

# Hedon Town Council

## Minutes of the Proceedings of a Meeting of The Planning Committee of Hedon Town Council held at the Town Hall, St Augustine's Gate, Hedon 10 February 2022

Present: Cllr J Dennis (in the Chair):  
Councillors: Mrs S Banks, C Billany, J Brindley, S Gallant, B Hanson,  
Mrs B Goldspink, Miss S Rommell and D Thompson  
Clerk: J Macklin, Town Clerk

1. Apologies for Absence

Apologies were received from Cllrs: N Black (illness), B Stockdale (access difficulties), Miss D Storr (illness)

**Resolved:** that apologies were accepted

2. Confirmation of the Minutes

The Minutes of a meeting of the Planning Committee held on 13 January 2022 were agreed as being a correct record of the proceedings thereat.

**Resolved:** That the minutes were confirmed as a true record

3. Updates on the Minutes

Min 7.1 An e-mail had been received stating that a final warning letter for removal of the projecting barber logo at 9b St Augustine's Gate had been processed; which would be followed up by a notice to remove in March if not complied with.

4. Declaration of Interests

4.1 It was agreed that any declaration of interest be dealt with at the time the relevant item was discussed.

4.2 There were no dispensations to be noted

5. To consider planning applications in accordance with Town and Country Planning Act 1990

**21/04632 – 3 Inmans Road, Hedon**

Application Type: Full Planning Permission – Erection of single storey extension to side and bay window to front

**Resolved:** that the Committee objected to this application on the following grounds: Overdevelopment of the site  
too imposing on the neighbouring properties  
could cause further drainage/flooding issues in the area

Should the ERYC Planning Officer not agree with the Council's recommendation, the application should be put before the ERYC Planning Committee

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## **21/04695 – Land East and South East of Chemicals Park, Saltend Lane, Saltend**

Application Type: County Matters – Erection of a processing facility producing 4500 tonnes of Rare Earth Oxides for use within the renewable industries and storage of Hazardous Substances of Hydrochloric Acid (up to 6555.55 tonnes), Sodium Hydroxide (up to 5769 tonnes) and Oxalic Acid (up to 139 tonnes)

**Resolved:** that the Committee supported the comments made by Paull Parish Council and objected to this application on the following grounds:

- Although initially supportive of a previous application that put this facility in the middle of the current BP site; the location on this application is totally unsuitable for such a facility. Has the applicant proved that there are no other suitable sites within the confines of the chemical park?
- The Council noted that the area was approved for industrial use but had expected it to be used for general industrial and warehousing rather than the processing of hazardous substances.
- Increased traffic caused by the new facility.
- Serious concerns about the transportation and storage of hazardous materials close to dwellings, sporting facilities and a dance studio.
- Access into the site is unsuitable and puts additional pressure on roads that are not fit for the purpose.
- The planning statement suggests that further extensions to the facility are planned which will impact detrimentally on the area.

Should the ERYC Planning Officer not agree with the Council's recommendation, the application should be put before the ERYC Planning Committee

## **22/00015 – 39 St Nicholas Gate, Hedon**

Application Type: Full Planning Permission – Construction of bay window at front

**Resolved:** that the Committee supported the application

## **22/00113 – 71 Thorn Road, Hedon**

Application Type: Full Planning Permission – Erection of single storey extensions to side and rear

**Resolved:** that the Committee supported the application subject to there being no substantive objections from neighbours and matching materials were used

## **22/00135 – 3 Chapelry Garth, Hedon**

Application Type: Full Planning Permission – Erection of bay window to front, single storey extension and partial conversion of garage into additional living accommodation

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**Resolved:** that the Committee supported the application subject to there being no substantive objections from neighbours and matching materials were used

## **22/00212 – 1 Mattocks Lane, Hedon**

Application Type: Full Planning Permission – Erection of detached garage to side

**Resolved:** that the Committee supported the application with the condition that suitable trees were replanted elsewhere on the site to replace any felled

### 6. Decisions

Notices of Decision, as listed and attached to these Minutes, were noted.

### 7. Update following YEP Community Forum (19.1.22)

The Chairman updated members on discussions at the Forum and noted the requirement of planning conditions that meant the fencing off of the eastern end of the site thereby denying access to walkers. This would also require the moving of a public right of way. A planning application was expected soon and residents should make their objections to ERYC at that time.

### 8. Correspondence

8.1 E-mail from ERYC Planning confirming that an appeal against the refusal of planning permission (app no 21/00053) with regard to Hedon Post Office had been submitted; deadline for comments was 14 March 2022.

**Resolved:** that the Council's objections should be restated to the Planning Inspector

### 9. Points of Information and items for next agenda

None

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Chairman of Planning Committee

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## Notices of Decision received since Thursday 13 January 2022

**21/01947 – 41-43 Souttergate, Hedon**

**APPROVED**

Type of Application – Full Planning Permission

Construction of covered timber decking area to rear of garden  
(Retrospective application)

**21/03598 – 41-43 Souttergate, Hedon**

**APPROVED**

Type of Application – Listed Building Consent

Construction of covered timber decking area to rear of garden  
(Retrospective application)

**21/04151 – 6 Wyntrynham Walk, Hedon**

**APPROVED**

Type of Application – Full Planning Permission

Erection of two storey extension to side and single storey extension to rear, including conversion of garage into additional living accommodation and installation of first floor window to side

**21/04537 – Cedar Croft, The Birkholme, Preston Road, Hedon**

**APPROVED**

Type of Application – Work to Protected Trees

Crown reduce 1 no Copper Beech (T1) up to 4 metres of extended upper secondary limbs; selected branch removal from as indicated on tree schedule – remove branches back to main stem due to them growing into garden and overhanging shed and garage, 2 no limbs are showing signs of damage from growing into adjacent tree that failed in storms; general reduction back to boundary or suitable growth point (up to 4 metres) of overhanging twiggy growth common To Beech