Planning Committee

5th November, 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), J. Wright (Principal Development Management Officer), A. Sattarova (Lawyer) and P. Rawcliffe (Democratic Services Officer).

APOLOGIES:-

Councillor Keal.

Minute No.	Description/Decision	Action By/Deadline
PROCEDURAL ITEMS		
46	**DECLARATIONS OF INTEREST** No declarations of interest were made in respect of the items that follow below.	
47	**MINUTES OF THE MEETING HELD ON 1ST OCTOBER, 2025** **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		
48	**UPDATE SHEET** The Head of Planning submitted additional representations that had been made in respect of planning application 25/00481/LBC (1 Jarratt Street). **Agreed** - That the Update Sheet be noted.	
49	**LAND SOUTH OF HUMBER STREET, WEST OF QUEEN STREET AND NORTH OF WELLINGTON**	Head of Planning

	STREET, KINGSTON UPON HULL 24/00337/FULL Proposed redevelopment of the site for residential uses (including apartments and town houses) and use classes E(a), E(b) and E(c). Works to include demolition, access, drainage and associated works and infrastructure. Applicant - Wykeland Beal Limited A Planning Officer gave a short presentation on the detail of the above application. **Moved by Councillor Randall and seconded by Councillor Byrne:** That the report be noted and, in addition to the trees and monitoring of biodiversity net gain works and conditions imposed at the meeting of the Planning Committee on 1st October, 2025 (minute 37 refers): a) That the approach for securing the affordable housing provisions via a Section 106 agreement under the Town and Country Planning Act, 1990 (as amended), be approved, and b) that authority be delegated to the Head of Planning, in consultation with the Chair of the Planning Committee, to agree a lesser provision of affordable housing, subject to the submission and consideration of a viability assessment. **Motion carried.**	
	JOHN WRIGHT The Chair explained that today would be John Wright's (Principal Development Management Officer) last meeting of the Planning Committee before he retired at the end of the year. John would have worked for the Authority for 47 years by the time of his retirement. On behalf of the Committee, she thanked him for the work he had undertaken on its behalf, and wished him a long and happy retirement.	

50	**1 JARRATT STREET, KINGSTON UPON HULL, HU1 3HB** 25/00481/LBC Listed Building Consent for structural remedial works. Applicant – Mr. Younis Khan The Head of Planning explained that a site visit had been undertaken by Planning Officers on 4th November, 2025. During that site visit, it was observed that the works had been substantially completed for this element of the conversion, but not in accordance with the submitted plans. Other works had also taken place, not in accordance with the various approvals/consents. For that reason, the application was now recommended for deferral to allow the situation to be further investigated. **Moved by Councillor Randall and seconded by Councillor Byrne:** That consideration of the above application be deferred for the reasons detailed above. **Motion carried.**	Head of Planning
51	**60 WESTBOURNE AVENUE, PRINCES AVENUE, KINGSTON UPON HULL, HU5 3HS** 25/00649/TPO Fell T1 and T2 Lombardy Poplar in rear garden to near ground level due to alleged root induced clay shrinkage subsidence damage to nos. 58, 60 and 62 Westbourne Avenue. Applicant – Mr. Stevens A Planning Officer gave a short presentation on the detail of the above application. **Moved by Councillor Byrne and seconded by Councillor Randall:** That the above application be approved, subject to conditions, as detailed in the Planning Schedule.	Head of Planning

	Motion carried.	
52	**139 COTTINGHAM ROAD, KINGSTON UPON HULL, HU5 2DH** 25/00693/TPO Fell T1 Sycamore tree in front of property (works to Tree Preservation Order 304). Applicant – Mr. Trevor Snow A Planning Officer gave a short presentation on the detail of the above application. **Moved by Councillor Randall and seconded by Councillor Byrne:** That the above application be approved, subject to conditions, as detailed in the Planning Schedule. **Motion carried.**	Head of Planning