# Planning Committee

## 3rd December, 2025

PRESENT:-

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

IN ATTENDANCE:-

D. Jones (Head of Planning), A. Sattarova (Lawyer) and P. Rawcliffe (Democratic Services Officer).
C. Peach (Principal Development Management Officer) – minutes 56 to 61.
M. Dias (Designing Out Crime Officer, Humberside Police) – minute 61.
S. Walker (Principal Conservation Officer) – minutes 62 and 63.

| Minute No. | Description/Decision | Action By/Deadline |
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| PROCEDURAL ITEMS | | |
| 56 | **DECLARATIONS OF INTEREST**<br><br>Councillor Henry declared a personal interest in minute 61, insofar as she was a Council appointed representative on the Humberside Combined Fire Authority. | |
| 57 | **MINUTES OF THE MEETING HELD ON 1ST OCTOBER, 2025**<br><br>**Agreed** - That the minutes of the meeting of this Committee, held on 1st October, 2025, having been printed and circulated, be taken as read and correctly recorded and be signed by the Chair. | |
| NON-EXEMPT ITEMS | | |
| 58 | **UPDATE SHEET**<br><br>The Head of Planning submitted additional representations that had been made in respect of planning applications 25/00601/PCOU (Debenhams, 36 Prospect Street) and 25/00558/FULL (The Portland Hotel).<br><br>**Agreed** - That the Update Sheet be noted. | |
| 59 | **FORMER DEBENHAMS STORE, PROSPECT STREET, KINGSTON UPON HULL, HU2 8PQ** | Head of Planning |

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| | 25/00506/FULL<br><br>External alterations to the existing building including the installation of an atrium, installation of new window openings, and replacement of existing windows to uPVC. Revised proposal involving the retention of some commercial units on the ground floor.<br><br>Applicant - Mr. Tom Danby<br><br>Members of the Planning Committee, namely Councillors Belcher, Byrne, Gardiner, Hatcher, Healand, Keal, Kennett, Randall, Singh and D. Thompson, visited the site earlier in the day. Councillor Henry, accompanied by Planning Officers, visited the site on 1st December, 2025.<br><br>A Planning Officer gave a short presentation on the detail of the above application.<br><br>**Moved by Councillor Byrne and seconded by Councillor Randall:**<br><br>That the above application be approved subject to conditions, as detailed in the Planning Schedule and the Update Sheet.<br><br>**Motion carried.**<br><br>(Councillor Hale (Ward Councillor - written statement); Ms. Chan (agent); Mr. Lodge (project manager), and Mr. Drake (applicant) addressed the Committee on this application.) | |
| 60 | **FORMER DEBENHAMS STORE, 36 PROSPECT STREET, KINGSTON UPON, HULL HU2 8PQ**<br><br>25/00661/PCOU<br><br>Application to determine whether prior approval for development consisting of a specified change of use is required - Change of Use from vacant retail use to 178 apartments (175 x 1 bed apartments and 3 x 2 bed apartments) - on all floors (but to include retention of some retail floorspace on ground floor (revised proposal) (Use Class MA of The Town and Country Planning (General Permitted Development) (England) Order, 2015, as amended). | Head of Planning |

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| | Applicant - Mr. Tom Danby<br><br>Members of the Planning Committee, namely Councillors Belcher, Byrne, Gardiner, Hatcher, Healand, Keal, Kennett, Randall, Singh and D. Thompson, visited the site earlier in the day. Councillor Henry, accompanied by Planning Officers, visited the site on 1st December, 2025.<br><br>A Planning Officer gave a short presentation on the detail of the above application.<br><br>**Moved by Councillor Byrne and seconded by Councillor Randall:**<br><br>That the above application be approved subject to conditions, as detailed in the Planning Schedule.<br><br>**Motion carried.**<br><br>(Councillor Hale (Ward Councillor - written statement); Ms. Chan (agent); Mr. Lodge (project manager), and Mr. Drake (applicant) addressed the Committee on this application.) | |
| 61 | **THE PORTLAND, 65 PARAGON STREET, KINGSTON UPON HULL, HU1 3JP**<br><br>(Councillor Henry declared a personal interest in minute 61, insofar as she was a Council appointed representative on the Humberside Combined Fire Authority.)<br><br>25/00558/FULL<br><br>Change of use from student accommodation to a large House in Multiple Occupation (sui generis) (109 bedrooms), change of use of ground floor bar (sui generis) to commercial (Class E), subdivision of the existing ground floor commercial unit (Class E) and external alterations including the addition of windows (revised Scheme).<br><br>Applicant - Knight Wood Portfolio Limited<br><br>Members of the Planning Committee, namely Councillors Belcher, Byrne, Gardiner, Hatcher, Healand, Keal, Kennett, Randall, Singh and D. | Head of Planning |

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| | Thompson, visited the site earlier in the day. Councillor Henry, accompanied by Planning Officers, visited the site on 1st December, 2025.<br><br>A Planning Officer gave a short presentation on the detail of the above application.<br><br>**Moved by Councillor Keal and seconded by Councillor Byrne:**<br><br>That the above application be conditionally approved, subject to a legal agreement for an open space contribution, as detailed in the Planning Schedule, and the correction in the Update Sheet that the planning application is for 119 bedrooms.<br><br>**Motion carried.**<br><br>(Councillor Hale (Ward Councillor – written statement); Ms. Hardy (Hull West MP – written statement); Mr. Shepherd (applicant); Mr. Lawrence (architect), and Mr. Wallace (agent) addressed the Committee on this application.) | |
| | **ADJOURNMENT**<br><br>The meeting stood adjourned at 3.25 p.m. and reconvened at 3.40 p.m. | |
| 62 | **PROPOSED WINCOLMLEE CONSERVATION AREA**<br><br>The Head of Planning submitted a report which provided a summary of the public consultation that had been completed on the proposed Wincolmlee Conservation Area (WCA). It made a recommendation that the proposed WCA be adopted. An adoption statement was included as Appendix B of the report. The report also suggested that, upon designation, a Character Appraisal and Management Plan for the WCA be produced to provide guidance on how the area could be regenerated and the relevant planning requirements.<br><br>**Moved by Councillor Randall and seconded by Councillor Gardiner:**<br><br>a) That the boundary of the Wincolmlee Conservation Area, as detailed in Appendix A | Head of Planning |

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| | of the report, be approved, and<br><br>b) that the publication of an Adoption Statement, as detailed in Appendix B of the report, be approved.<br><br>**Motion carried.** | |
| 63 | **HULL LOCAL HERITAGE LIST**<br><br>The Head of Planning submitted a report which provided a review of the public consultation response to the Hull Local Heritage List. The report proposed the introduction of an Article 4 Direction for areas which were located outside of the current Conservation Areas (Appendix B of the report referred). The report also provided an update on additions to the Local List.<br><br>Policy 16(4) of the Local Plan advised that where evidence supported it, Article 4 Directions removing permitted development rights would be introduced to preserve the character of an area. Evidence had been previously presented to the Planning Committee on 16th May, 2023, on the need for additional planning constraints to preserve all entries featured on the Local List. The evidence set out within the report, pursuant to the completion of two rounds of public consultation, supported the removal of permitted development rights for demolition of properties identified on the Local List. However, it was not considered sufficient at this stage to exclude external alteration or change of use of the identified buildings. Under Part B, paragraph 5.22, of the Constitution the Planning Committee exercised duties relating to listed building consent. The Committee could make additions to the Local List where objections had been received following the completion of the consultation.<br><br>The Committee agreed to vote on the recommendations in parts.<br><br>**Moved by Councillor Randall and seconded by Councillor D. Thompson:**<br><br>a) That, following completion of public consultation and undertaking of relevant amendments, the following entries be added | Head of Planning |

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| | to the Local List: (i) the former Westminster Bank, 1 Witham, Kingston upon Hull, and (ii) St. Anthony and Our Lady of Mercy Catholic Church, Beverley Road, Kingston upon Hull.<br><br>**Motion carried.**<br><br>**Moved by Councillor Henry and seconded by Councillor Randall:**<br><br>b) that the report be referred to Full Council to confirm the adoption of an Article 4 Direction for the establishment of a Local List removing permitted development rights for demolition covering all entries on the A4 list, attached as Appendix B of the report, and<br><br>c) that, at this stage, it is not proposed that a Local List Article 4 Direction be progressed to remove permitted development rights for (i) change of use, and (ii) external alteration, be noted.<br><br>**Motion carried.** | |