HESSLE TOWN COUNCIL

Planning & Traffic Committee Tuesday 7th June 2022 at 7.30pm Town Hall, South Lane, Hessle

MINUTES

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

Mr Phil Withers – Non-voting advisory member

Clerk: Mrs Kim Cooper

Apologies: Cllr D. Nolan and Mr Bill Waddington (Non-voting advisory member)

The Chairman of the Council Councillor Phil Davison took the first 2 items on the Agenda.

133695 ELECTION OF CHAIRMAN

Nominations were invited for the election of Chairman to the Planning & Traffic Committee for the current municipal year.

(Potter/Padden)

RESOLVED to nominate Cllr Nick Adams as Chairman of the Planning & Traffic Committee for the current municipal year.

There were no other nominations.

133696 ACCEPTANCE OF OFFICE

Councillor Adams thanked members for the nomination and duly took the Chair.

133697 APPOINTMENT OF VICE-CHAIRMAN

Nominations were invited for the appointment of Vice-Chairman to the Planning & Traffic Committee for the current municipal year.

(Davison/Padden)

RESOLVED to nominate Cllr John Wilding as Vice-Chairman of the Planning & Traffic Committee for the current municipal year.

There were no other nominations.

133698 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 Wilding declared a non-pecuniary interest in Minute no. 133701 (a) as he lives in Westfield Rise and knows the applicant.

Cllr Davison declared a non-pecuniary interest in Minute no. 133701 (f) as his son and grandson play cricket at the Hessle Cricket Club.

133699 MINUTES OF THE PREVIOUS MEETING:

(Bovill/Davison)

RESOLVED to confirm as a correct record the minutes of the previous meeting held on 3rd May 2022 and authorise the Chairman to sign.

133700 CHAIRMAN'S COMMUNICATIONS:

Cllr Bovill requested that the new roundabout at the Boothferry Road/First Lane junction be discussed. Residents have mentioned that vehicles are still approaching the roundabout at speed and one of the new road signs is partially obscured by another sign and a lamppost. (Wilding/Padden)

RESOLVED that the Clerk writes to both the East Riding Council and Hull City Council to request that a full safety evaluation is undertaken of this new roundabout as Hessle Town Council and local residents have safety concerns regarding the layout, signage and road markings.

133701 PLANNING CONSULTATIONS:

a) 22/01409/PLF – 4 Westfield Rise – Mr M Blenkinsop

Erection of first floor extension to front and removal of existing side window. (Chair/Potter)

Hessle Town Council has no observations.

b) <u>22/01088/PAD – Beal Homes Ltd, Alder Road – Beal Homes</u>

Display of 6 internally illuminated fascia signs.

(Padden/Davison)

Hessle Town Council has no observations.

c) 22/01069/PLF – Land North of 40 Southfield – Mr Jenkinson

Erection of a dwelling and associated infrastructure following demolition of existing outbuildings (Resubmission of 20/03583/PLF).

(Davison/Wilding)

Hessle Town Council continues to strongly object to this application and can see no fundamental change in this further application with a smaller proposed dwelling. The proposed dwelling is now even more completely out of character with existing properties and does neither preserve nor enhance the special quality of the Southfield Conservation Area. It is overdevelopment of the site and inappropriate 'backland' development and would set a dangerous and unwelcome precedent for similar developments in this Conservation Area. As mentioned previously, the vehicle access is poor, narrow and too close to the fence and will significantly impinge and have an adverse impact on the new occupiers of the flats at no. 40, together with the views from the agreed new balconies which will overlook into the dwelling and amenity space and vice-versa. There are concerns for the residents in the flats who will have virtually no outside green amenity space whatsoever. The agreed parking to be provided for the flats is woefully inadequate and Hessle Town Council has concerns that there will be significant problems with vehicles having to park on the road near to the bend on Southfield because not enough spaces have been provided not just for the residents, but for any visitors. Hessle Town Council also disagree with the Conservation Officers comments that the 'visibility of the development could be mitigated by introducing natural screening and that the visibility of the development from the public realm would be considered as a low degree of harm.' By allowing any 'backland' development whether visible or not, creates harm to the Southfield Conservation Area which has its own special character and as per the ERYC Local Plan Draft Strategy document update, item 8.11, proposals to subdivide large gardens to form new building plots or to carry out development not in keeping with the character of an area, will be resisted as these areas should be safeguarded and conserved in order that there is no further erosion and destruction of this Conservation Area. The Town Council would also like ERYC to insist on the replacement of all the trees felled from this area without permission. If the Planning Officer is recommending a different decision, it should be referred to the appropriate Committee/Sub-Committee.

d) 22/01436/PLF – 5 Acorn Way – Mr D Baker

Erection of a single storey extension to rear following demolition of existing conservatory. (Potter/Bovill)

Hessle Town Council has no observations.

e) <u>22/01410/PLF – 5 Margaret Grove – Mr & Mrs Ogle</u>

Erection of a single storey extension to rear.

(Padden/Bovill)

Hessle Town Council has no observations.

f) <u>22/01421/PLF – Hessle Recreation Ground, Livingstone Road – Hessle Cricket Club</u>

Erection of non-turf cricket practice facility at existing recreation ground.

(Potter/Wilding)

Hessle Town Council supports this application and considers the addition of the cricket practice facility good for the Club and Hessle.

g) 22/00867/PLF – Elmswood House, 371 Boothferry Road – Mr James Tomlin

Erection of single storey extension to rear, reduction in garage size to front and changes to fenestration following demolition of existing rear element.

(Potter/Padden)

Hessle Town Council has no observations.

h) 22/01640/PLF – 89 Northolme Road – Mr Ellerby

Erection of boundary wall with railings and gates to front and side boundary.

(Padden/Wilding)

Hessle Town Council objects to this application. The proposed wall, railings and gates are considered to be excessive, too high and not in keeping with the character of the area and existing Streetscene.

i) 22/01185/PLB - Humber Bridge - Humber Bridge Boards

Installation of temporary enhancements to the 2 A-Frame rocker bearings of the Hessle Tower.

(Potter/Bovill)

Hessle Town Council has no observations.

j) <u>22/01658/PLF – 8 Avenue Halcyon – Mr Sam Carroll</u>

Erection of single storey extension to rear following demolition of existing extension (Retrospective).

(Davison/Bovill)

Hessle Town Council has no observations.

k) 22/01520/PLF - 7 Tranby Lodge Garden - Miss Caroline Rhodes

Erection of first floor extension to side.

(Davison/Potter)

Hessle Town Council has no observations.

l) 22/01182/PAD – Specsavers, 44, 46 & 48 Prestongate – Specsavers

Display of externally illuminated fascia sign and non-illuminated projecting sign (AMENDED PLANS).

(Davison/Padden)

Hessle Town Council has no observations.

m) <u>22/01705/PLF – 81 Barrow Lane – Mr Nigel Bell</u>

Erection of a two storey extension and single storey extension to rear (revised submission of 21/01902/PLF).

(Potter/Padden)

Hessle Town Council has no observations.

n) 22/01749/PLF - The Hollies, 46 Ferriby Road - Mr Howard Rogers

Replacement of six windows with French doors, construction of two patio areas to front and side and the erection of timber fences around each proposed patio area. (Potter/Bovill)

Hessle Town Council has no observations.

o) <u>22/01710/PLF – 82 Northfield Avenue – Miss Rachael Selby</u>

Erection of a two storey extension to rear.

(Chair/Padden)

Hessle Town Council has no observations.

133702 NOTICES OF DECISION:

a) Approved with conditions

22/01006/PLF - 34A Prestongate

21/02977/PLF & 21/02977 - Land East of 79 Bedford Road

22/00698/PLF - 7 Lawnswood

22/00793/PLF - 3 Park Row

22/00825/PLF - 133 Beverley Road

22/00583/PLF - Victoria Plumb, Meadow Road

22/01205/PLF - 29 Marlborough Avenue

21/03104/PLF - The Temple Gym, Hesslewood Office Park

(Davison/Padden)

RESOLVED noted.

133703 TRAFFIC MATTERS:

a) Hessle – ERYC Local Transport Plan - Cycle Parking

To receive the email from Emma Phillips, ERYC Project Manager regarding details of an allocation for secure cycle parking in Hessle and to confirm if the suggested area for secure cycle parking is still suitable or to consider any alternative sites. (Padden/Davison)

RESOLVED that the previously suggested locations at Hessle Foreshore/Cliff Road are still suitable.

b) ERYC Traffic Regulation Orders – Ings Lane, North Ferriby & South Ella Way, Kirk Ella To receive and note the Temporary Prohibition of Through Traffic Regulation Orders and diversion routes commencing on 6th July 2022 at South Ella Way, Kirk Ella and 13th August 2022 at Ings Lane in North Ferriby. These are in order to allow for re-surfacing works in Kirk Ella and for examination works of the Railway Bridge in North Ferriby. The work in Kirk Ella will be undertaken during the hours of 08.30am – 17.00pm and it is anticipated that the works will be completed within 3 days and for North Ferriby, work will be undertaken between the hours of 23.00pm – 06.00am and should be completed within 7 hours.

(Davison/Padden)

RESOLVED that the Traffic Regulation Orders are received and noted.