

HESSLE TOWN COUNCIL
Planning & Traffic Committee
Tuesday 1st October 2024 at 6.30pm
Town Hall, South Lane, Hessle
Large Front Room

MINUTES

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

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

Clerk: Mrs Kim Cooper

Apologies: Cllrs Keillor, Langdale, Nolan and Toogood

134809 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 Davison declared a non-pecuniary interest in Minute no. 134812 (e) as he lives next door to the application.

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.

134810 MINUTES OF THE PREVIOUS MEETING:

(Bovill/Hardy)

RESOLVED to confirm as a correct record the minutes of the previous meeting held on 3rd September 2024 and authorise the Chairman to sign.

134811 CHAIRMAN'S COMMUNICATIONS:

None received.

134812 PLANNING CONSULTATIONS:

a) 24/02370/PAD – Halifax, 25 The Square – Cash Access UK Limited

Display of 1no. externally illuminated fascia sign, 1no. externally illuminated projecting sign, 2no internally illuminated posters, 1no. non-illuminated paper insert sign, and 3no. non-illuminated vinyl signs; to replace all existing signage and ATM at front.

(Davison/Bovill)

Hessle Town Council has no observations and welcomes a Banking Hub in Hessle.

b) 24/02527/PLF – 3 Eastgate – DEMA Residential Care Ltd

Change of use from vacant offices to 15 bedroom residential care home, raise section of roof and erection of two storey extension to front with access ramp, erection of two storey extension to side following removal of lobby, construction of dormer windows to rear, installation of 8 roof lights to the front, construction of decking area to rear and bin/cycle store and application of render to all external walls.

(Davison/Hardy)

Hessle Town Council, whilst having no observations with regards to the change of use and the design of the proposed building, do have concerns regarding the parking provision and space required for delivery and emergency vehicles. Hessle Town Council would like to see a formal agreement made regarding the proposed rented 8 spaces between the applicants and Cohens and that these spaces are marked accordingly as parking for the care home only. Hessle Town Council concurs with the ERYC Highway Development Officer with their recommendation for a Traffic Regulation Order to be put in place to provide a designated parking bay for ambulances on Eastgate which will be at the nearest point to the building entrance, together with the recommended flood protection measures that should be put in place as concluded by the Flood Risk Assessment Consultants.

As this application has already been referred to the ERYC Western Area Planning Committee by Cllr Nolan, Cllr Bovill took no part in the decision or vote.

c) 24/02680/PLF – 26 Marlborough Avenue – Mr & Mrs Fawcett

Erection of a detached garden building.

(Bovill/Davison)

Hessle Town Council objects to this application as the height and scale of the proposed roof of the building is considered to be too high and excessive and will be intrusive, dominating and create an adverse effect for the neighbouring properties in Tranby Avenue. A much lower pitched roof line would be preferable.

d) 24/02374/CM – Humberfield Quarry – Ferriby High Road, North Ferriby – FCC

Environment

Infill areas of depression with approximately 20,000.00 tonnes of soil due to differential settlement following the restoration of the former Humberfield Landfill site.

(Davison/Hardy)

Hessle Town Council whilst fully aware of the infill areas required at the site, have serious concerns regarding the amount of potential HGV movements in and out of this site with soil and as per the National Highways, would also request a Traffic Management Plan is provided. Hessle Town Council would also like to insist that any HGV movements need to avoid the local rush hour traffic in the mornings and evenings by a minimum of 30 minutes (before and after) in order to relieve any further pressure put on the already congested Humber Bridge roundabout and A63 Hessle junctions at these times.

As he had declared a non-pecuniary interest in the following application, Cllr Davison left the room and took no part in the discussion or vote of the following application.

e) **24/02664/PLF – 31 Barrow Lane – Mr & Mrs Hills**

Erection of single storey extensions to rear following demolition of existing extensions and garage.

(Bovill/Hardy)

Hessle Town Council has no observations.

Councillor Davison returned the meeting.

134813

NOTICES OF DECISION:

- a) Approved with conditions
24/01986/PLF – 120 Beverley Road
24/02002/PLF – 5 Barrow Lane
24/01817/PLF – Springville Methodist Church, Hull Road
24/02063/REG3 – St Annes Special School, Boothferry Road
24/01995/PLB – Humber Bridge
24/02065/VAR – Redcliffe House, Redcliff Road
24/01095/PLF – 12 Southfield
24/02148/PLF – Humber Bridge Approach Road
23/03733/STVAR – Land North of Weelsby Way

(Chair/Davison)

RESOLVED noted.

134814

OTHER PLANNING MATTERS:

a) East Riding Local Plan – Hessle Modifications and Consultation

To receive the email and details for the next stage of the East Riding Council Local Plan Modifications. The current Local Plan was adopted in 2016 and has since been undergoing a process of review and update. The Local Plan Update was submitted for independent examination in March 2023 and has been subject to several hearing sessions in 2023 and 2024. Following these, the Inspector has recommended a number of Modifications required to make the plan sound and details of the Hessle modifications are enclosed for your perusal. The public consultation began on Monday 9th September and any comments from the Town Council or members of the public are to be received by 11.59pm on Monday 21st October 2024.

(Davison/Bovill)

RESOLVED that the ERYC Local Plan Modification details are received. The Clerk is to respond to the consultation with regards to the HES-J site and to reiterate to ERYC that Hessle Town Council has serious concerns about the inclusion in the Schedule of proposed Main Modifications of introducing a secondary access point to this site via Jenny Brough Lane, especially given the traffic problems seen occurring along this road already with all the other new developments being added along Jenny Brough Lane. If an alternative route is needed, then Hessle Town Council would suggest they look at the eastern end of the development further along Boothferry Road nearer to the Allotments site. Pedestrian provision is urgently needed and should be provided by developers and either a puffin or toucan crossing installed across Boothferry Road nearer to the St Annes School & Appleton Court site. Hessle Town Council also notes

the proposed increases in some of the housing capacities on some sites and would again reiterate that Hessle needs more bungalows and council properties and that these types of dwellings should be considered as a priority for Hessle.

b) 24/00087 – 10 Cliff Road – Mrs Taylor - Refusal

To receive details and note that following the refusal of the above retrospective and revised planning application, the applicant has made an appeal to the planning inspectorate.

(Chair/Bovill)

RESOLVED that details of the applicant appealing the Refusal decision are received and noted.

c) 23/03582/PLF & 24/01185/PLF - 196 First Lane & 114 Mollison Road

To discuss concerns raised by residents regarding the ERYC agreed planning permission for the above property against what has actually been built, together with the advertising/posters displayed.

(Davison/Bovill)

RESOLVED that Hessle Town Council fully supports residents concerns and objections. Cllr Langdale has already advised various departments at the East Riding of Yorkshire Council including Planning Enforcement, Trading Standards, Highways, Parking notifications and the ERYC Planning Department, together with Humberside Police to let them know that the development has not been undertaken in accordance with the ERYC approved plans.

The Clerk confirmed that ERYC Planning Enforcement have now confirmed to Cllr Langdale by email that they have visited the site and the owner advised that there has been a breach of planning control and that a new planning application should be submitted, and that they are also in contravention of The Town and Country Planning (Control of Advertisements) Regulations and they have been advised to remove all advertisements from the premises by 4th October. Councillors will continue to monitor the situation.

134815

TRAFFIC MATTERS:

a) Grove Hill

To receive and note the Temporary Prohibition of through Traffic Order for Grove Hill beginning on 3rd October 2024 in order to excavate to install approximately 185m trench to connect existing MS3 network including 2 x open cut crossing. It is anticipated that the works will be completed by 16th October 2024.

(Chair/Bovill)

RESOLVED that the TTRO for Grove Hill is received and noted.