

GOOLE TOWN COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on 15th July, 2021 commencing at 7:00 pm.

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

OFFICERS: Mr Brian Robertson (Town Clerk)
Mr Graham Whitehead (Arts Programme Manager)
Mrs Carol Brophy (Administration Assistant)

PL1761 Apologies for absence were received from Councillors Boatman, B Jeffreys, Marshall, Penn and Whitehead.

The Chair (Councillor D Jeffreys) 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.

Councillor Moore stated that as this is such an important issue, he would like to PROPOSE that Standing Orders be suspended to allow the time limit to be extended to ten minutes per person.

This was SECONDED by Councillor Turner.

It was RESOLVED that Standing Orders be suspended to allow the time limit to be extended to ten minutes per person.

Mr Kevin Pullan of The Croft, 5 Stratford Road, Sheffield wished to speak on the de-allocation of house building in Goole in the draft Local Plan. He informed Members that Goole has been de-allocated despite being a principal Town. His view is that it should be left to the developers to sort the flood risk in each planning application. He challenged the views of Capita and asked for the Capita documents to be released into the public domain.

Mr Sean Stewart of 71, Chiltern Road, Goole wished to speak on the termination of the lease at the Jet ski lake at Westfield Banks. He asked why East Riding Council have refused permission when we are trying to promote Goole and encourage tourists to visit the Town.

PL1762 TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE

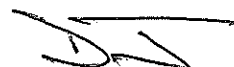
There were no declarations of Interest.

PL1763 TO SIGN AS A CORRECT RECORD THE MINUTES OF THE PLANNING COMMITTEE MEETINGS OF 3rd and 17th JUNE, 2021

It was PROPOSED by Councillor Bailey and SECONDED by Councillor Moiser that the Minutes of the Planning Committee meetings of 3rd and 17th June, 2021 be signed as a true record by The Chair, Councillor D Jeffreys.

It was RESOLVED that the minutes of the planning meetings held on 3rd and 17th June, 2021 be signed as a true record by the Chair, Councillor D Jeffreys.

PL1764 NICOLA SWOROWSKI FROM EAST RIDING FORWARD STRATEGIC PLANNING AND ANDREW PATTINSON FROM THE ENVIRONMENT AGENCY TO ADDRESS MEMBERS



ON THE RAPID INUNDATION FLOOD RISK AND STRATEGIC PLANNING (SFRA)

Nicola gave Andrew Pattinson's apologies. There had been some confusion regarding the meeting and he was unable to make it. She checked whether all Members had a copy of her report. She informed Members that the current plan is dated 2016. The Local Plan runs to 2029 and is reviewed every five years. There has been significant change since 2016, hence the updating. The current plan is used for decision making and shows where we are currently at, Regulation 2018 which is the consultation process, Regulation 2019 where comments are made, through to submission and the plan being adopted.

Nicola explained that the standard methodology for housing numbers has been changed. ERYC proposal set is 1,100 dwellings per annum. The allocations propose an over allocation to help ensure the target is delivered. Put into context, the current Local Plan is 1,400, this has been met for the last two years.

The Local Plan considers retail, heritage and environmental issues. Due to COVID, a longer Consultation period has been arranged, to 6th August, 2021. A deadline of December 2023 for adoption of the Local Plan has been set by Government.

A Strategic Flood Risk Assessment (SFRA) is carried out to assess the flood risk to an area from flooding from all sources, now and in the future.

Councillor Moore stated that the consultation process has been appalling with people unaware of it taking place. It has mainly been publicised in Council buildings and on the Council website. He said that there has been no engagement with the Local Drainage Board.

Nicola informed Members that regarding the Consultation process, all local and parish Councils were notified, drop in events were held and details were advertised on social media not just in Council offices. There was however very little public interest.

Councillor Moore also asked why Capita were used to carry out the assessment. They are causing alarm to residents by using the worst-case scenario, especially to those in bungalows. This is also concerning for care homes and the hospital. Regarding the 12 breach points he queried how mitigation can take place when the whereabouts is unknown. He asked why there had been no liaison with the Local Drainage Board and why all 12 breach points could not be strengthened.

Nicola answered that consultants were required to carry out the SFRA therefore Capita were employed. Regarding the issue of breach, potential locations are identified but it is unknown exactly where breaches will occur.

Councillor Moore spoke about housing asking why when areas are allocated was flood risk not taken into account as Howden is at risk of flood from the river Derwent. He said that there is a shortage of affordable housing and ERYC don't reach their housing allocation. With new industries coming into Goole and the Town Deal Board funding aiming to regenerate the Town there is no incentive for businesses if they are believed to be at risk of flooding. More housing is needed to encourage people to work, live and spend their money in Goole.

Regarding de-allocation, Nicola informed Members that this is due to the more up to date SFRA. She said that ERYC has met its Local Plan housing target but agreed that affordable homes is a serious issue.

Councillor Moore asked what the Environment Agency is doing regarding protecting new builds and single storey homes.

Nicola answered that she would take all questions back to ERYC and the Environment Agency. She stressed that the risk is very low.

Councillor Moore stated that the risk is high enough to de-allocate which is a worry for many residents. He talked about the Jacobs Report of 2011 which gave a very different result. He believes that the Council should call for a public enquiry.

Councillor Turner agreed that a public enquiry is needed. He said that the young people of Goole are suffering as a result of increasing house prices and a lack of affordable housing. He asked why it is ok to have a shop or takeaway on the ground floor with living accommodation above. He stated that the Town Deal Board is spending over £3 million on flood defences which will be wasted unless ERYC look again at the Local Plan.



Nicola answered that regarding accommodation above shops, sleeping is the issue. People react much quicker when awake. This is National Policy guidance not just East Riding.

A discussion took place regarding affordable housing with no ground floor living with Councillor Bailey stating that people apply for a Certificate of Lawfulness so that HMO don't go through the planning process. He said that many 2-bedroomed houses will become HMO which will worsen the flood risk.

Nicola informed Members that she shares their frustration with the system. She said that Permitted Development Rights could be something that the Council could look at. She is happy to investigate this.

As regards the flood defences, the money spent will not be wasted as this will be considered. The plan is redone as information changes. Once all comments are in, the Environment Agency will be consulted.

Councillor Walker said that the worst-case scenario is astronomically unlikely, and it is hard to believe that all future planning is based on this with old buildings not being replaced. He said there was concern that the Town which is 200 years old will not exist in another 200 years.

Nicola said that the opportunity for the Council to have its say is at submission, regulation 19 stage. This will take place in March/April 2022. Prior to consultation, all things will be taken into consideration and they will try to deliver a sound and robust plan.

The Chair thanked Nicola for her attendance and presentation.

PL1765 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.

- | | | |
|-------|---|-------------|
| 02042 | Siemens Mobility
Erection of a traction drives facility and associated infrastructure, parking and landscaping following Hybrid permission 19/01430/STPLF and Planning permission 20/00813/STVAR (Appearance, Landscaping, Layout and Scale to be considered)
Land East and South West of Tesco Distribution Centre, Tom Pudding Way, Goole
STRATEGIC – RESERVED MATTERS | NO COMMENTS |
| 02012 | Neil Clarkson
Erection of two storey extension to side and rear
41, Charles Drive, Goole
FULL PLANNING PERMISSION | NO COMMENTS |
| 01996 | MDM Property Ltd
Certificate of Lawfulness for proposed change of use from dwelling to a house in multiple occupation (C4)
56, Alexandra Street, Goole
CERT OF LAWFUL DEVELOPMENT – PROPOSED | NO COMMENTS |

Members discussed the fact that although unhappy with this situation, it doesn't appear that anything can be done about it.

Councillor Bailey informed Members that unfortunately many small terraced houses will be turned into bedsits with living and dining rooms being turned into bedrooms. No planning is required for this.

It was agreed that Councillor Handley contact Andrew Percy MP regarding this issue.

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|-------|--|-------------|
| 01993 | Mr David Haslam
Erection of a single storey extension to rear following demolition of existing conservatory and construction of a replacement roof over existing garage/utility areas | NO COMMENTS |
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16, Halifax Avenue, Goole
FULL PLANNING PERMISSION

04013 Salt and Pepper Pot Trading Estate WELCOMED
Change of use from abattoir to indoor market, for stall
holders, with café (use Class E) and commercial storage
(use Class B8) (Retrospective)
The Abattoir, Lower Bridge Street, Goole
FULL PLANNING PERMISSION

2. Planning Decisions

Decision

01112 Mrs Tracey Taylor APPROVED
Erection of a two storey extension to side
Ladycort, 27 Newclose Lane, Goole

00920 Mr John Hemsworth APPROVED
Construction of dormer windows to front
and rear
45 Adeline Street, Goole

00763 Mrs Christine Kittridge APPROVED
Erection of a rear single storey extension, rear
first floor extension and two storey side extension
5 Wentworth Drive, Goole

01090 Mrs Ann Kirby APPROVED
Erection of a single storey side and rear extension
19, Woodland Avenue, Goole

01267 GMI Construction Group PLC APPROVED
Display of 1 internally illuminated sign
Siemens Mobility, Tom Pudding Way, Goole

The Planning Committee meeting concluded at 8.38pm

*****END*****

