

**HESLE TOWN COUNCIL**  
**Planning & Traffic Committee**  
**Tuesday 7<sup>th</sup> May 2024 at 7.30pm**  
**Town Hall, South Lane, Hessle**  
**Large Front Room**

**MINUTES**

Present: Councillors Adams (Chairman), Bovill (Vice-Chairman), Davison, I. Hardy, Keillor and Toogood

Mr Phil Withers & Mr Bill Waddington – Non-voting advisory members

Clerk: Mrs Kim Cooper

Apologies: Cllrs Craggs and Nolan

**134578                      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.**

**134579                      MINUTES OF THE PREVIOUS MEETING:**

(Davison/Bovill)

**RESOLVED** to confirm as a correct record the minutes of the previous meeting held on 2<sup>nd</sup> April 2024 and authorise the Chairman to sign.

**134580                      CHAIRMAN'S COMMUNICATIONS:**

**None received.**

**134581                      PLANNING CONSULTATIONS:**

a) **24/00665/PLF – Daisy Cottage, 50A Swanland Road – Mr David Wood**

Erection of a single storey extension to rear of dwelling and erection of a single storey extension to existing detached garage (Retrospective)

(Davison/I. Hardy)

Hessle Town Council objects to this retrospective planning application. The already built extensions not only disregard the principles of responsible planning but also infringe upon the rights and privacy of neighbouring residents.

The scale and visual impact of the development is disproportionate to the surrounding environment. The structure disrupts the aesthetic harmony of the area and its presence now looms over neighbouring properties, causing loss of light, intrusion and discomfort upon the lives of those residing nearby and is considered an overdevelopment of the site. Such an open disregard for the planning process, spatial constraints and architectural integrity sets a dangerous precedent for future developments within our

community. It undermines the balance between urban expansion and environmental preservation that Hessle Town Council strives to uphold. Of equal concern and one that the Town Council would ask the case Planning Officer to carefully consider are the privacy issues that this unlawful development has led to for neighbouring households. The intrusive height, loss of light and design of the structure now infringes upon the peace and tranquillity and neighbouring residents are now subjected to unwarranted scrutiny and the loss of privacy and amenity space by turning their once peaceful living spaces into unwelcome spectacles for prying eyes.

- b) **24/00889/PLF – 11 Headlands Drive – Mr & Mrs Mounce**  
Erection of first floor extension to side following demolition of existing and installation of Juliet balcony and rooflights to rear.  
(Davison/Bovill)  
Hessle Town Council has no observations.
- c) **24/00853/PLF – 15 Lawnswood – Mr Mike Jones**  
Erection of two storey extension to front and single storey extension to rear following demolition of existing.  
(Bovill/Davison)  
Hessle Town Council has no observations.
- d) **24/00793/PLF – Land South of Mortgage Key, 109 Ferriby Road – Brooklands Property Holdings Ltd.**  
Erection of two storey office building and associated drainage works.  
(Bovill/Davison)  
Hessle Town Council has no observations.
- e) **24/01046/PLF – 382 Boothferry Road – Mr D Venimore**  
Erection of a single storey extension following demolition of existing conservatory to rear.  
(Bovill/I. Hardy)  
Hessle Town Council has no observations.
- f) **24/00819/CLP – 15 Chestnut Avenue – Mr & Mrs Rogers**  
Certificate of Lawfulness for proposed siting of a mobile home for use ancillary to the main dwelling.  
(Davison/Bovill)  
Hessle Town Council strongly objects to this application. The proposed installation of a mobile home directly conflicts with the purpose and integrity of the Southfield Conservation Area. Conservation areas are designated to preserve the character and historical significance of our locality and introducing a mobile home disrupts the visual amenity and undermines the efforts to maintain the area's cultural and architectural heritage. Granting approval for this application could set a dangerous precedent for future developments within the Conservation Area. Allowing one resident to place a mobile home in their garden could lead to a cascade of similar requests, resulting in the gradual degradation of the area's large green gardens, open spaces and value. The

Town Council is also concerned about the potential for overcrowding on the property if a mobile home is installed. This could lead to congestion, parking problems, and compromise the safety and privacy of neighbouring properties. The Conservation Area is not designed to accommodate intensification of land use, especially for such a large main dwelling and it will detract from the tranquil and spacious atmosphere that residents value. The proposal infringes on the character of this residential neighbourhood and the Conservation Area policies established to protect and maintain it. It is essential that any development within the area aligns with these policies to ensure the long-term sustainability and well-being of the community. Hessle Town Council is committed to preserving the unique character and heritage of the Southfield Conservation Area, and believes that approving this proposal would be detrimental to these efforts. If the planning officer is recommending a different decision, it should be referred to the appropriate Committee.

g) **24/00673/PLF – 77 Ulverston Road – Mr Wilson**

Erection of a single storey extension to rear following demolition of existing conservatory.

(Davison/Bovill)

Hessle Town Council has no observations.

h) **24/01246/PLF – 364 Boothferry Road – Mr & Mrs McPartland**

Erection of a single storey extension to rear with roof alterations to existing extension.

(Bovill/I. Hardy)

Hessle Town Council has no observations.

**134582**

**NOTICES OF DECISION:**

a) Approved with conditions

23/01799/PLF – Humber Bridge Country Park (Outdoor gym/fitness area)

24/00225/PLF – 29 Marlborough Avenue

24/00227/PLF – 396 Boothferry Road

24/00479/PLF – 26 Westfield Rise

24/00536/PLF – 2 Thompson Dale

(Chair/Davison)

**RESOLVED** noted.

**134583**

**OTHER PLANNING MATTERS:**

a) **24/00062/STVAR & 24/00063/STVAR – Land South of Tranby Park Farm**

To note that both of the above applications received on the 8<sup>th</sup> January 2024 have been withdrawn.

(Chair/Davison)

**RESOLVED** that the notices of withdrawal have been received and noted.

b) Hessle Station – North Eastern Railway Tile Map

Mr Phil Withers spoke to this item and provided information to the Committee along with pictures from other railway stations along the Wolds Way that have installed Tile

Maps which have added an aesthetic and historical value to their railway stations. By proposing that one is installed at Hessle, the start of the Wolds Way, Mr Withers confirmed that it would match the set along the line. There is also possible Grant funding available from Northern Rail and the Council could also approach the company installing the new foot bridge to ask if they have any funding available. However, a contribution from the Town Council could be required. Mr Withers therefore requested permission to work with the Town Clerk to look into this further and approach the relevant companies in order to provide a costed plan for the installation of a Tile Map for Hessle Station.

(I. Hardy/Bovill)

**RESOLVED** that Mr Withers' request is agreed and that he works with the Town Clerk in order to provide a proposal for the installation of a Tile Map for Hessle Railway Station.

**134584**

**TRAFFIC MATTERS:**

a) Beverley Road & Boothferry Road – Proposed pedestrian improvements

To receive and note the revised location details of the installation of the pedestrian dropped crossing at Beverley Road and an email confirming that our request for a pedestrian crossing along Boothferry Road has been passed to the East Riding Council's Asset Strategy team.

(Chair/Toogood)

**RESOLVED** that the revised information is received and noted.

b) Speed Survey – Jenny Brough Lane

To note that the East Riding Council Traffic Management Team have agreed to Councillor Pickering's request for a speed survey to be undertaken along Jenny Brough Lane.

(Davison/Bovill)

**RESOLVED** that the speed survey information is received and noted.

c) Variation of the East Riding of Yorkshire Council Public Spaces Protection Orders 2016 – The Anti-Social Behaviour, Crim and Policing Act 2014

To receive the draft notice of variation for the Hessle Public Spaces Protection Orders to add Section 9, 'Offences relating to public nuisance' for Cliff Road and all adjacent side roads, amenity and parking areas. Any comments to be made are to be submitted no later than 17<sup>th</sup> May 2024.

(Davison/Bovill)

**RESOLVED** that the draft notice of variation is received and Hessle Town Council supports this long overdue addition to the Public Spaces Protection Order. The Clerk will submit Hessle Town Councils support and also request if camper vans that regularly park along Cliff Road for days at a time could be added to the order.

d) ERYC Cycling and Walking Infrastructure Plan - Hessle

Further to the Town Council's response in December 2023 with ideas/suggestions for minor schemes to be appraised and considered for the next LCWIP programme, please find attached the ERYC finalised draft list of schemes for the next 3 year LCWIP programme. A response in support of the schemes proposed is to be received by 10<sup>th</sup> May.

(Bovill/Chair)

**RESOLVED** to receive and note the finalised draft list of schemes for the next 3 year LCWIP programme and that a response is sent confirming Hessle Town Councils support for the various schemes, especially the proposed controlled crossing near St Annes's School and Appleton Court extra care apartments on Boothferry Road.