

GOOLE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on 19th September, 2019 commencing at 7:00 pm.

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

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

**PL1611** APOLOGIES

Apologies for absence were received from Councillors Penn and Turner.

The Chair (Councillor Bailey) 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.

The following members of the public wished to speak on planning application no. 02965.

Justin Cannon of 30 Marshfield Road, Goole  
Jean Stead of 7 Cecil Street, Goole  
Dean Gelder of Salisbury Avenue, Goole  
John Siddle of 16 Salisbury Avenue, Goole  
Brian McLoughlin of 15 Marshfield Road, Goole  
Barry Brown of 9B Marshfield Road

Mr Broadhead of 64 Jackson Street, Goole wished to speak on planning application no. 02950.

**PL1612** TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE

Councillors B and D Jeffreys declared an interest in Planning application code 02965. They met with Gill Askem – Planning Officer, on site.

**PL1613** TO SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETINGS OF 4<sup>th</sup> AND 25<sup>th</sup> JULY AND 15<sup>th</sup> AUGUST, 2019

It was **PROPOSED** by Councillor Moore and **SECONDED** by Councillor D Jeffreys that the Minutes of the Planning Committee meetings of 4<sup>th</sup> and 25<sup>th</sup> July and 15<sup>th</sup> August, 2019 be signed as a true record by The Chair, Councillor Turner.

It was **RESOLVED** that the minutes of the Planning meetings held on 4<sup>th</sup> and 25<sup>th</sup> July and 15<sup>th</sup> August, 2019 be signed as a true record by the Chair Councillor Turner.

**PL1614** 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.

02883 Mr Paul Holland  
Erection of two storey and first floor  
extension to side and single storey  
extension to rear  
66, Western Road, Goole  
FULL PLANNING PERMISSSION No Comments

02950 Goole Com Limited  
Conversion of existing retail and office  
accommodation into 4 dwellings  
2-8 First Avenue, Goole  
FULL PLANNING PERMISSION Objection

Mr Broadhead informed Members that his business has been there for five years. He has argued with ERYC for three years. He said that his business is being affected. He has been given 6 weeks to vacate his premises although the plans are not yet through. Mr Broadhead said that retail space is being taken away and parking is an issue.

Councillor Head informed Members that she has concerns regarding this application and parking, as 4 houses means at least 1 and possibly 2 cars per house. Planning has also been granted for houses behind Shaws Pastimes which is behind this building. She said that as a Council we thought that the plans for the original 3 houses was overdevelopment of this area.

Councillor Moore said that the short notice to quit that Mr Broadhead had been given was unacceptable especially for an established business.

Councillors voted all in favour of objecting to the application.

02894 Mr Andy Coultas  
Erection of single storey garage extension  
to side following demolition of existing  
garage  
13 Eton Road, Goole  
FULL PLANNING PERMISSION No Comments

02852 Montague Medical Centre  
Display of two non-illuminated car park  
signs to be fixed to existing vent stacks.  
CONSENT TO DISPLAY AN ADVERTISEMENT No Comments

02913 Mr S Murphy  
Erection of a building comprising of 3 flats  
following demolition of existing garage/workshop  
Murphy Engineering Limited, The Commercial Garage,  
27A, Percy Street, Goole  
FULL PLANNING PERMISSION

Councillors B and D Jeffreys informed Members that they had visited the site which has made a great improvement to the street. They said that the residents are happy and have no objections.

Councillor Bailey stated that the stairwell had been a major concern with the 2<sup>nd</sup> and 3<sup>rd</sup> floors being a fire escape concern.

Councillor D Jeffreys stated that building control had no objections.

Councillor Moore said that this issue had been raised on numerous occasions particularly where terraced houses are been turned into Houses of Multiple Occupancy (HMO's). He said that there was a real fire risk.

Councillors agreed to note their concerns in response to the application.

- 02941 Mr Andy Pollard  
Continued use of ground floor as two self contained flats (Retrospective) (Re-submission of 19/01494/PLF)  
33 Dunhill Road, Goole  
FULL PLANNING PERMISSION  
No Comments
- 02634 Miss Barbara Taylor  
Construction of dormer windows to front and rear and alterations to infill opening to existing covered walkway at front  
57 Moorland Road, Goole  
FULL PLANNING PERMISSION  
No Comments
- 02799 Mr Mike Rawdon  
Erection of single storey extensions to front and rear following demolition of existing conservatory  
57 Western Road, Goole  
FULL PLANNING PERMISSION  
No Comments
- 01674 Wood Lane Property  
Replacement shopfront (retrospective application)  
AMENDED PLANS/COLOUR SCHEME  
64 – 66 Aire Street, Goole  
FULL PLANNING PERMISSION  
No Comments
- 02965 Mr David Hutchinson  
Erection of a block of 9 garages, construction of vehicular access with and erection of 2.0m high security wall and gates (Re-submission of 19/01787/PLF)  
Land South of 20 Salisbury Avenue, Goole  
FULL PLANNING PERMISSION

Mr Simon Patchett addressed Members stating that his property backs on to this land. He said that there is insufficient room for a garage as a standard vehicle would not fit in. The back lane accesses this land and bins are placed there for collection. If the bins were out, no vehicle would get through. He also expressed concern regarding children playing there with the extra traffic. Mr Patchett said that the garages would end up as lock ups. He said that he profoundly objects to the application.

Mr Justin Cannon stated that he totally reiterated Mr Patchett's comments. He lives a couple of doors down from the land and said that this is a residential area and should not be used for garages. He also believes that they will be rented out lock ups.

Mr Dean Gelder stated that he agreed with both the above. He objects absolutely to the application.

Jean Stead informed Members that she lives at 7 Cecil Street and uses her back gate to access the lane with her bike. She objects to having a 2 metre wall built outside her house as this would make her feel very vulnerable.

Mr B McLoughlin stated that his property is directly opposite the access to this land. He said that there is insufficient room and residents already struggle with their own vehicles. He also mentioned the situation with the bins saying that there would be no access to the garages for vehicles. He said that there was an agreement down the street that no-one parked there overnight. Other concerns include that the plans only show one access to the garages, the possibility of vans loading and unloading and the addition of a 2-metre-high brick wall which is

totally unacceptable. The house deeds show that only a small wooden fence is allowed. Mr McLoughlin also believes these will be lock ups.

Mr Barry Brown said that his property is only 6 inches away from the fence. He also said that the deeds state that you cannot build a fence more than 5-foot high.

Mr John Siddle agreed with all that had been said especially concerning the lane which is also used by homeowners from Cecil Street. He said that it needs to be kept open and also needs better lighting. He discussed the green field issue saying that he knows it is a mess which needs tidying up but there are many insects and pollinators on there.

Councillor Bailey stated that he had looked at the plans and could not see how cars would fit down there. He has concerns regarding illegal use of the space.

Councillor B Jeffreys informed Members that she and Councillor D Jeffreys had been involved with this issue for some time when the plan was originally for 11 garages. They have met with Planning Officers and residents at the site. Residents have offered to purchase the land from Mr Hutchinson in order to grow vegetables etc there.

Councillor B Jeffreys also expressed concern regarding insufficient access for emergency vehicles and council vehicles. She is also concerned about illegal use of the lock ups and said that the whole situation is open to abuse.

Councillor Head stated that it would be difficult to prove that they are not garages, however she proposed that The Town Clerk should put a strong objection into ERYC. She stated that residents should object on the grounds that the garages will cause serious damage to the amenity of the residents. She said that this was the best legal objection to make as Community cohesion is important. She said that the residents should be advised to speak to their Ward Councillors.

Councillor Handley informed Members that she would speak to residents regarding asking for a Western Planning Committee site visit.

Councillor D Jeffreys informed Members that residents understand that they need to attend as they have gone through the consultation.

Councillor B Jeffreys **PROPOSED** that Members strongly to the planning application.

This was **SECONDED** by Councillor D Jeffreys.

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

02925	Yorkshire Water Services Ltd Relocation and installation of replacement 5.4m high flag pole Goole Fire Station, Larsen Road, Goole FULL PLANNING PERMISSION	No Comments
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## 2. Planning Decisions

### Decision

00863	Mrs Betty Gamewell Construction of disabled access ramp and stairs to front (retrospective) 16, The Malt Kilns, Goole	Approved
01544	Mr Thomas Clark Variation of condition 7 (approved plans) following grant of planning permission 17/02866/PLF (Change of use from office/ dance studio to 9 apartments including external alterations) to allow for the relocation of the main entrance and other external alterations (retrospective application) East Riding Training Services, The Old Post Office, Victoria Street, Goole	Approved

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| 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 | Approved |
| 01727 | Wm Morrison Supermarkets PLC<br>Erection of a garden centre<br>Morrisons, 145 Boothferry Road, Goole  | Approved |
| 01750 | Mr Neil Audsley<br>Change of use of shop (A1) to leisure (retrospective)<br>M Walker, Unit 2, Burlington Crescent, Goole  | Approved |
| 02298 | Mr James Howarth<br>Installation of 4 extraction flues to roof of existing building, to serve spraying booths for vehicles<br>MSM Foods Limited, Unit 5, M62 Trading Estate, Goole  | Approved |
| 02090 | Yorkshire Dental Practice<br>Change of use of first floor residential to dental treatment and staff rooms<br>The Yorkshire Dental Practice, 15 Burlington Crescent, Goole   | Approved |
| 02322 | Mr Daniel Holt<br>Erection of two storey and single storey extension to rear<br>16 Westbourne Grove, Goole  | Refused  |

**PL1615 4R Group's Appeal over Planning Refusal for The Old Peat Works, Swinefleet**

Councillor Marshall stated that it was horrendous when effluent wagons carried their load to the ships.

Councillor Moore queried whether GTC was being asked to submit an objection to the appeal, he said that GTC should support the objectors and appeal in the strongest possible terms.

Councillor Head stated that it was vital that GTC object.

Councillor Marshall **PROPOSED** that Members object to the appeal.

This was **SECONDED** by Councillor D Jeffreys.

It was **RESOLVED** that Members object to the appeal.

**The Planning Committee meeting concluded at 7.52 pm**

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