

GOOLE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on 16<sup>th</sup> May, 2019 commencing at 7:00 pm.

**PRESENT:** Councillors Moore (In the Chair) Bailey, Boatman, Bottomley, Flynn, Harrison, Head, B Jeffreys, D Jeffreys, Marshall, Moiser, Penn, Raspin, Turner, Vause, Walker and Whitehead.

**OFFICERS:** Mr Brian Robertson (Town Clerk)  
Mrs Stacey Howard (Responsible Finance Officer)  
Ms. Anne Bentley (Finance & Admin Assistant)  
Mrs Carol Brophy (Admin Assistant)

**PL1581** **APOLOGIES**

No Apologies Received.

The Chair (Councillor Moore) reminded the public that under Standing Order 13B any elector of Goole will be afforded time at the beginning of this session to raise any matters of concern regarding planning applications. A time limit of 5 minutes per person will be allowed.

Mr Glen Widdowson elected to speak at application 01430.

**PL1582** **TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE**

Councillor Moore declared a non-pecuniary interest in application number 00952 as the applicant is known to him.

**PL1583** **PLANNING SCHEDULE**

It was **RESOLVED** that the East Riding of Yorkshire Council be advised of the Town Council's comments in respect of the following applications: -

Code No.

|       |   |             |
|-------|---|-------------|
| 00952 | H Walton Ltd<br>Erection of a single storey extension to existing office<br>Parklands, South Park Road, Goole<br>FULL PLANNING PERMISSION   | No Comments |
| 01430 | Siemens Mobility<br>Hybrid application for the development of plots C, D, E and F of Goole 36 consisting of: a) Full Planning Permission for the diversion of the existing surface water drain and associated works and b) Outline Planning Permission for the construction of up to 85,000 sqm of floorspace for a train manufacturing facility (Class B2), including ancillary office (Class B1) and warehousing (Class B8) facilities, a test track, car parking, servicing facilities and associated landscaping and infrastructure (All matters reserved)<br>Land East and South West of Tesco Distribution Centre, Tom Pudding Way, Goole<br>STRATEGIC – FULL PLANNING PERMISSION | Welcomed    |

Mr Glen Widdowson of 1, Shaftsbury Avenue, Goole addressed Members. He belongs to Friends of Oak Hill who look after the brick ponds, assisting ERYC. He informed Members that this is a charitable organisation who are asking Councillors to uphold the 2007 Tree Protection Order at New Potter Grange. He discussed a letter received from the Town Clerk last year offering full support from Goole Town Council prior to any development.

Mr Widdowson said that the group welcomes Siemens and the workforce it will create. They are however concerned about the many trees which will be affected by the development and would like to see the design modified in order to protect as many trees as possible. He said that there are many unusual trees which enhance the site. They are an important woodland habitat for as many as 6 species of bats and 53 species of birds.

He informed Members that within the tree population at New Potter Grange are Giant Sequoia, Manor Ash, Mature Horse Chestnut, Mature Beech as well as many others. He explained that although there are currently no category A trees, there are many notable category B trees and also 53 category C trees. He asked for retention where possible if not affecting the development. This needs looking into whilst the development is at design stage.

Councillor Head stated that the Siemens development is a fabulous thing for Goole which we look forward to welcoming.

Councillor Moore informed Members that he supports the view of the local MP, that labour should be utilised from Goole where possible, not from outside the area. He said that the MP should be invited to a future meeting.

Councillor Walker stated that Siemens should be welcomed and that current and future college students will benefit from Apprenticeships.

Councillor D Jeffreys informed Members that he has spoken to MP Andrew Percy who has liaised with the local Colleges who assure him that they are on board.

Members agreed to support the Friends of Oakhill with regard to the protection of trees at New Potter Grange. They also supported the principle of using local labour on the project wherever possible.

01360 Mr Wood  
Certificate of lawfulness for the proposed change of use  
of a dwelling (C3) to a house in multiple occupancy (C4)  
18 Heber Terrace, Swinefleet Road, Goole  
CERTIFICATE OF LAWFUL DEVELOPMENT – PROPOSED

Councillor Marshall informed Members that she does not like Houses of Multiple Occupancy (HMO). She feels That it is unfair to the people living next door.

The Town Clerk explained the Certificate of Lawful Development to Members stating that if it can be demonstrated the property has been used for 4 consecutive years as a House of Multiple Occupancy, a Certificate can be granted.

Councillor Marshall asked the Town Clerk whether we could find out if the property has been used for 4 years.

The Town Clerk replied that Council Tax records and other documents could show proof of use.

Councillor B Jeffreys expressed concern that the developer won't stop at 6 and that fire regulations could be affected.

Councillor Head stated that this Council is sick of developers ruining decent areas of Goole by developing houses into HMO's. This creates problems with bins and encourages fly tipping. She said that no more HMO's are needed.

Councillor Moore stated that he wished to endorse Councillor Head's comments as did Councillor D Jeffreys who questioned ERYC's opinion on the matter. He also said that retrospective applications should be tightened up.

Councillor Moore replied that ERYC are also unhappy with HMO's however there is a legal loophole.

**2. Planning Decisions**

03960 Mr Michael c/o AREAL Architect  
Erection of 4 dwellings  
Land to the South East of 2 Pasture Road, Goole

Decision  
Refused

00753 Mrs Jane Thomson  
Display of 4 non-illuminated fascia signs and  
installation of 6 flagpoles and flags  
David Work Catering Equipment Unit,  
A1 Larsen Park, Larsen Road, Goole

Approved

00597 Geo Houlton Ltd  
Erection of single storey classroom extension to  
rear and side following demolition of 3no. existing  
prefabricated units.  
Riverside Special School, Ainsty Street, Goole

Approved

**3. Planning Appeals**

00054 Peter Ward Homes  
Erection of 92 dwellings with associated parking  
(with access from adopted road for phase 1)  
Land North of 45 Thorntree Lane, Goole

Withdrawn

**The Planning Committee meeting concluded at 7:20pm.**

\*\*\*\*\*END\*\*\*\*\*

1 < MCB