

**HESSLE TOWN COUNCIL**  
**Planning & Traffic Committee**  
**Tuesday 6<sup>th</sup> August 2024 at 6.30pm**  
**Town Hall, South Lane, Hessle**  
**Large Front Room**

**MINUTES**

Present: Councillors Adams (Chairman), Bovill, Langdale and Nolan

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

Clerk: Mrs Kim Cooper

Apologies: Cllrs Davison (Vice Chairman), Hardy, Keillor and Toogood

**134747**                            **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 David Nolan declared; that as a Town Councillor I will be considering all planning applications in the light of what information is before me today. If the matter comes before me on the ERYC Planning or Area Planning Committee I will read the report and hear all the evidence and approach it with an open mind.

Cllr John Bovill declared; that as a Town Councillor I will be considering all planning applications in the light of what information is before me today. If the matter comes before me on the ERYC Planning or Area Planning Committee I will read the report and hear all the evidence and approach it with an open mind.

**134748**                            **MINUTES OF THE PREVIOUS MEETING:**

(Langdale/Bovill)

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

**134749**                            **CHAIRMAN'S COMMUNICATIONS:**

None received.

**a) 24/01862/PLF – 53 Davenport Avenue – Mr Darren Wilson**

Erection of a single storey extension to rear following demolition of existing conservatory, installation of canopy porch to front, application of render to front and rear and erection of 1.6m high gates with replacement piers to front.

(Chair/Bovill)

Hessle Town Council has no observations.

**b) 24/01834/PLF – Outwood, 44 Heads Lane – Mr & Mrs Worrell**

Erection of a single storey outbuilding to include car port and garden store following demolition of existing car port.

(Bovill/Chair)

Hessle Town Council has no observations.

**c) 24/01946/PLF – 15 Itlings Lane – Mr Johnson**

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

(Bovill/Landale)

Hessle Town Council has no observations.

**d) 24/01580/PLF – Premier Inn Hull West Hotel, Ferriby Road – Premier Inn Hotels Ltd**

Erection of two storey annex building to provide additional bedrooms including creation of bin store, installation of AC condensers and alterations to car park.

(Bovill/Langdale)

Hessle Town Council has no observations subject to ERYC Highway Control being satisfied with receipt of the additional information requested and acceptable assessment of any potential impacts on the public highway.

**e) 24/01986/PLF – 120 Beverley Road – Mr Luke Bell**

Erection of a single storey extension to rear and construction of pitched roof over existing kitchen following demolition of existing conservatory.

(Bovill/Chair)

Hessle Town Council has no observations.

**f) 24/02002/PLF – 5 Barrow Lane – Mun Wah Wong**

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

(Bovill/Langdale)

Hessle Town Council has no observations.

- g) 24/01817/PLF – Springville Methodist Church, Hull Road – Beecroft Ltd**  
Erection of detached building to form residents concierge office.  
(Bovill/Langdale)  
Hessle Town Council objects to this application. Insufficient information has been provided for the justification of why a concierge's office is needed at this small site and this additional building will utilise land that could be used to provide additional parking spaces for family/visitors/delivery vehicles.
- h) 24/01995/PLB & 24/02100/PLF – Humber Bridge – Humber Bridge Board**  
Listed building consent and application to increase the height of existing safety barriers to 2.7m and removal of disused maintenance gantries.  
(Nolan/Bovill)  
Hessle Town Council welcomes this application and has no observations.
- i) 24/02065/VAR – Redcliffe House, Redcliff Road – Shore Care Service**  
Removal of Condition 3 (converted annexe/garage) and variation of Conditions 2 (number of referrals) and 4 (approved plans) of planning permission 20/01142/PLF and Appeal Reference APP/E2001/W/20/3261125 (Change of use from domestic dwelling/guest house/bed & breakfast accommodation to a children's home/institution) to allow the converted annexe/garage to be utilised for child/staff accommodation and an increase in the number of referrals from 4 to 5.  
(Langdale/Nolan)  
Hessle Town Council asks that a holding objection is put on this application in order to allow the neighbouring properties to be made aware of the application as no site notice is evident within the vicinity of this address, and therefore be allowed the opportunity to provide comments, especially after their responses received to the previous application and also given the ERYC Public Protection objection comments received to protect the amenity of the nearest residential occupiers.
- j) 24/02063/REG3 – St Annes Special School and Sixth Form College, Boothferry Road – Mr Richard Watts**  
Erection of 2.0m high close boarded timber fence following removal of existing 2.0m high open mesh fence.  
(Bovill/Langdale)  
Hessle Town Council has no observations.
- k) 24/02109/TELECOM – Land North of Telecommunications Mast Adjacent Berryman Way, First Lane – Arqiva (Ltd)**  
Installation of 22.5m high streetworks with Arqiva smart metering 3no. sector antennas; 1no. GPS antenna at 4.18m; 1no. 3G omni antenna at 4.18m; equipment cabinet and ancillary development.  
(Bovill/Nolan)  
Whilst not happy that a further substantial telecommunications pole is proposed to be installed at this site so close to residential properties and a busy road, the Town Council note that the company have investigated alternative sites beforehand and therefore, Hessle Town Council reluctantly agrees and has no observations.

**l) 24/02148/PLF – Humber Bridge Approach Road - Neology**

Erection of a gantry to accommodate automated traffic recording equipment to facilitate automatic toll collection following removal of existing toll booths and barriers.  
(Bovill/Langdale)

Hessle Town Council has no objections to the proposed installation of the automated traffic recording equipment to facilitate automatic toll collections, however, Hessle Town Council has significant concerns for the effect the resulting free flow traffic will have on the already congested Humber Bridge roundabout and would therefore like to see a scheme put in place for the modification of this roundabout in order to be able to cope and mitigate the inevitable problems and congestion that will be caused.

**m) 24/01287/STPLF – Tranby Park, Jenny Brough Lane – BDW Trading (Yorkshire East) Ltd**

Construction of Public Open Space forming part of residential development including erection of trellis to top of existing fence approved under 18/02891/STPLF and 20/01072/STPLF (Retrospective)  
(Bovill/Langdale)

Hessle Town Council has no observations.

**134751 NOTICES OF DECISION:**

- a) Approved with conditions  
24/01392/PLF – 18 Fountain Close  
24/01370/PLF – 1 Railway Cottages, Ferry Road  
24/01185/PLF – Premier Express, 196 First Lane  
24/01399/PLF – 33 Barton Drive  
24/01582/PLF – 56 Barrow Lane  
24/01374/PLF – Beechwood, 23 Jenny Brough Lane

(Chair/Bovill)

**RESOLVED** noted.

**134752 OTHER PLANNING MATTERS:**

- a) Land South and East of Dovecote, Tranby Park, Jenny Brough Lane – Street Name Update  
To receive and note the email from the ERYC Address Management Team confirming that due to the new housing development at the above site, East Riding Council will be renaming the site's current access road to 'Heads Lane West' due to four properties that presently access directly onto this street (2, 4, 6 and Tranby Park Care Home) but are addressed to Heads Lane. This will minimise the change to their addresses rather than allocating a completely new street name.

(Bovill/Langdale)

**RESOLVED** that the email and information regarding the renaming of the site to Heads Lane West is received and noted.

- b) 24/01574/PLF – North Lodge, Vicarage Lane – Mr L Borman

To note that the above application has been withdrawn.

(Chair/Bovill)

**RESOLVED** that the notification of withdrawal of the application is received and noted.

a) Belvedere Road:

To receive and note the email from the ERYC Area Engineer regarding our concerns raised about the deteriorating condition of Belvedere Road.

(Chair/Bovill)

**RESOLVED** that the email is received and noted and that the ERYC Area Engineer acknowledges our concerns but confirmed that there are currently no investigatory defects or hazards to cyclists or other highway users and ERYC will monitor this site and take any appropriate action if and when needed.

b) Boothferry Road Roundabout

To receive and note the Temporary Prohibition of through Traffic Order for Boothferry Road Roundabout beginning on 14<sup>th</sup> October 2024 to 18<sup>th</sup> October 2024 in order to enable maintenance and re-surfacing works on the roundabout to be carried out. The working hours will be restricted to 19.00hrs – 0.00hrs.

(Chair/Langdale)

**RESOLVED** that the TTRO is received and noted for the re-surfacing works on Boothferry Road Darley's roundabout.

c) Hessle Station – YCCRP

To receive and discuss the email received from the Yorkshire Coast Community Rail Partnership who are looking to expand the area which they currently cover to include Hessle, Ferriby and Brough Stations. They would be interested in arranging a meeting with any interested parties to look at a way forward for setting up a station adoption group in Hessle.

(Chair/Bovill)

**RESOLVED** that the email is received. The Clerk will contact the YCCRP to advise them that initial discussions have already taken place with an interested party regarding the potential adoption of the station, but that any discussions or works are put on hold until after the new footway bridge has been replaced, when we can then set up a meeting to look at the whole area and potential funding sources.