporary prohibition notice on various roads in Hessle is received and noted.