Planning Committee

15th July, 2025

PRESENT:-

Councillors Hatcher (Chair), Randall (Deputy Chair), Belcher, Byrne, Dolman (substitute for Councillor Keal), Gardiner, Healand, Henry, Kennett, Singh and D. Thompson.

IN ATTENDANCE:-

D. Jones (Head of Planning), C. Peach (Principal Development Management Officer), K. Guy (Lawyer) and P. Rawcliffe (Democratic Services Officer).
A. Couch (Urban Design Studio Director, Planit) – minute 9.

APOLOGIES:-

Councillor Keal.

Minute No.	Description/Decision	Action By/Deadline
PROCEDURAL ITEMS		
7	**DECLARATIONS OF INTEREST** No declarations of interest were made in respect of the items that follow below.	
8	**MINUTES OF THE MEETING HELD ON 17TH JUNE, 2025** **Agreed** - That the minutes of the meeting of this Committee, held on 17th June, 2025, having been printed and circulated, be taken as read and correctly recorded and be signed by the Chair.	
NON-EXEMPT ITEMS		
9	**CITY CENTRE VISION** The Head of Planning submitted a report which explained that, using funding provided by the Ministry of Housing, Communities and Local Government, Hull City Council had commissioned a Hull City Centre Vision (referred to “CCV” or “the Vision”), aimed at guiding and facilitating the regeneration of Hull City Centre up to 2045. That would be undertaken by providing a series of key objectives for the City Centre and a framework for meeting them. The CCV was intended to build on	Head of Planning

	past work in the City, including the goals outlined in the Hull Community Plan 2024, and lay a foundation for future planning, including the new Local Plan. The CCV set out Hull's ambition for creating a vibrant, inclusive and sustainable City Centre that met the needs of everyone who lived, worked, visited and invested there. It built on the unique character and strengths of the City, while addressing current challenges and unlocking new opportunities for growth and improvement. The CCV was informed by extensive research, analysis and engagement with communities and stakeholders, setting out key priorities and a series of transformational actions. Those would shape the City's future by improving public spaces; attracting new businesses; supporting economic growth, and enhancing the overall quality of life. This report outlined the main components of the CCV and provided a steer on how it could be used to inform the scope and content of the new Local Plan. That was as well as how it may be afforded weight as a material consideration in planning decisions prior to the new Local Plan being adopted. The report sought endorsement of the CCV as presented, subject to any amendments that the Planning Committee may wish to make. Agreement of the CCV would allow it to be used to inform the production of the next stage of the new Local Plan. A. Couch (Urban Design Studio Director, Planit) gave a short presentation on the work of her company on the City Centre Vision. Discussion took place around the inclusion of the 'role of the child'; the role of the Combined Authority in the CCV; connecting to the West of the City such as the Western Docklands; the suggested comprehensive review of car parking in the City Centre; the use of a sequential test for retail, and the general support for a more compact retail offer in the City Centre. **Agreed** - a) That the City Centre Vision (CCV) be used as the framework for developing policies and	

	allocations for the City Centre and immediate environs in the emerging new Local Plan to reflect its key objectives and options for the City core and surrounding neighbourhoods; b) that the CCV be treated as a material planning consideration with limited weight, due to its non-adopted status, in the determination of planning applications within its boundary in advance of the adoption of the new Local Plan, having been developed through extensive engagement, and c) that the CCV be published on the Council's website and publicity be undertaken to make people aware of its status.	
	ADJOURNMENT The meeting stood adjourned at 3.05 p.m. and reconvened at 3.15 p.m.	
10	**ANNUAL REVIEW OF MODEL CONDITIONS** The Head of Planning submitted a report which explained that Planning conditions were imposed on planning approvals to make a development that would otherwise be unacceptable, acceptable. That was done by either requiring further details not provided with the application, or by controlling how it was operated. A document containing "model conditions" provided wording for conditions used to cover the most common circumstances. It was designed to assist Planning Officers and Elected Members to deal with planning applications in a consistent and efficient manner. There was a delegation in place to the Head of Planning to amend, add or remove standard conditions as needed. It should be noted that previously those were referred to as 'standard conditions'. However, following many appeal cases the phrase 'model conditions' was a better reference. It properly reflected that nothing should be standardised but should be considered on its own merits with the 'model conditions' aiding consistency. The report identified: (i) any new legislation requirements or procedural guidance which required changes to the conditions the Planning Service used	Head of Planning

	or how they were imposed; (ii) a review of any existing practices, and (iii) a summary of amendments made under delegated powers to make minor changes to Conditions. Discussion took place around the possible inclusion of a break clause in schedule of landscape maintenance; the heating as well as the ventilation/cooling of dwellings, and the provision of water butts and other methods of water conservation for new build schemes. **Agreed** - a) That the list of model conditions, with an additional condition relating to water conservation, continues to be used; b) that the amendments made to the model conditions be noted and that no procedural changes are needed; c) that the use of the model conditions be reviewed every 3 years, or in the situation where a national or legislation change requires a review, or where a Councillor calls for a specific review; d) that the Head of Planning consult other Local Authorities regarding their plans for developing ventilation/cooling systems for housing, and report those findings to the Planning Committee, and e) that the list of model conditions be circulated to Members of the Planning Committee on an annual basis.	
	KEVIN GUY The Chair informed the Committee that this would be Kevin Guy's last meeting of the Planning Committee, as he was retiring at the end of the month. She thanked him for his work on behalf of the Committee, and wished him a long and happy retirement.	