

GOOLE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on 18th June, 2020 commencing at 7.03pm.

PRESENT: Councillors Turner (In the Chair) Bailey, Boatman, Bottomley, Head, B Jeffreys, D Jeffreys, Moiser, Moore, Walker and Whitehead.

OFFICERS: Mr Brian Robertson (Town Clerk)
Ms Stacey Norfolk (Responsible Finance Officer)
Mr Charlie Studdy (Arts & Leisure Manager)
Mrs Nicola Dixon (Youth & Community Arts Co-Ordinator)
Mrs Carol Brophy (Administration Assistant)

PL1672 Apologies for absence were received from Councillors Flynn, Harrison, Marshall, Penn, Raspin and Vause.

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.

No Members of the Public wished to speak.

PL1673 TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE

The Town Clerk declared a non-pecuniary interest as a Trustee and Company Secretary of the Green Team CIC.

PL1674 TO SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 7TH MAY APPROVED UNDER THE SCHEME OF DELEGATION ON 4TH JUNE, 2020

It was **PROPOSED** by Councillor Walker and **SECONDED** by Councillor Moore that the Minutes of the Planning Committee meeting of 7th May, 2020 be signed as a true record by The Chair, Councillor Turner.

It was **RESOLVED** that the minutes of the planning meeting held on 7th May, 2020 be signed as a true record by the Chair, Councillor Turner

PL1675 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.

01641	Mrs Ivy May Guy Erection of a single storey side extension 7, Buttermere Road, Goole FULL PLANNING PERMISSION	NO COMMENTS
00560	Mr Andy Pollard Continued use of ground floor as two self-contained flats (Retrospective) 33, Dunhill Road, Goole FULL PLANNING PERMISSION	NO OBJECTIONS

Councillor D Jeffreys stated that this is another retrospective application for a HMO.

Councillor Walker informed Members that the application which was previously rejected, is for two flats not a HMO.

Members discussed the application saying that the fire access has been an issue. The safe haven needs to be available all the time.

The Town Clerk informed Members that any fire risk will be a Building Regulations decision.

Councillor Moore stated that he is sceptical whether the place of refuge in this case will be satisfactory.

01554 The Yorkshire property Centre OBJECTION
Change of use of office building to 13 bedroom
house of multiple occupancy with associated
internal alterations and installation of rooflights
to rear
27 – 29 Aire Street, Goole
FULL PLANNING PERMISSION

Councillors discussed HMO's agreeing that Goole does not need any more.

Councillors B and D Jeffreys informed Members that they have looked at the plans which look like 'rabbit hutches'. The plans state that this is affordable living for weekend parents, allowing children to visit, and not meant as fulltime accommodation. Clarification is needed on this. There is also the issue of parking to consider as well as the fire escape system which is not good especially from the upper floor flats.

Councillor Bottomley said that clarification is needed as the property could be made into good quality flats.

Councillor Moore reminded Members that the application is for a HMO and that is what the Council needs to respond to.

Councillor Head informed Members that the Council voted to oppose HMO's in Goole recently. If a Section 4 Order is being pursued the Council needs to strongly oppose this application.

Councillor Moore stated that Members must bear in mind that other valid planning objections should be made including fire risk, flooding and parking.

The Town Clerk stated that overdevelopment of the site could be a valid reason to object.

Members agreed that consistency is needed and no more HMO's should be agreed to and that the Council objects to the application on the grounds highlighted above.

00906 Goole Town Council NO OBJECTIONS
Installation of portacabin to provide a training room,
re-alignment of existing fence by 4.8m, installation of
24m of 2.1m high palaside fence to match existing,
installation of 2 pedestrian access gates and vehicular
access gate (Resubmission of 19/03253/PLF)
West Park, Airmyn Road, Goole
FULL PLANNING PERMISSION

Councillor Head informed Members that the objections she previously put forward regarding bringing the Compound forward almost in line with the cafe still stand. She stated that these not just her views but the views of many residents, park users and Green Team users. The concern is that the focus of the West Park café front will be altered.

Councillor Moore informed Members that he has been on a site visit and he remains convinced that this will enhance the café. He reminded Members that this is a Goole Town Council application.

Councillor Bailey expressed concern regarding expense to the Council should The Green Team ever decide to pull out from West Park. He questioned what would happen to the poly tunnels and café.

Councillor Turner asked whether the fence belongs to The Green Team and could it be moved if required.

The Town Clerk informed Members that the fence belongs to The Green Team however it will be of benefit to the Council in terms of an increased compound area and would be left in place should The Green Team vacate.

Councillor Moore **PROPOSED** that Members support the application.

This was **SECONDED** by Councillor Boatman.

It was **RESOLVED** that Members support the application.

2. Planning Decisions

	<u>Decision</u>
00842 Siemens Mobility Erection of train manufacturing buildings and associated facilities together with vehicular parking, landscaping, drainage and associated works on Plots E and F (Phase 1 and 2) following hybrid planning permission 19/01430/STPLF (Appearance, Landscaping, Layout and Scale to be considered) Land East and South West of Tesco Distribution Centre, Tom Pudding Way, Goole	APPROVED
00981 Helm and Ransome Certificate of lawfulness for continued use of ground floor as a residential flat 22, Carlisle Street, Goole	REFUSED
01070 KA De Cobain Ltd Change of use of first floor storage area to self-contained flat including the installation of two first floor windows, a ground floor entrance door and repositioning of flue to rear Fosters Fish and Chips, 81 Boothferry Road, Goole	APPROVED
00919 Mr C & N Celik Change of use of upper floors to create a flat construction of dormer windows to front and rear and first floor extension to rear Ink Lab Tattoo, 34 Pasture Road, Goole	APPROVED
00178 Mr T. S. Hargrave Certificate of Lawfulness for continued use of ground floor as a residential flat Flat 1, 9 Field House Villas, Swinefleet Road,	REFUSED

The Planning Committee meeting concluded at 7.38pm

*****END*****

