

Planning Committee

23<sup>rd</sup> April, 2025

PRESENT:-

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

IN ATTENDANCE:-

S. Mounce (Principal Development Management Officer), C. Peach (Principal Development Management Officer), N. Lelei (Development Management Officer), J. Birkett (Highway Development Control Officer), A. Sattarova (Lawyer) and P. Rawcliffe (Democratic Services Officer).

APOLOGIES:-

Councillor Payne.

Minute No.	Description/Decision	Action By/Deadline
<b>PROCEDURAL ITEMS</b>		
125	<p><b>DECLARATIONS OF INTEREST</b></p> <p>No declarations of interest were made in respect of the items that follow below.</p>	
126	<p><b>MINUTES OF THE MEETING HELD ON 2<sup>ND</sup> APRIL, 2025</b></p> <p><b>Agreed</b> - That the minutes of the meeting of this Committee, held on 2<sup>nd</sup> April, 2025, having been printed and circulated, be taken as read and correctly recorded and be signed by the Chair.</p>	
<b>NON-EXEMPT ITEMS</b>		
127	<p><b>UPDATE SHEET</b></p> <p>The Head of Planning submitted additional representations that had been made in respect of planning applications 24/00854/FULL (3 Alexandra Avenue), and 24/01155/FULL (Car Park, Trippett Street).</p> <p><b>Agreed</b> - That the Update Sheet be noted.</p>	

128	<p><b>28 DOVER STREET, KINGSTON UPON HULL, HU3 1PS</b></p> <p>24/01105/FULL</p> <p>Change of use from three one-bedroom flats to a seven bed House in Multiple Occupation.</p> <p>Applicant: Mr. Girdham, Myton Gate Property Group</p> <p>Members of the Planning Committee, namely Councillors Belcher, Byrne, Gardiner, Hatcher, Healand, Henry, Keal, Kennett, Randall, Singh and D. Thompson, visited the site earlier in the day.</p> <p>A Planning Officer gave a short presentation on the detail of the above application.</p> <p><b>Moved by Councillor Singh and seconded by Councillor Keal:</b></p> <p>That the above application be refused for the following reasons:</p> <p>The proposed development would create an additional demand for on-street car parking and, in the absence of suitable off street parking to serve the proposed development, would lead to an unacceptable impact on the amenity of the surrounding area contrary to Policies 7 and 32 of the Hull Local Plan.</p> <p><b>Motion carried.</b></p> <p>(Mr. Benson (agent) and Councillor Wood (Ward Councillor) addressed the Committee on this application.)</p>	Head of Planning
129	<p><b>3 ALEXANDRA AVENUE, ALEXANDRA ROAD, KINGSTON UPON HULL, HU5 2PF</b></p> <p>24/00854/FULL</p> <p>Change of use from three bed (C3) dwelling house to three bed (C4) House in Multiple Occupation.</p> <p>Applicant: Mr. Coupland, Libra Spaces</p> <p>Members of the Planning Committee, namely</p>	Head of Planning

	<p>Councillors Belcher, Byrne, Gardiner, Hatcher, Healand, Henry, Keal, Kennett, Randall, Singh and D. Thompson, visited the site earlier in the day.</p> <p>A Planning Officer gave a short presentation on the detail of the above application.</p> <p><b>Moved by Councillor Henry and seconded by Councillor Keal as the first motion:</b></p> <p>That the above application be refused for the following reasons:</p> <p>1) The proposed development would create an additional demand for on-street car parking and, in the absence of suitable off street parking to serve the proposed development, would lead to an unacceptable impact on the amenity of the surrounding area contrary to Policy 32 of the Hull Local Plan.</p> <p>2) The proposed development would introduce a House in Multiple Occupation into a primarily family housing area and would introduce a potential source of noise and disturbance greater than that normally associated with a dwelling to the detriment of neighbouring residential amenity, the proposal would also create unacceptable parking problems to the detriment of local amenity, contrary to Policy 7 of the Hull Local Plan.</p> <p><b>Moved by Councillor D. Thompson and seconded by Councillor Kennett as the second motion:</b></p> <p>That the above application be conditionally approved as detailed in the Planning Schedule.</p> <p><b>Second motion lost. First motion carried.</b></p> <p>(Councillor Drake-Davis (Ward Councillor) and Mr. Coupland (applicant) addressed the Committee on this application.)</p>	
130	<p><b>CAR PARK, TRIPPETT STREET, KINGSTON UPON HULL, HU1 3BS</b></p> <p>24/01155/FULL</p>	Head of Planning

	<p>Construction of a new Energy Centre and secure compound at Trippett Street.</p> <p>Applicant: Kingston upon Hull City Council, Major Projects</p> <p>Members of the Planning Committee, namely Councillors Belcher, Byrne, Gardiner, Hatcher, Healand, Henry, Keal, Kennett, Randall, Singh and D. Thompson, visited the site earlier in the day.</p> <p>A Planning Officer gave a short presentation on the detail of the above application.</p> <p><b>Moved by Councillor Randall and seconded by Councillor Keal:</b></p> <p>That the above application be conditionally approved as detailed in the Planning Schedule, and that samples of external materials, including colours, be submitted to the Planning Committee for consideration.</p> <p><b>Motion carried.</b></p> <p>(Ms. Brown and Mr. Anderson (applicants) addressed the Committee on this application.)</p>	
131	<p><b>209 VICTORIA AVENUE, PRINCES AVENUE, KINGSTON UPON HULL, HU5 3EF</b></p> <p>Tree Preservation Order No. 297 - a large Lombardy Poplar approximately 19m high located at the far end of rear garden of 209 Victoria Avenue.</p> <p>A Planning Officer gave a short presentation on the detail of the above application.</p> <p><b>Moved by Councillor Keal and seconded by Councillor Henry:</b></p> <p>That Tree Preservation Order No. 297 be confirmed.</p> <p><b>Motion carried.</b></p>	Head of Planning