

GOOLE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on 21st January, 2021 commencing at 7.00pm Via Zoom

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

OFFICERS: Mr Brian Robertson (Town Clerk)
Ms Stacey Norfolk (Responsible Finance Officer)
Mr Charlie Studdy (Arts & Leisure Manager)
Mr Graham Whitehead (Arts Programme Manager)
Mrs Carol Brophy (Administration Assistant)

PL1716 Apologies for absence were received from Councillors Head, B Jeffreys, Marshall, Penn and Vause.

The Chair (Councillor Turner) reminded the public that under standing order 3e members of the public may make representations and give evidence at a meeting which they are entitled to attend in respect of business on the agenda at Planning, a time limit of 5 minutes per person will be allowed and public participation shall not exceed 15 minutes.

No Member of the Public wished to speak.

PL1717 **TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE**

No declarations of interest were received.

PL1718 **TO SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETINGS OF 3rd and 17th DECEMBER, 2020 APPROVED AT COUNCIL ON 7th JANUARY, 2021** (Previously circulated)

It was **PROPOSED** by Councillor D Jeffreys and **SECONDED** by Councillor Bailey that the Minutes of the Planning Committee meetings of 3rd and 17th December, 2020 be signed as a true record by The Chair, Councillor Turner.

It was **RESOLVED** that the minutes of the Planning Committee Meetings held on 3rd and 17th December, 2020 be signed as a true record by the Chair, Councillor Turner.

PL1719 **STEPHEN HUNT AND STEPHEN COOK FROM ERYC PLANNING DEPARTMENT TO ADDRESS MEMBERS ON HMO'S**

Mr Cook informed Members that the ERYC is aware of the Council's concerns and they attended a meeting on the same subject five years ago. He said that they will give an overview of the HMO process. He told Members that an internal Officer Meeting had been held that week where concerns regarding the Goole Master Plan were discussed.

Mr Cook explained that Planning for HMO's is slightly different to Housing Legislation. Planning permission is required where more than 7 unrelated people reside in the same property. Pre 2010 a dwelling was classed as 7 people residing together. Much pressure was placed on the Government particularly in areas of high student population.

If a Council wishes to apply for an Article 4 Declaration, there must be a good reason as there are National Building Development rights. Hull City Council used Article 4 down Princess Avenue. Due to the amount of Students in the area, 50 to 75% of the houses had been turned into HMO's. This was a real concern and totally changed the character of the area.

Mr Cook informed Members that Article 4 cannot be used in Goole to prevent further HMO's. If the housing requirement is there ERYC has to meet the need. He explained that invoking Article 4 is not an easy process and needs careful consideration. The Council will have to demonstrate that existing HMO's are causing issues. According to ERYC colleagues there is no evidence of any problems generated by HMO's in Goole.

He informed Members that due to Siemens and other organisations moving to Goole, landlords are looking to invest in good quality HMO's. This investment is beneficial to Goole as landlords are renovating properties which may otherwise stay empty, thus increasing the property's value.

Mr Cook informed Members that in 25 years Article 4 has only been used once, in Bridlington. This was done in conjunction with Bridlington Renaissance.

Councillor Bailey discussed Aire Street saying that in the last two or three years most properties have become HMO's. There is a large concentration of HMO's in certain areas of Goole. Many of the people living there are on benefits, there is much waste, vandalism and crime which brings the area down. Most HMO's are cheap, not vetted and often cause parking issues.

Mr Cook answered that after talking with the Anti-Social Behaviour Team, there is no evidence of any problems generated by HMO's. Also, most of the people living in HMO's are in gainful employment.

A discussion took place regarding whether flats are better than HMO's. Mr Cook informed Members that in planning, flats can be encouraged but not forced. Landlords are seeing a high demand for HMO's.

Councillor Bottomley said that there is an issue with landlords outbidding local young people who are struggling to get on the property market and having to move out of Goole. Many people living in HMO's travel out of Goole for work. He said that landlords are being encouraged to come to Goole as they know for HMO's will be passed. This is causing many streets to fall into decline.

Mr Cook informed Members that this is an issue with housing countrywide which needs looking into. However, it is not a reason to refuse HMO's as there is perceived to be a huge demand particularly with employment in the area improving. He said that the number of HMO's in Goole is not significant, there are approximately 50 licensed HMO's in Goole.

Councillor D Jeffreys informed members that 49 out of the 75 licensed HMO's in the East Riding are in Goole. He said that Aire Street is a Conservation Area and the character is being completely changed as it is swamped with HMO's.

Mr Cook explained that one of the issues is that many of the properties are in such a bad state of repair that the only people wanting to buy are developers wanting to turn them into HMO's. The flood risk issue where the ground floor can't be used also contributes to this. As for the issue of parking, Mr Cook said that most HMO's are close to Town centres and public transport.

Mr Hunt informed Members that ERYC is putting lots of Officer time into the regeneration of Goole, along with the Towns Deal Board.

Mr Cook told Members that this is the position now, the Council needs to look at the problems caused and find solutions. He said that it is very difficult to get investment in the Conservation area. It needs people to spend money on the properties which proves an issue for Planning Officers who want to bring derelict properties back into use.

Councillor Moore stated that he agreed with the views of other Councillors especially regarding young people being unable to get on the property ladder. He said that while Siemens is welcomed, there is no evidence that Goole people are being employed. ERYC talks about Goole as booming, however, Goole College is closing, as is HSBC and many shops. He asked why there is such an imbalance of HMO's in Goole as opposed to Beverley.

Mr Cook talked about the Housing Act saying that planning for HMO's depends on the need. Planning can't control everything. He said that the difference across the East Riding is enormous. He told Members that he doesn't believe that there is enough evidence for an Article 4 to be invoked. There needs to be more than 50% HMO's to become unacceptable. Article 4 only pushes HMO's onto adjoining streets.

Margaret Hicks-Clarke from the Civic Society addressed Mr Cook and Mr Hunt. She said that Aire Street

was designated a Conservation Area in 2011 and by 2014 was classed as at risk. The Civic Society has worked hard with the conservation management plan in order to maintain and enhance the two Grade 2 listed buildings. Goole's Bicentenary is in 2026 and they are looking to enhance the Town centre for this.

She talked about the state of the RAOB Club and concerns regarding the Capricorn becoming a HMO. The current plan for the whole of the conservation area which needs looking at through the Conservation Area Management plan as it is not working at present.

Mr Hunt told members that he is aware that the Civic Society has raised concerns and ERYC is committed to looking into this following covid.

Mr Cook said that the Officers are aware of the Capricorn and will feed it into the Goole Master Plan. He told Members that he understands their concerns and needs to look at what can be done, sadly however, these HMO applications are helping to renovate older properties.

Councillor Turner stated that there are lots of issues caused by HMO's. Rubbish such as mattresses is just one problem. At one 15-bedroom HMO hot bedding is taking place, ERYC however could not find evidence of this. Lack of policing is another issue.

Councillor Turner has spoken to some people living in HMO's and 8 out of 15 live in Goole but work in Selby where there is no accommodation. This contradicts the need for HMO's in Goole. He said that he understands the need for some HMO's but not such a ludicrous amount. He asked what could be done to reduce the numbers.

Mr Hunt answered that the only way is invoking Article 4 but evidence is required for this. Conversation needs to take place with the Housing Team. They need to know the full extent of the issues.

Mr Cook informed members that conversation also needs to take place with the Anti-Social Behaviour Team as they say there is no problem in Goole. People need to report any issues in order to gather evidence linking HMO's to anti-social behaviour. Dialogue also needs to take place with the Towns Deal Board and Goole Master Plan. Legislation states that evidence is required and a planning reason.

A discussion took place regarding the Anti-Social Behaviour Team with Mr Hunt agreeing to send their details to the Town Clerk. It was suggested that they be invited to a future meeting.

PLI720

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.

None submitted

2. Planning Decisions

Decision

03788	Mr Russell Slater TPO – OLD GOOLE NO.1 1979 (REF 29) G1 – Crown reduce 1 no. Sycamore tree (T1) and 1 no. Beech Tree (T2) to provide 1.5 metre clearance from overhead power cable and to maintain a safety distance Manor Cottage, Swinefleet Road, Goole	APPROVED
02783	Mr Alan Jones Change of use of existing outbuildings to workshop and associated storage for spray painting business 60 Newclose Lane, Goole	REFUSED

03135 Metro C21 Stores Limited
Erection of single storey extension to rear
64 Marshfield Road, Goole

REFUSED

03743 Mr Kristian Baxter
Change of use of land from vehicle parking to
Builder's storage (retrospective application)
Land South of Burlington Crescent Substation,
Burlington Crescent, Goole

APPROVED

The Planning Committee meeting concluded at 8:19pm

*****END*****

