

GOOLE TOWN COUNCILPLANNING COMMITTEEMinutes of meeting held on 2<sup>nd</sup> February, 2023 commencing at 7:00pm.

**PRESENT:** Councillors D Jeffreys (In the Chair), Bailey, Cooper, Flynn, Handley, Harrison, B Jeffreys, Marshall, Raspin and Turner.

**OFFICERS:** Mr Brian Robertson (Town Clerk)  
Mrs Carol Brophy (Administration Assistant)

**PL1881** Apologies for absence were received from Councillors, Boatman, Bottomley, Moiser, Vause and Walker.

The Chair (Councillor D Jeffreys) 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.

Mr John Siddle of 16, Salisbury Avenue, Goole  
Ms. Lauren Hornsby Riley of 24, Salisbury Avenue, Goole  
Mr Dean Gelder of 10, Salisbury Avenue, Goole

The above all wished to speak on Planning application no.00043.

**PL1882** TO RECEIVE ANY DECLARATIONS OF INTEREST AND THEIR NATURE

No declarations of interest were received.

**PL1883** 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.

00043 Wood Lane Property Ltd  
Certificate of lawfulness for the proposed change of use  
from dwelling (C3) to dwelling in multiple occupation (C4)  
Cleaton, Salisbury Avenue, Goole  
CERT OF LAWFUL DEVELOPMENT – PROPOSED

Councillor Marshall expressed her concern that a Certificate of Lawful Development is merely a way of getting around the planning system.

Mr Siddle informed Members that his understanding is that they are all 5- or 6-bedroom houses, all ensuite. This means extra vehicles in an already overpopulated area. He said that there is a fire hazard problem, all the rear of the roof is off and every square inch is being maximised. He fears that the property could be turned into an Air BnB or worse. He asked whether the Council can do anything to stop it as East Riding will probably pass it.

Miss Hornsby Riley echoed Mr Siddle, asking the Council whether it can object and the application can be reconsidered.

The Town Clerk explained that it is classed as permitted development. As for fire hazard, this is a matter for

Building Control Officers.

Councillor D Jeffreys informed Members that the application is under consideration and has not yet been passed. He has alerted the enforcement officer, he said that there is also flood risk as the bedrooms are on the ground floor. Councillor D Jeffreys also stated that HMOs bring a higher risk of antisocial behaviour which is out of character in this residential area. The property could be used as a halfway house for unemployed and there is an increased risk of drugs, violence, and fly tipping. He said that this is very unfair to local residents, who are extremely frustrated and would like to stop it going ahead.

Councillor D Jeffreys added that the Certificate of Lawfulness is a loophole used to circumnavigate planning. Should this go ahead, it will downgrade the area. We can't object on grounds of parking or litter, we can however raise our concerns although no laws have been broken. He is going to speak directly to Andrew Percy on the matter.

Further discussion took place regarding the building not being an HMO, more likely an Air BnB where people can only stay for a short time. Councillors expressed many concerns including the location of the property being in the rapid inundation zone. Invoking Article 4 was once again discussed.

The Town Clerk informed Members that it is only East Riding who can invoke Article 4.

Councillor B Jeffreys informed Members that she has approached Andrew Percy and asked him to take the matter to Parliament.

Councillor Handley informed Members that she has spoken to Caroline Lacey, the Chief Executive of ERYC about HMOs. She asked to be made aware of any new HMOs, so she can report them to ERYC who will carry out regular checks.

Councillor Turner proposed that Andrew Percy is invited to attend a future planning meeting.

00021 Mr David Wilcocks NO COMMENTS  
Certificate of Lawfulness for the continued use of ground  
floor as apartment  
121, Pasture Road, Goole  
CERT OF LAWFUL DEVELOPMENT – EXISTING

00089 Croda Europe Ltd  
Hazardous Substances Consent for an increase of Hazardous  
Substance Category E1 (from 199 tonnes to 1000 tonnes) and  
E2 (from 499 tonnes to 1000 tonnes) as well as consent for H1  
(1000 tonnes) and H2 (1000 tonnes)  
Croda Europe limited, Unit 1, Tom Pudding Way, Goole  
HAZARDOUS SUBSTANCES

Councillors discussed the sort of substances which may be being increased.

The Town Clerk informed Members that the Council has a full list of all substances held at Croda. This application is just increasing the amounts held.

Councillor Handley informed Members that she is on the Towns Deal Board with the Chief Executive of Croda and feels very happy with the safety of substances used at the site.

Councillor Cooper informed Members that he used to be a buyer at Croda and his belief is that things can go wrong. He would like us to obtain a full list of substances held as this is a 500% increase in volume, and the associated risk assessments.

The Town Clerk reiterated the fact that we have a full list and the original risk assessments.

02047 Mr Aziz NO COMMENTS  
Display of 1 internally illuminated fascia sign (retrospective)  
134, 140 & 142 Boothferry Road, Goole  
CONSENT TO DISPLAY AN ADVERTISEMENT

00061 Paul Withers NO COMMENTS



Change of use from office (B1) to dwelling  
Community Centre, Dunhill Road, Goole  
FULL PLANNING PERMISSION

00117 MMS Property Ltd NO COMMENTS  
Certificate of Lawfulness for proposed use of flat 3 as a house  
of multiple occupancy (use Class 4)  
Flat 3, 2 Argyle Street, Goole  
CERT OF LAWFUL DEVELOPMENT – PROPOSED

Councillor D Jeffreys informed Members that this is a three-bedroom ground floor terraced property. The Certificate of Lawfulness is a way of circumventing the planning system.

00114 MMS Property Ltd NO COMMENTS  
Certificate of Lawfulness for proposed use of flat 1 as a house of  
multiple occupancy (use Class C4)  
Flat 1, 2 Argyle Street, Goole  
CERT OF LAWFUL DEVELOPMENT – PROPOSED

As previous application.

02157 Mr David Brown WELCOMED  
Change of use of the existing storage unit (Class B8) to a café  
(Class E), and works to improve the existing hardstanding to  
create a concrete car parking area  
Goole Boathouse, Dutch Riverside, Goole  
FULL PLANNING PERMISSION

**The Planning Committee meeting concluded at 7.55pm**

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