

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 9 June 2022

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

1. To Elect a Chairman

It was Proposed by Cllr Gallant and Seconded by Cllr Storr that Cllr Dennis be Chairman of the Planning Committee. There were no other nominations.

Resolved: that Cllr Dennis was elected unopposed as Chairman of the Planning Committee

Cllr Dennis took the Chair

2. To elect a Deputy Chairman

It was Proposed by Cllr Rommell and Seconded by Cllr Gallant that Cllr Hanson be Deputy Chairman of the Planning Committee. There were no other nominations.

Resolved: that Cllr Hanson was elected unopposed as Deputy Chairman of the Planning Committee

3. Apologies for Absence

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

Resolved: that apologies were accepted

4. Confirmation of the Minutes

The Minutes of a meeting of the Planning Committee held on 12 May 2022 were agreed as being a correct record of the proceedings thereat.

Resolved: That the minutes were confirmed as a true record

5. Updates on the Minutes

5.1 According to the Planning Portal a decision on the application discharge conditions at Merrywick Hall had not yet been made.

6. Declaration of Interests

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

6.2 There were no dispensations to be noted

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7. To consider planning applications in accordance with Town and Country Planning Act 1990
22/00301 – Yorkshire Energy Park, Land north west of Kingstown Hotel, Hull Road, Hedon
Application Type: Strategic – Reserved Matters with EIA – Erection of an Energy Centre, a Data Centre and associated infrastructure following Outline Permission 17/01672 (Appearance, Landscaping, Layout and Scale to be considered [REPORT TO INFORM APPROPRIATE ASSESSMENT – ADDENDUM (RIAA)])

Resolved: that the Council was still disappointed that this development had been given planning permission when it was outside the ERYC Local Plan; the Council felt strongly that the conditions attached to the permission had been put in place for the protection of the land, the environment and residents and the Council objected to any alteration or dilution of those protections.

22/01186 – Land north west of Kingstown Hotel, Hull Road, Hedon
Application Type: Strategic – Reserved Matters with EIA – Securement of an Ecological Mitigation Zone and infrastructure works following Outline Permission 17/01673 (Appearance, Landscaping, Layout and Scale to be considered [REPORT TO INFORM APPROPRIATE ASSESSMENT – ADDENDUM (RIAA)])

Resolved: that the Council was still disappointed that this development had been given planning permission when it was outside the ERYC Local Plan; the Council felt strongly that the conditions attached to the permission had been put in place for the protection of the land, the environment and residents and the Council objected to any alteration or dilution of those protections.

22/01591 – Land north west of Kingstown Hotel, Hull Road, Hedon
Application Type: Strategic – Variation of Condition with EIA – Variation of Conditions 4 (approved plans), 5 (phasing principles), 6 (gross external floor area), 7 (gross external floor area), 8 (maximum height of buildings), 9 (gross external floor area), 16 (schedule of works), 22 (staithes road access), 24 (pedestrian and cycle access), 25 (pedestrian and cycle access), 30 (existing or alternative access points), 49 (heritage statement), 52 (works or operations within scheduled monument area), 63 (air quality assessment), 67 (sports centre – notice impacts), 68 (noise mitigation scheme), 70 (floodlighting), 72 (landscaping masterplan), 76 (energy centre), 77 (energy statement), 78 (replacement playing field), 79 (assessment of ground conditions), 80 (ancillary features – gross external floor area), 81 (residential accommodation), 82 (education, training and research campus) of Outline Planning Permission 17/01673

Resolved: that the Council strongly objects to this application. It is evident that the applicant is trying to change or even remove completely 26 out of the 82 stringent conditions which were attached to the Outline Decision. These conditions were designed to protect surrounding properties and to safeguard the amenities of all

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those residents who live in the area. The conditions were imposed after long and deliberate consideration over the period of a year by ER Planning Officers. Hedon Town Council feels strongly that ERYC should resist any dilution or alteration to conditions.

Local residents are still bitterly disappointed by the granting of the outline approval which was contrary to the ERYC Local Plan and after they were reassured that:

- that refusal of the original application was being recommended by ERYC Planning Officers
- of the 'non-allocation for development' of this 200 acres site in the ERYC Local Plan
- that Hedon's precious 'buffer-zone' was to be secure into the future
- of a resounding 96.5% 'No-Vote' from the 60,000 or so who participated in the ER Boundaries Referendum
- that the long-standing policy of 'None-Coalition of Settlements' would continue to be applied, particularly to Hedon, and Preston South
- that the support of all of the ERYC Councillors in the surrounding three Wards, and 9 Parish Councils, had been secured against this development

Local residents were, therefore, stunned to hear that the decision of the Strategic Planning Committee was to approve the application in outline. Plus, it is presumed, so were the Officers.

With respect to this application; residents are generally opposed to any application which reduces the effect of the conditions. The conditions in question cover issues such as: ecological matters, size and heights of proposed buildings, access, air quality, replacement playing field, residential accommodation, education training, research centre, use of gas as a fuel, flood risk assessments, existing gas and ethylene pipelines, potential impact on Saltend if they were ever breached, potential disastrous impact on homes if pipelines damaged and existing sewers and drainage manhole covers.

Hedon Town Council strongly objects to any alteration or dilution of the conditions attached to the planning permission.

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

22/01444 – 23 Ainslie Road, Hedon

Application Type: Full Planning Permission – Erection of single storey extension to rear following demolition of existing garage

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

22/01604 – 17 George Street, Hedon

Application Type: Tree Works in a Conservation Area – Remove 1 no tree as it is pushing the boundary wall over into a neighbouring driveway

Resolved: that the Council would defer to the Tree Officer's recommendations

22/01663 – 7 Warn Avenue, Hedon

Application Type: Full Planning Permission – Erection of single storey extension to rear and construction of flat roof dormer to rear

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

22/01445 – 8 Roslyn Crescent, Hedon

Cllr Storr declared a personal interest as the application was a neighbour.

Application Type: Full Planning Permission – Erection of single storey extension to rear

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

6. Decisions

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

7. Correspondence

7.1 ERYC invitation to Annual Town and Parish Council Planning Liaison Meetings (by zoom) – Members were asked to book places through the Town Clerk by Friday 10 June.

8 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 12 May 2022

22/00850 – 16 George Street Hedon

APPROVED

Type of Application – Full Planning Permission
Erection of a single storey extension to rear

21/01668, Hedon

APPROVED

Type of Application – Full Planning Permission
Erection of dwelling following demolition of existing

21/03659 – Land south of Casamia, Ainslie Road, Hedon

APPROVED

Type of Application – Full Planning Permission
Erection of a dwelling

21/00053 – Hedon Post office, 7 Market Place, Hedon

Type of Application – Full Planning Permission
Demolition of the existing building and erection of a two-storey, mixed-use, building, comprising 2 no commercial units (flexible use A1, A2, A3, A4 or A5) at ground floor level and 2 no residential flats at first floor

The Planning Inspectorate have dismissed the appeal against refusal of planning permission by ERYC.

JM/2.6.22