

GOOLE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on 4th June, 2020 commencing at 7.07 pm.

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

OFFICERS: Mr Brian Robertson (Town Clerk)
Ms Stacey Norfolk (Responsible Finance Officer)
Mrs Carol Brophy (Administration Assistant)

PL1667 Apologies for absence were received from Councillors Flynn, Harrison and Marshall.

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.

PL1668 TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE

Councillor Turner declared a non-pecuniary personal interest in Planning No. 01304.

PL1669 TO SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETING OF 9TH APRIL APPROVED UNDER THE SCHEME OF DELEGATION ON 7TH MAY, 2020

It was **PROPOSED** by Councillor Head and **SECONDED** by Councillor Bailey that the Minutes of the Planning Committee meeting of 9th April, 2020 be signed as a true record by The Chair, Councillor Turner.

It was **RESOLVED** that the minutes of the planning meeting held on 9th April, 2020 be signed as a true record by the Chair, Councillor Turner

PL1670 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.

01304	Whitehouse Gymnastics Academy Internal alterations to allow change of use from warehouse (B8) to Gymnastics Club (D2) Unit C5, Larsen Park, Larsen Road, Goole FULL PLANNING PERMISSION	WELCOMED
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Councillor Turner informed Members that there is a lot of public support for this application. The Academy currently operates from two different sites. He does have some concerns however for Goole Gym Club, a not for profit organisation which has been operating for 30 years in Goole and this Academy could have an impact on their operation.

Councillors Bailey and Penn also expressed concern regarding the impact on Goole Gym Club. Councillor Penn stated that despite his concerns, this would be good for the youth of Goole as there is currently a large waiting list for Goole Gym Club. He said that the application should be welcomed.

Councillor Head expressed some concern regarding the Gymnastics Academy application being in a busy industrial area. Other Members pointed out that a large unit is required and many Gyms/Leisure Facilities are located in industrial areas.

Councillors B and D Jeffreys expressed their support for the application.

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

This was **SECONDED** by Councillor Boatman.

It was **RESOLVED** that the application be welcomed.

01307 AREAL Architect WELCOMED
Erection of two dwellings following demolition of
existing lock-up garages
Land South of 80 Carter Street, Goole
FULL PLANNING PERMISSION

Councillor Turner informed Members that this is a resubmission and that the Council made a mistake when it was last submitted. The new application proposes going into the second floor making an attic conversion.

Councillor D Jeffreys informed Members that the application was initially rejected as the Environmental checks had not been made. He stated that the Environmental Agency Report conclusion is that there is a clear social and economic benefit as these residential units help meet the deficit in affordable housing within the area. The NPPF housing shortfall should be taken into consideration.

01536 VCare24 WELCOMED
Certificate of lawfulness for the proposed use of the
building as a residential children's home for young
persons with learning disabilities (maximum of two)
with specialised carers
15, Fountayne Street, Goole
CERTIFICATE OF LAWFUL DEVELOPMENT – PROPOSED

Councillor Head informed members that when this application was previously made it stated possible care facility. More care facilities are needed in the community therefore this should be welcomed.

Councillors B and D Jeffreys and Councillor Moiser informed Members that they have visited the site and agreed that the application should be welcomed.

01526 Wood Lane Property Limited
Certificate of Lawfulness for the change of use from
dwelling house (use class C3) to house in multiple
occupation (use class C4)
68, Jefferson Street, Goole
CERT OF LAWFUL DEVELOPMENT – PROPOSED

Councillor Bailey informed Members that as an HMO with 6 bedrooms it is highly likely that there will be at least six more cars and parking is a problem in this area already. He stated that he has looked at the plans and the fire escape for the first and second floors is down the stairwell. He reiterated that the Council is trying to deter any further HMO's in Goole.

Councillor Botttomley concurred with Councillor Bailey stating that there are huge parking problems in the area.

Councillor Head informed Members that Councillor Marshall and herself feel that the Council should strongly

object to the application and should send a letter stating this. She said that Councillor Marshall has previously asked The Town Clerk to write to ERYC to establish how many HMO's are currently in Goole. She said that the Council must strongly object.

The Town Clerk explained that Councillor Handley has looked into the matter and has the figures requested.

Councillor D Jeffreys informed Members that he has a list of HMO's in Goole. This list is not fully complete, and may be out of date, however, 24 out of 38 HMO's are in Goole.

Councillor Moore informed Members that there is a saturation of HMO's in Goole.

Councillor Head stated that Goole Town Council would have to apply to ERYC for a Directive 4 Order in order to ban any further HMO's. She said that Hull City Council has been successful in doing so around the University area.

Councillor Moore **PROPOSED** that the East Riding Councillors seek to introduce a moratorium on any further HMO's in Goole.

This was **SECONDED** by Councillor Turner.

It was **RESOLVED** that a strongly worded letter of objection be sent and a moratorium be placed on HMO's in Goole.

01287	Mytum and Selby Waste Recycling Siting of a storage container, three storage tanks and a concrete batching plant Bristow's Tip, Hook Pasture Lane, Goole FULL PLANNING PERMISSION	NO COMMENTS
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2. Planning Decisions

Decision

03700	Goole Property Centre Change of use of first floor to dwelling of multiple occupation (Use class C4) (retrospective application) Buchanan Hotel, 92 Weatherill Street, Goole	APPROVED
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00813	Siemens Mobility Variation of Condition 2 (Approved Plans) and Condition 11 (Flood Mitigation Measures) of planning permission 19/01430/STPLF (Hybrid Application for Plots C, D, E and F of Goole 36 – Full Planning for the diversion of the existing surface water drain and associated works and Outline Planning for a train manufacturing facility) to allow a revised drainage scheme Land East and South West of Tesco Distribution Centre, Tom Pudding Way, Goole VARIATION OF CONDITION(S)	APPROVED
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PL1671 GOOLE TOWN COUNCIL NAME BANK

Members were in receipt of the above report

The Town Clerk informed Members that ERYC has requested a list of names from the War Memorial to be used on street naming. He stated that the Council is only a consultee and doesn't have the final say on this issue.

Councillor Flynn has expressed a request that existing names should take precedence over any additional names. He has also requested that the 1st World War Group and Civic Society should be consulted on the issue.

He was informed that is correct.

Councillor Head reiterated The Town Clerk's comments stating that the Council is asked to submit names but The East Riding of Yorkshire Council actually make the decisions. She also agreed with the view of Councillor Flynn that existing names take precedence.

The Planning Committee meeting concluded at 7.39pm

*****END*****

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