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GOOLE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on 15th August, 2019 commencing at 6:00 pm.

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

OFFICERS: Mr Brian Robertson (Town Clerk)
Mrs Carol Brophy (Admin Assistant)

PL1604 **APOLOGIES**

Apologies for absence were received from Councillors Harrison and Whitehead.

The Chair (Councillor Turner) 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 Kevin Pullan of Kremer Properties wished to speak on planning code no. 02307.

Mr Paul Woollass of 13, Heber Terrace, Old Goole wished to speak on planning code no. 02394.

Mr Stephen J Kearns of The Willows, 10 Ivy Park Road wished to speak on planning code no. 02307.

PL1605 **TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE**

Councillor Moore declared a personal interest in PL1606 – Code no. 02307 – He is a Member of the Internal Drainage Board.

PL1606 **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.

02307 Kremer Properties
Variation of Conditions 7, 8, 9 and 27 (foul and surface water drainage) and removal of Conditions 10 (surface water regulation) and 20 (floor levels) of planning reference 13/00931/STOUT
Land North of 49 Coniston Way, Goole
VARIATION OF CONDITION(S)

Mr Kevin Pullan, the developer of Kremer Properties addressed Members asking whether they understand the application. He said that outline consent and conditions consent (condition 3) set out the drawings of the drainage layout plan. They don't want to drain surface water into the open dykes. They want to create a 900mm sewer to connect to the public sewer in Carr Lane.

Mr Pullan said that the ERYC local plan survey found the drainage satisfactory. The plans would result in 5 litres per second being pumped into the existing drain. The new pump could pump 4,000 litres per second, the majority of this would be kept under the road and discharged slowly.

Mr Stephen Kearns addressed Members stating that he was there on behalf of the residents of Ivy Park Road and the surrounding area. He pointed out that regulations stipulate that no buildings should be erected within 5 metres of a drain to allow for maintenance. The area is classed as a Category 3 flood plain by the Environment Agency.

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The site should be accessible at all times for repair work to be carried out. There is currently lots of rubble and fly tipping on site.

A letter received from Andrew Percy MP states that the Council have received many complaints and that enforcement action will be taken if any work is carried out.

An email was received on the 4th June from Susan Bolton, Environmental enforcement saying that work had to Stop. On the 6th June work was still being done with the road being extended into the field.

Councillor Moore informed Members that he was involved as a member of the Internal Drainage Board at the time and the surface water run off rate and the discharge could not be agreed. Issues were raised regarding the infrastructure and flooding. Yorkshire Water requested that it was vital that work was carried out and they identified numerous issues. Both Yorkshire Water and the Internal Drainage Board are still objecting. Councillor Moore urged Councillors to object.

Councillor Head informed Members that she was also involved as part of ERYC. She said that Boothferry Borough Council who originally approved the local plan, is long gone and that we are far more flood aware now. No new property is built without the necessary flood action being taken. She explained that a Category 3 flood zone is the highest category and lesser category zones have flooded.

Councillor Head said that because of its geography Goole is at risk of flooding. An attenuation tank was built in St. Josephs field to hold water until required by the pumping station. This allows water to be run off at a lower rate when needed. She stated that residents must be given peace of mind regarding this issue and all steps should be taken to reduce flood risk. She suggested that the Council insist an attenuation tank should be placed at this site. She urged Councillors to resist the planning changes.

Councillor Moore **PROPOSED** that Members strongly object until agreement can be reached with Yorkshire Water and the Internal Drainage Board.

This was **SECONDED** by Councillor Head.

It was **RESOLVED** that Members strongly object to the planning application.

02394 Co-operative Group Food Ltd
Variation of Condition 4 (delivery hours) on
planning permission 2/89/1166 to change opening
hours from 08:00-20:00 Monday to Friday;
08:00-14:00 on Saturdays; 10:00-14:00 on Sundays
and Bank Holidays to 08:00-20:00 Monday to Friday;
08:00-18:00 on Saturdays and 10:00-14:00 on Sundays
and Bank Holidays
Old Goole Co-Operative and Post Office, Swinefleet Road,
Goole
VARIATION OF CONDITION(S)

Mr Paul Woollass of 13, Heber Terrace addressed Members stating that he has lived next door for 19 years. There were no issues until it was sold to the Co-op. He said that since then it has become a nightmare. Walls have been knocked down, delivery drivers are being verbally abusive and parking on the footpaths, deliveries are also being made at 2.30 in the morning. Mr Woollass said that restrictions are in place but the Co-op is operating outside of these. They are however now adhering to these restrictions. Mr Woollass stated that he would like Councillors to object to the planning application.

Councillor D Jeffreys informed Members that Mr Woollass has approached both him and Mrs Jeffreys several times. They have been to the site on many occasions, including out of hours and said that it is horrendous. Lorries are badly and dangerously parked, often with their refrigerators running. Mrs Woollass has spoken to Karen Timms, the case officer, wanting to know if they can appeal if the planning is approved. Things have got so bad that Mr and Mrs Woollass are considering moving house. Councillor D Jeffreys said that he has written to the Co-op Headquarters who are supposedly going to contact Mr Woollass.

Councillor D Jeffreys **PROPOSED** that Members **OBJECT** to the planning application.

This Was **SECONDED** by Councillor Moiser.

It was **RESOLVED** to **OBJECT** to the planning application on the grounds that it would lead to a loss of amenity

to local residents.

2. Planning Decisions

01494 Mr Andy Pollard
Continued use of ground floor as two self
contained flats (retrospective)
33 Dunhill Road, Goole

Refused

Councillor Marshall informed Members that this property is within her area. She said it is well known to ERYC as it is a real eyesore. This was previously a butcher's shop which was turned into flats and eventually boarded up. She said that it has been tidied up and is much improved however the planning application has been refused due to flood risk.

She asked the Town Clerk to write to ERYC and question the consistencies in planning as two houses in the same Street have been passed as Houses of Multiple Occupancy (HMO's) although they were formerly a warehouse.

Councillor Turner informed Members that Councillor Handley from ERYC is looking into the matter.

The Planning Committee meeting concluded at 6.37 pm

*****END*****

