

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 8 June 2023

Present: C Billany (in the Chair):
Councillors: Mrs S Banks, J Brindley, S Gallant, Mrs B Goldspink, P Hinch,
Miss S Rommell, Ms D Storr and D Thompson
Clerk: K Gray (Town Clerk)

1. Apologies for Absence

Apologies were received from Cllrs: Dennis (prior commitment).

Resolved: that apologies were accepted

2. Confirmation of the Minutes

The Minutes of a meeting of the Planning Committee held on 18 May 2023 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

There were no updates.

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

23/00579 – Hawthorn House, 19 Ketwell Lane, Hedon

Application Type: Change of use – change of use of residential care home to 4 two bedroom flats and 2 one bedroom flats.

Members considered the application. The potential increase in traffic to the property was considered but as the property had previously been a care home and regular vehicle access was already established. Members raised no objection other than to ask the developers and contractors to restrict deliveries and access to outside of school hours.

Resolved: that the Council would raise no objection but request that the developers and contractors restrict deliveries and access to outside school hours.

23/00811 – Land West of Rush Lyvars Lake, Preston Road, Hedon

Application Type: Full Planning Application – Erection of 3 dwellings with attached garages and associated works

Cllr Banks declared a personal interest as owner of a property near to the site.

The Chairman closed the meeting to allow the developers, who were present at the meeting, to speak on the matter.

The Chairman re-opened the meeting.

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Cllr Gallant confirmed that the site is within Hedon town boundary. Members raised concerns over development and flood level of the site, as well as concerns that the properties will contribute to the flooding issue as the land is lower than the road. Access to the site was considered an issue as this is a route for children walking to school at an already busy point in the town's road system. Members noted that the allocation is not in the local plan and that the Environment Agency objected to the development of the site. It was proposed that the Council would object on the points discussed and request for the application to be considered by ERYC's Planning Committee.

Resolved: that the Council would object to the development of the site on the grounds of overdevelopment, flood risk concerns, road safety and the increased vulnerability of children on a school route. The overdevelopment of the site would contribute to concerns of flooding, particularly because the land is lower than the road; the flood level on the site is an issue and the Environment Agency objection because of these concerns. The Council also raised objection to the point of access and egress of the site with the entrance would increase the vulnerability of children as it is the major route to the Holderness High School from the town, as well as located near to a busy junction on the town's one-way system.

7. Decisions
Notices of Decision, as listed and attached to these Minutes, were noted.
8. Correspondence
No correspondence.
9. Points of Information and items for next agenda