

**HESSLE TOWN COUNCIL**  
**Planning & Traffic Committee**  
**Tuesday 1<sup>st</sup> April 2025 at 6.30pm**  
**Town Hall, South Lane, Hessle**  
**Large Front Room**

**MINUTES**

Present: Councillors Adams (Chairman), Bovill, Davison (Vice-Chairman), Keillor, Nolan and Toogood

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

Clerk: Mrs Kim Cooper

Apologies: Cllrs Hardy and Langdale

**135049                      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.*

**135050                      MINUTES OF THE PREVIOUS MEETING:**

(Davison/Bovill)

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

**135051                      CHAIRMAN'S COMMUNICATIONS:**

None received.

a) **25/00634/TELCOM – Telecommunications Mast Bridge Haven One, Saxon Way - Cornerstone**

Installation of a 25m lattice tower with headframe supporting 12no. antennas, 4no. transmission dishes and ancillary works, installation of 2no. outdoor equipment cabinets, 1no. meter cabinet and ancillary equipment.

(Nolan/Bovill)

Hessle Town Council has no observations.

b) **25/00573/PLF – Land South West of TC60 Bridgehead Gym, Woodland Park – Wykeland Group**

Change of use of land and construction of three prefabricated raised Padel Tennis Courts with white PVC roof canopies, 4.0m high toughened glass panels and mesh screens, four 6.0m high integral lighting columns per court, entrance steps and access ramp on existing car park.

(Davison/Bovill)

Hessle Town Council has no observations.

c) **25/00495/PLF – 116 First Lane – Mr James Hannington**

Erection of a single storey rear extension.

(Bovill/Davison)

Hessle Town Council has no observations.

d) **25/00586/PLF – 87 Northolme Road – Mr Greg Bruton**

Erection of a two storey extension to rear.

Whilst having no objections, Hessle Town Council do have concerns regarding the scale and dominance of this proposed two storey extension and with the potential effect of overlooking and loss of light to the neighbouring properties and private amenity space.

e) **24/03437/PLF – Tinklers Pit, Ferriby Road – Stratland Limited**

Erection of a single dwelling and associated landscaping, access and infrastructure works.

(Toogood/Davison)

Hessle Town Council strongly objects to this application for a single dwelling. This proposal is wholly inappropriate for the site. The proposed development is entirely out of character with the existing streetscene. Its large modern design is at odds with the established architectural style of the area, disrupting the cohesive aesthetic that contributes to the local character. The proposal would introduce an incongruous and jarring visual element that is wholly unsuitable for this location. The proposed vehicular access is dangerously close to a very busy roundabout, posing a significant risk to both residents and road users. Any increased traffic movements at this point would introduce additional hazards, particularly given the increased volume and speed of vehicles navigating the roundabout and the existing shortfall in visibility. The applicant has already demonstrated a disregard for environmental protections by illegally felling over 50+ trees on the site without permission. As a result, the Forestry Commission has

issued an Enforcement and Re-Stock Notice, requiring the land to be replanted. Approving this development would not only reward this blatant breach of regulations but also set a dangerous precedent that could encourage further environmental destruction. This proposal is entirely inappropriate for this location, poses serious safety concerns, and undermines environmental protections. If the Planning Officer is recommending a different decision, this application should be referred to the appropriate Committee.

**f) 25/00616/PLF – Spire Hesslewood Clinic, Hesslewood Office Park – Spire Healthcare**

Installation of 4 louvres in existing window openings and 2 new louvre opening at ground floor; widening of external single door opening to leaf and a half and installation of 2 condensing units to replace 2 existing AC units and an Air Handling Unit within the plant room.

(Bovill/Davison)

Hessle Town Council has no observations.

**135053 NOTICES OF DECISION:**

**a) Approved with conditions**

24/03794/PLF – 33 Tranby Park Meadows

24/03725/PLF & 24/03726/PLB – North Lodge, Vicarage Lane

(Chair/Davison)

**RESOLVED** noted.

**135054 OTHER PLANNING MATTERS:**

**a) 25/00001 – 24 Barrow Lane – Ms Jewitt – ERYC Refusal**

To receive a copy of the letter advising that following the appeal made to the Planning Inspectorate, the have decided to dismiss the appeal.

(Davison/Chair)

**RESOLVED** that the letter is received and the decision to dismiss the appeal by the Planning Inspectorate is noted.

**b) 25/00087 – 10 Cliff Road – Mrs Taylor – ERYC Refusal**

To receive a copy of the letter advising that following the appeal made to the Planning Inspectorate, the have decided to dismiss the appeal.

(Nolan/Davison)

**RESOLVED** that the letter is received and the decision to dismiss the appeal by the Planning Inspectorate is noted. The Clerk will write to the ERYC Planning Enforcement Team to ask what ERYC's next steps are with regards to the owner putting the land back to its original state.

**c) ERNLLCA – Planning Day – 5<sup>th</sup> June 2025**

ERNLLCA are holding a planning training day on 5<sup>th</sup> June 2025 at Wootton Village Hall. If any members are interested in attending please advise the Clerk who will book places.

(Chair/Davison)

**RESOLVED** noted and the Chairman, Councillor Adams, requested that he be booked onto the course.

d) Natural England – Humber Bridge to Easington – New Coastal Access Rights

To receive a copy of the email and letter from Natural England confirming that new public access rights came into force along the King Charles III England Coast Path (KCIIIIECP) between the Humber Bridge and Easington on the 26<sup>th</sup> March 2025.

(Davison/Chair)

**RESOLVED** that the email and letter is received and that the new public access rights came into force on the 26<sup>th</sup> March 2025.

**135055 TRAFFIC MATTERS:**

a) 183 Hessle Bus Service

As Councillor Nolan was not present at the previous meeting and had requested that the Town Council discuss reviewing the 183 Bus Service in order for it to be able to travel to Hessle Foreshore following requests from residents, this item was deferred to this meeting for further discussion.

(Nolan/Davison)

**RESOLVED** that as the Town Council took over this Bus Service following East Riding Councils decision not to fund it anymore and to help and reduce social exclusion in Hessle, particularly with a growing elderly population, the Clerk contacts the ERYC Transport Commissioning Manager to ask if it would be possible to specify the bus companies provide a smaller mini-bus for the 183 Hessle Service, in order that the route can be rescheduled to run the service to residents who live on the foreshore.

b) TTRO – Various Roads – Tranby Lane (Anlaby), Athol Avenue, Bedford Road, Cambridge Road, Crossfield Road, Davenport Avenue, Hillman Road, Northfield Avenue and Penshurst Avenue

To receive and note the Temporary Prohibition of through Traffic Order for all the above Roads commencing on 23<sup>rd</sup> April 2025 in order to allow the 2025 area wide surface dressing programme works to take place. It is estimated that all the works will be completed by 19<sup>th</sup> September 2025.

(Bovill/Toogood)

**RESOLVED** that the TTRO for the surface dressing of various roads in Hessle is received and noted.

c) Carriageway Refurbishment Scheme - Prestongate

Following the presentation and briefing at the recent Full Council meeting by East Riding Council Local Growth Programme Manager and Principal Engineer, Councillor Davison requested that this item be put on the Planning & Traffic Committee Agenda for further perusal and discussion.

(Davison/Nolan)

**RESOLVED** that after further discussion, members considered the Prestongate Scheme an excellent scheme and ERYC should implement this as soon as possible. Members were mindful that this is now out for consultation with residents and local businesses

and that Mr Russell and Mr Sissons will bring the results from this consultation back to Hessle Town Council to discuss, probably at the July Full Council meeting.

The wider scheme for The Weir and The Square contained in the Independent Traffic & Transport Study has been developed from ideas and concerns raised by residents and Hessle Town Council over the years, together with aspirations to upgrade the existing public realm. The study shows six proposed intervention options that were considered, but as explained by Mr Russell and Mr Sissons at the Full Council meeting, these proposals are only exploratory at this stage and have been produced to assist in identifying feasible solutions to tackle the longstanding issues identified in the town centre recovery plan produced in 2021 with funding from the UK Shared Prosperity Fund to help support and improve the needs of town centre users and support improved high street performance. This will be discussed at a later stage if further funding becomes available.