

HESSLE TOWN COUNCIL
Planning & Traffic Committee
Tuesday 10th January 2023 at 7.30pm
Town Hall, South Lane, Hessle
Large Front Room

MINUTES

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

Mr Bill Waddington – Non-voting advisory member

Clerk: Mrs Kim Cooper

5 Members of the public

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

133939 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.

133940 MINUTES OF THE PREVIOUS MEETING:

(Padden/Wilding)

RESOLVED to confirm as a correct record the minutes of the previous meeting held on 6th December 2023 and authorise the Chairman to sign.

133941 CHAIRMAN'S COMMUNICATIONS:

None received.

As members of the public were present, the Chairman proposed that Minute no. 133942 (f) be moved and discussed first.

133942 PLANNING CONSULTATIONS:

a) **22/03719/PLF & 22/03720/PLB – Hessle Mount School, Jenny Brough Lane – Hymers College**

Erection of a single storey extensions to front and side with external and internal alterations following demolition of existing temporary buildings.

(Davison/Padden)

Hessle Town Council will defer the decision for this application to the East Riding Council's Conservation Officer and accept his recommendations and decision on this application.

b) 22/01193/PLF – 196 First Lane & 114 Mollison Road West – Mr Rangunathan Selvachandran

Erection of two storey extension to side and first floor extension to side and rear with roof terrace to side, change of use of laundry unit to extend the existing retail unit and change of use of garage to provide a laundry unit, subdivision and extension of existing first floor flat to provide 1 additional residential unit.

(Padden/Wilding)

Hessle Town Council strongly objects to this application and considers it as overdevelopment of the site. The Town Council have serious concerns regarding the obstruction of the public sewerage system following Yorkshire Water's comments, especially as the property is located in a Flood Zone 3 area, together with the complete lack of any parking provision for the existing and proposed additional 3 bedroomed residential unit. There are also concerns of overlooking the neighbouring residential properties and potential noise disturbance from the proposed flat roof terrace which will cause harm and distress by the removal of any private amenity space for these residents.

c) 22/03892/PLF – 87 Northfield Avenue – Mr & Mrs D Cooper

Erection of a single storey extension and raised decking to rear.

(Potter/Davison)

Hessle Town Council has no observations.

d) 22/01995/PLF – Land North of Country Park, Ferriby Road – Wykeland Developments

Erection of two office buildings with ancillary plant/cycle /store compound and associated car parking and landscaping (AMENDED DESCRIPTION).

(Wilding/Potter)

Hessle Town would like to repeat its previous comments that whilst there are no observations regarding the erection of the two office buildings on the site, there are serious concerns about the increasing build up and volume of traffic already causing problems at peak times at the Humberfield roundabout, which has been added to by the withdrawal of the 152 EYMS bus service that was the only means of public transport that serviced the Bridgehead site for employees living in Anlaby and the surrounding area.

e) 22/03423/PLF – 15 Ferriby Road – Mrs Loren Thompson

Construction of a vehicular access (dropped kerb)

(Wilding/Potter)

Hessle Town Council has no observations.

7.35pm Residents present spoke to their concerns regarding the following application:

f) 22/04002/STPLF – Land South & East of Dovecote, Tranby Park, Jenny Brough Lane – Lovell Homes

Erection of 54 dwellings with associated access, parking, landscaping and infrastructure.

(Padden/Wilding)

Hessle Town Council strongly objects to this application. It is considered as an overdevelopment of the site and is a further loss of green space, natural environment and wildlife habitat, especially for the remaining deer seen on this site. The road into

the development is a privately owned access road rather than a suitable public road and narrows considerably outside no.4 and is not wide enough for two cars to pass safely (currently measures 3.64m and the legal limit is 5.5m), so any large lorries, refuse or emergency vehicles will have difficulty trying to safely use this access road and it is considered totally inadequate for the size of the proposed development. It would be better for access to the development to be undertaken through the existing developments and via Jenny Brough Lane. Vehicles regularly speed along this narrow road and have now also started parking both along the road and on the pavement because the Residential Home car park is inadequate, and any large lorries/vehicles would not be able to pass to get in or out of the development. There will be a significant issue with vehicles egressing onto Heads Lane because of the existing telephone box which blocks any line of sight, together with the current problems during the morning rush hours with both large volumes of school traffic and the traffic lights which only let a few vehicles out travelling South onto Boothferry Road and this will be a situation which is almost certain to eventually lead to an accident, especially with potentially 80+ vehicles trying to get out of the development across the traffic onto Heads Lane to the traffic lights.

Residents in Headlands Drive have concerns regarding the proximity of the proposed attenuation tanks to their properties and the significant noise, disturbance and potential problems that may occur to their properties from any pile driving machinery and associated works. There is also a potential loss of private amenity space by the proximity of one of the proposed bungalows to residents properties in Headlands Drive. Hessle has the smallest proportion of bungalows in the East Riding compared to other Towns and it is disappointing that only 2 are proposed in this plan. Hessle has many older residents who wish to downsize to bungalows and are unable to stay in the Hessle area because of the lack of suitable properties/bungalows being built.

The Town Council notice that there is no play space area on the site and whilst the Design and Access Statement mentions that an adjacent development play space is provided at a central location within open space, no provision been made within these plans (i.e. a footpath) for residents/children to be able to access this play space area from the development which is considered unacceptable. If the Planning Officer is recommending a different decision, it should be referred to the appropriate Committee/Sub-Committee.

133943

NOTICES OF DECISION:

- a) Approved with conditions
22/03417/PLF – 11 Barrow Lane
22/03557/PLF – Minstergate Hyundai, Livingstone Road
22/03312/PLF – 57 Hull Road
22/02022/PLF – 1 Windmill Way
22/02632/PLF – Lexus, Saxon Way
22/03280/VAR – 99 Southfield

(Padden/Potter)

RESOLVED noted.

133944

OTHER PLANNING MATTERS:

- a) 22/02309/PLF – Springville Methodist Church – Armstrong Construction -
Erection of 5 dwellings and associated parking following demolition of existing vacant church.
To note that the above planning application received on the 11th July 2022 has been withdrawn.
(Chair/Davison)
RESOLVED noted.

133945

TRAFFIC MATTERS:

- a) Traffic Regulation Order – Heads Lane
To receive details of the Traffic Regulation Order for Heads Lane. The road will be closed from 13th February 2023 to allow carriageway resurfacing works to be carried out safely. It is anticipated that the works will be completed within 5 days.
(Padden/Chair)
RESOLVED that the TRO for Heads Lane is received and noted.
- b) Traffic Regulation Order – Woodfield Lane
To receive details of the Traffic Regulation Order for Woodfield Lane. The road will be closed from 13th February 2023 to allow carriageway resurfacing works to be carried out safely. It is anticipated that the works will be completed within 5 days.
(Padden/Chair)
RESOLVED that the TRO for Woodfield Lane is received and noted.
- c) Speed Surveys – Hull Road & First Lane
To receive the response from ERYC Traffic Management following our request for speed surveys to be undertaken along Hull Road and First Lane, confirming that due to an oversubscription for traffic surveys, it will be unlikely that they will be able to complete the traffic surveys we have requested for the foreseeable future.
(Davison/Potter)
RESOLVED that the information is received and noted with disappointment.
- d) Hessle Station Footbridge Replacement
Following December's meeting at which the Project Agent and Operations Director from Story Contracting Ltd attended and who have been contracted with the replacement of the footbridge at Hessle Station, please receive and note a copy of a letter sent from Emma Hardy MP which reinforces our concerns regarding the scheme proposed which does not allow for future electrification of the line. Confirmation has also been received from Matthew Whittaker (Project Agent) that they are holding a meeting with Network Rail on 17th January to discuss redesigning and lifting the bridge.
(Chair/Davison)
RESOLVED that the letter from Emma Hardy MP is received, noted and welcomed and that Story Contracting Ltd are meeting with Network Rail to discuss our concerns.
- e) England East Coast Path
To receive details and newsletter from the ERYC Countryside Access Officers of the new England Coast Path and National Trail which is currently in progress within the East Riding area.
(Davison/Chair)

RESOLVED that the details and newsletter are received and noted. The Clerk will write to the East Riding Countryside Access Officer to ask if Jean's Walk from The Haven to the foreshore is to be included within the England Coast Path route.

f) Hessle Square Parking

Councillor Wilding requested the Committee discuss parking in Hessle Square following residents commenting on Social Media sites that the Square should be returned to as it was previously when vehicles parked in the middle of the Square.

(Padden/Chair)

RESOLVED that following discussion, Hessle Town Council do not take this issue any further as not only would the cost to undertake the work be exorbitant, but it would also not gain any further parking spaces and it would be more dangerous for pedestrians. Hessle would also lose what is now a valuable amenity space and the area would be lost for holding events such as the monthly Market.