

**HESSLE TOWN COUNCIL**  
**Planning & Traffic Committee**  
**Tuesday 4<sup>th</sup> March 2025 at 6.30pm**  
**Town Hall, South Lane, Hessle**  
**Large Front Room**

**MINUTES**

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

Mr Phil Withers – (Non-voting advisory member)

Clerk: Mrs Kim Cooper

4 Members of the public

Apologies: Cllrs Keillor, Nolan and Mr Bill Waddington (Non-voting advisory member)

**135010                      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 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.*

**135011                      MINUTES OF THE PREVIOUS MEETING:**

(Davison/Langdale)

**RESOLVED** to confirm as a correct record the minutes of the previous meeting held on 4<sup>th</sup> February 2025 and authorise the Chairman to sign.

**135012                      CHAIRMAN'S COMMUNICATIONS:**

None received.

**135013                      PLANNING CONSULTATIONS:**

*6.35pm Residents present spoke to the following item with their objections and concerns about the application.*

a) **25/00092/PAD – Premier Express, 196 First Lane – Mr M Toofek**

Display of 1 non-illuminated fascia sign, 2 non-illuminated signs attached to the internal face of door shutters and 2 non-illuminated signs attached to the external face of door shutters at front, and 2 non-illuminated signs to side over windows.

(Langdale/Davison)

Hessle Town Council strongly objects to this planning application for the installation of advertising signs on the windows, door shutters and sides on this premises which has contentiously not been built to was previously approved as retail storage facilities. This proposed signage, promoting vaping, bongs, and cannabis-related products, in a highly visible and garish manner is entirely inappropriate for the character of our town and presents a significant concern for the community.

The proposed advertising is excessive and out of keeping with the local streetscene, which consists of traditional shopfronts and a generally conservative commercial aesthetic. Such intrusive displays undermines the visual appeal of the area and sets an undesirable precedent for other businesses and potentially leading to a decline in the overall character of our town.

It is particularly troubling that this retail unit is in close proximity to local Schools which serves young and impressionable students. Highly visible advertising of vaping and cannabis-related products sends an inappropriate message to minors and contradicts the ongoing efforts of public health campaigns aimed at discouraging youth engagement with such substances. The placement of large-scale promotional materials in this location is, therefore, both irresponsible and harmful to the wellbeing of our young residents.

The overwhelming feedback from residents reflects a strong opposition this shop and particularly the advertising that promotes these products in a manner that normalises or encourages their use. There are already large gangs of youths hanging around outside the shop each evening which is intimidating for residents and the Town Council shares these concerns and believes that allowing such advertising would be detrimental to community values, attracting ongoing anti-social behaviour and impacting the overall reputation of the area. The Town Council also understands that Trading Standards have visited this shop three times now and seized illegal goods, together with visits from the Police and ERYC Enforcement.

In light of these concerns, we strongly urge the Planning Department to refuse this application and we trust that the Planning Department will give serious consideration to these objections and prioritise the best interests of our town and its residents.

If the Planning Officer is recommending a different decision, it should be referred to the appropriate Committee/Sub-Committee.

**b) 25/00309/VAR – Outwood, 44 Heads Lane – Mr & Mrs Worrell**

Variation of Condition 3 (approved plans) of planning permission 24/01834/PLF (Erection of a single storey outbuilding to include car part and garden store following demolition of existing car port) to allow amendment to open rear wall of car port to solid brick wall, increase width and decrease roof pitch.

(Davison/Bovill)

Hessle Town Council has no observations.

**c) 25/00223/PLF – Laburnum Cottage, 162 Hull Road – Mr D Baulcolm**

Erection of a single storey extension to side of existing detached garage.

(Davison/Bovill)

Hessle Town Council has no observations.

**d) 24/03695/PLF – 1 Victora Street – Christopher Armitage**

Erection of a single storey extension to rear and covered walkway to side

(Retrospective).

(Davison/Bovill)

Hessle Town Council whilst having no objections to the extension, would ask that the Planning Officer takes notice of the objection received from the neighbour and contacts Yorkshire Water in order to request they investigate thoroughly any potential harm or damage this erection could do to the joint drainage system underneath it.

**e) 25/00460/PLF – 384 Boothferry Road – Mr Ryan Saxby**

Conversion of existing integral garage into additional living accommodation, construction of vehicular turning area, and installation of cladding and windows to front, following removal of garage door.

(Bovill/Hardy)

Hessle Town Council has no observations.

**135014 NOTICES OF DECISION:**

**a) Approved with conditions**

24/02982/PLF – Land and Building North of 52 Southfield

24/03659/PLF – 57 Broad Avenue

24/03774/PLF – 4 Privet Drive

24/02100/PLF – Humber Bridge Board

(Chair/Davison)

**RESOLVED** noted.

**135015 OTHER PLANNING MATTERS:**

**a) East Riding Local Plan – Supplementary Documents – Draft Open Space and Draft Housing Needs**

To receive the email from ERYC Forward Planning with details of the consultation on the Draft Open Space and Draft Housing Needs Supplementary Planning Documents. The public consultation has already begun and any comments from the Town Council or members of the public are to be received before Friday 14<sup>th</sup> March 2025.

The draft SPDs, supporting documents, and response forms can be found on the ERYC website, at: [www.eastriding.gov.uk/spd](http://www.eastriding.gov.uk/spd), under the headings

*['Is there any guidance on providing new housing?'](#) and ['Is there any guidance on the provision of new open space as part of new developments?'](#).*

Hard copies of the documents are also available to view at East Riding Customer Service Centres and Libraries during normal opening hours throughout the consultation period.

To respond to the consultation, the online survey form relevant to each SPD is available at the above links. Alternatively, a downloadable response form is also available on the website and should be completed and returned by email to:

[forward.planning@eastriding.gov.uk](mailto:forward.planning@eastriding.gov.uk) or sent by post to: Forward Planning (AS67), East Riding of Yorkshire Council, County Hall, Cross Street, Beverley, East Riding of Yorkshire, HU17 9BA.

(Davison/Langdale)

**RESOLVED** that Hessle Town Council responds with the following concerns raised by Councillor Davison and concurred by the Committee;

Your document is to 'contribute to overall mix of Housing in Locality.' As you say, older people should be considered when agreeing major Housing Applications.

The word 'Bungalow' appears only once in this document, which gives us no encouragement that you, as a Housing Authority, will be permitting more single-storey dwellings to be built on new developments.

Over the past few years Hessle Town Council have made it known that Hessle has the lowest proportion of single storey dwellings in the whole of East Riding.

That proportion at 5% (of some 6500 dwellings) is way below the County average and compares poorly with 45% in the Bridlington North Ward.

Over the past few years ERYC has failed to control large developers building in Hessle in order to address this shortfall, wrongly accepting the developers arguments who clearly find bungalows to be less profitable. Just this year the Jenny Brough Lane development has been completed - 553 dwellings with just 6 bungalows. This has not helped to raise the proportion to the County's level.

Why Bungalows in Hessle?

It ensures that elderly couples, disabled and other residents can downsize from 4/5 bedroom family housing with high Heating and Council Tax costs and STILL REMAIN in the COMMUNITY of HESSLE. This also allows them to release capital to enjoy retirement among friends. It also avoids having to move into a Residential Home (of which there are 12 in Hessle) at the extortionate weekly charges which reduce their capital funds.

Despite protests over many years from Hessle Ward Councillors and the Town Council, ERYC has failed to ensure that the clear shortage of elderly people's single storey Market Housing provision in Hessle has been addressed.

Hessle Town Council trusts that you will consider these comments seriously and ensure that there will be changes made in the future.

b) National Planning Policy Framework Training

To receive a copy of the slides presented at the recent ERNLLCA NPPF Training course which details some of the latest Government Planning Policy revisions.

The Clerk provided a brief verbal update on some key points that were provided by the Independent Planning Consultant at the NPPF Training course with what potential other revisions the Government are currently planning to add to the NPPF. These included the building of 32 proposed new towns (approx. 1 in each county) with a minimum of ten thousand homes in each town and that these will be in addition to the new targets set. Details of what is also being considered by the Government if Councils are not meeting their new targets are; Government to make the decision of

using land outside of development limits, providing combined authority Mayors with the powers to decide solely on strategic planning applications, large National Infrastructure decisions (Solar/Wind Farms, Nuclear Power plants etc) to be turbo charged and made by Government and not local authorities and the removal of any legal challenges that can currently be made by local residents/community groups to these applications through the Courts and possibly s106 monies received from builders not being held and reserved for town and parish councils and local community groups to fund local projects and play areas, but staying directly with the District/Unitary Councils for use County wide and therefore not necessarily spent in the local community where the development has been undertaken.

(Bovill/Chair)

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

- c) 24/00137/CLREF – 15 Chestnut Avenue – Certificate of Lawfulness for proposed siting of a mobile home for use ancillary to the main dwelling

To receive and note the confirmation received from East Riding Council Planning Department that the above refused planning application has now been submitted to the Planning Inspectorate by the applicants.

(Davison/Langdale)

**RESOLVED** noted.

#### **135016 TRAFFIC MATTERS:**

- a) TTRO – (ON STREET PARKING PLACES) (CIVIL ENFORCEMENT) (CONSOLIDATION) (AMENDMENT NO.66) (VARIOUS STREETS, HESSLE AND ANLABY) ORDER 2025

To receive and discuss the draft Traffic Regulation Order together with a copy of the illustrated drawings, Statement of Reasons and Public Notice. Any comments regarding the Orders need to be received by ERYC Traffic Management no later than 13<sup>th</sup> March 2025.

(Davison/Langdale)

**RESOLVED** that the draft Orders are received and noted. The Town Council are happy with the proposals and have no further comments to make.

- b) 183 Hessle Bus Service

Councillor Nolan has requested the Town Council discuss the possibility of and to review the 183 Bus Service in order for it to be able to travel to Hessle Foreshore following a request from a resident. The ERYC Transport Commissioning Manager has confirmed that there is no spare time in the current timetable and to add a further stop would require removing another part of the route or reducing the frequency of the journeys.

(Bovill/Hardy)

**RESOLVED** that following discussions concerning the logistics, practicalities and history of never physically being able to get any buses down Cliff Road and no adequate space for turning around, which is considered a major safety issue, and that this has previously been discussed at length by Hessle Town Council, EYMS, ERYC and former Events Committees, together with Councillor Nolan not being present at this meeting, this item be deferred to the next Planning & Traffic Committee meeting to be held in April.