

GOOLE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on 12th November, 2020 commencing at 7.00pm Via Zoom

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

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

PL1698 Apologies for absence were received from Councillors Harrison, Marshall, Moore, Penn, Vause and Walker.

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 Stephen Kearns of 10, Ivy Park Road, Goole wished to speak on Planning Application no. 03448.

PL1699 TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE

No declarations of interest were received.

PL1700 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.

02036	The House Share Company Erection of single storey extension to rear (AMENDED PLANS) 34, Burlington Crescent, Goole FULL PLANNING PERMISSION	STRONGLY OBJECT
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Councillor Turner informed Members that GTC had previously asked for this application to be deferred as it appeared to be a HMO. The application was granted and they are now applying for a ground floor extension. He told Members that there have been two objections from local residents.

Councillor D Jeffreys informed Members that he has visited the property a few times. The Enforcement officer has also been down mainly about the noise. As there is a single storey extension already in existence a precedence has been set and nothing can be done.

Councillor Turner said that he has looked at the plans and he believes that the ground floor extension is being built to free up other rooms as bedrooms. This could potentially mean up to 9 people living in the building. He told members that GTC should object on the grounds of overdevelopment.

Councillor Bailey informed Members that HMO's cause so many problems for neighbouring residents. He understands that an objection can't be made on the grounds of too many HMO's however ERYC should again be asked for a blanket stop on HMO's in Goole.

Councillor Turner asked the Town Clerk how GTC can express its concerns to ERYC. There are now more than 170 HMO's in Goole and something must be done about it.

The Town Clerk informed Members that he has written numerous times to ERYC regarding the issue. ERYC will not invoke an Article 4 in Goole.

Councillor Head Informed members that the Council should strongly object on the overdevelopment and dense concentration of HMO's in that quarter of Goole. It is also very concerning that investors will be put off by the amount of HMO's. She is voicing her concerns to the Towns Deal Board.

The Town Clerk said that one reason for invoking an Article 4 is if it changes the character of the area. He asked Councillor Flynn to ask the Civic Society to contact him and he will draft a letter to ERYC on behalf of them and the Council.

Councillor D Jeffreys told members that they would have their say at the Planning Meeting however it probably won't make a difference.

Councillor Head told Members that they should get together to attend the Western Planning Meeting where the Planning Application is decided.

Councillors B and D Jeffreys will inform Members of when the Meeting is taking place.

03448 Kremer Properties
Certificate of lawful development to determine
that a lawful start has been made to approved
applications reference 13/00931/STOUT,
17/00144/STREM, 17/30449/CONDET
Land North of 49 Coniston Way, Goole
CERT OF LAWFUL DEVELOPMENT – EXISTING

Mr Stephen Kearns of 10 Ivy Park Road, Goole thanked Councillors for allowing him to speak on behalf of Residents. He said that there is concern whether this is a lawful application. An email to Andrew Percy MP from Alan Menzies cited numerous complaints and advised that no developments should take place until all conditions are discharged including adequate drainage. The Council have informed the owner that any development undertaken without prior compliance with commencement conditions is unauthorised and liable to enforcement actions. He also received an email from Susan Bolton who had written to the developer on the 4th June instructing him to stop all developments until the pre commencement conditions were discharged. An email was also received from the Planning Officer stating that the work was not classified as development as they started work on the 3rd June. The time scales do not add up as the application start date states 10th June which is after the 4th June when they had been told not to commence.

Mr Kearns quoted other paperwork where drainage conditions were not approved. All paperwork states that work should not have started. He concluded that the application expired on 23rd August and he strongly believes that the application should be turned down.

Councillor Turner thanked Mr Kearns for his input. He informed members that Councillor Handley and himself have contacted ERYC all week asking them to attend the Meeting, unfortunately no-one could attend. He said that the Planning Application has lapsed, it is in a Category 3 flood risk area and the applicant is trying to circumvent the system by saying that the work had started.

The Town Clerk informed Members that an objection can be made in the light of the evidence provided.

ERYC Councillor Handley informed Members that this has been an ongoing issue for Mr Kearns and his fellow residents for a long time. She has spoken to the Strategic Planning Officer, James Chatfield who is fully aware of the situation. ERYC are putting it in the Solicitors hands.

Several Councillors agreed that the application has clearly lapsed and should not be allowed to go ahead.

Councillor Turner PROPOSED that the Council strongly object due to inconsistencies in the application.

This was SECONDED by Councillor Raspin.

It was RESOLVED that the Council strongly object due to inconsistencies in the application.

03428 Ms Kayleigh Gray
Erection of single storey extension to rear
The Gables, 67a Ilkeston Avenue, Goole
FULL PLANNING PERMISSION
NO COMMENTS

2. Planning Decisions

Decision

02778 Mr A Spicer
Change of use of Museum to Auction Centre
The Waterways Museum and Adventure Centre,
Dutch Riverside, Goole
APPROVED

02357 Mr James Snape
Certificate of Lawfulness for existing operation
of a car repair business from residential property
Winwood House, 32 Newclose Lane, Goole
APPROVED

02444 Ms Kayleigh Taylor
Erection of a detached outbuilding at rear
(Retrospective)
18, Pasture Avenue, Goole
APPROVED

The Planning Committee meeting concluded at 7:29pm

*******END*******

