

**BARTON - UPON - HUMBER TOWN COUNCIL**  
**MINUTES of a PLANNING COMMITTEE MEETING held in the**  
**THE ASSEMBLY ROOMS, QUEEN STREET, BARTON-UPON-HUMBER on**  
**MONDAY 23 JANUARY 2012, COMMENCING at 7.00 p.m.**

**Present:** Councillor Mrs W Witter (Chairman)

Councillors Mrs A Clark, Mr J Oxley, P Shearer and Ms C Sansam.

**Also Present:** Councillors F Coulsey, S Dear, J Evison and K Vickers, 5 members of the public and Ms S Richards (Town Clerk).

305. **Apologies for Absence**

No apologies were received at this meeting.

306. **Declarations of Interest**

No declarations of interest were made at this meeting.

307. **Adjourned Meeting**

The Chairman, Councillor Mrs W Witter, with the permission of the Committee, adjourned the meeting under Standing Order 23(q), to allow local resident, Mr Hatfield, to speak about planning application 2011/1554, proposed development to erect 14 dwellings on land at 91 Barrow Road, Barton.

Mr Hatfield wished to strongly object to the planning application proposals. He explained that he and his wife lived in a bungalow next door to the proposed development site at number 89, and that the proposals were unsuitable to the surrounding existing properties, leaving them hemmed in and removing all privacy to their property and garden. This type of infilling development he felt was grossly unsuitable to the location. There has recently been another planning application passed for a development to build over 300 properties on Falkland Way, close to 91 Barrow Road. This he felt compounded a road safety issue with the volume of traffic on Barrow Road, and the fact that there is a school across the road, adding to this. At peak school times, there are several large coaches bringing and taking schoolchildren to/from the school, together with numerous cars waiting to collect the children. Many of these currently park on Barrow Road, outside the proposed development site and also Mr Hatfield's property. This makes it difficult for access/egress of driveways and highlights the dangers for schoolchildren crossing the road. The A1077 is a very busy road with existing heavy volumes of traffic and parking problems. The Police traffic road safety partnership vehicle is very often located there monitoring the speeding of vehicles along this stretch of the highway. Proposed access to the site had been reduced to 10ft wide – too narrow for emergency vehicles and lorries.

Mr Hatfield also felt the proposals to demolish the beautiful Victorian house at 91 Barrow Road was nothing short of legal vandalism and would ruin the approach to and from Barton. He felt this alone should merit permission for the development to take place be objected to.

It was stated there was no comparison between the small development adjacent to Meadow Drive on the opposite side of the road to the proposed development, as this stood on much lower ground, therefore roof levels were not such a problem and layout of the site better designed regarding the existing neighbouring dwellings.

Objections to the proposals for plot 1 and 2 were made, being too near to the boundary of Mr Hatfield's bungalow and breach the existing building line. Also plot 14 overlooks the bungalow.

**Minutes of a Planning Committee Meeting held on 23 January 2012 cont'd**

Objection was also raised regarding siting of the proposed sewerage pumping station, being too close to the boundary fence. It was felt this could be better located to the rear of the site. Concerns were raised for the proposed ring main two thirds down the site, leaving plots 8,9,10,11 and 12 with no pump. It was feared this could promote severe foul and surface water flooding to properties on Norman Close. Ownership of the boundary fence between 91 and 93 Barrow Road was also questioned. Mr Hatfield concluded he wished the planning application to be called in, to ensure the decision goes through North Lincolnshire Council's Planning Committee.

Residents from Norman Close also stated their objections to the development proposals. They felt due to the sloping levels of the development site, this would leave their bungalows severely overlooked and exposed. This they felt would ultimately affect the value of their properties and even being uninsurable due to an increase of severe risk to flooding. It was claimed the bottom of their gardens flood already – without the development proposals in place.

Councillor K Vickers stated that replies from North Lincolnshire Council Highways and Environment were awaited as statutory consultees regarding this planning application.

Councillor Mrs Witter thanked Mr Hatfield and the residents of Norman Close for their informative discussions and re-opened the meeting. The residents then left the meeting, together with Councillor K Vickers.

308. **Planning Matters**

(a) **Planning Applications**

**Resolved** that the comments as stated be made to North Lincolnshire Council on the following Planning Applications:

- (1) **PA/2011/1554 Mr P Matthews** – Planning permission to erect 14 dwellings (Re-submission of PA/2010/1513) for land at 91 Barrow Road, Barton (Objection: the town council fully support the objections raised by several local residents for the development proposals. Access/egress to the development site appears to have been reduced to 10ft – too narrow for large and emergency vehicles. Concerns for road safety due to the A1077 Barrow Road being a very busy main road with a school located on it and a cycleway. There is currently parking problems in existence, heightened by the peak periods of school times, adding to the parking, traffic movement and schoolchildren crossing the road. It is felt the proposed development does not allow sufficient vehicular parking, further adding to the road safety congestion. The surrounding properties to the development site are several bungalows, making the proposed dwellings unsuitable regarding visual appearance, area character, height and location. Concern is raised regarding sewerage/foul water and flooding issues on the site. It is noted that a sewer runs down Barrow Road and a new pumping station would be required. Due to the area levels and sloping of the site with hard levels, there is major concern for flooding. Recent housing developments on Barrow Road/Falkland Way have added to these concerns. The existing dwelling currently on the site is a historic building in the town and part of its heritage. It is felt that the building should be listed and retained. It is understood a tree survey has been undertaken on the site, whereby the trees are listed. It is noted there will be a loss of trees in the proposals, affecting the area character and environmental impact. Concerns have already been lodged regarding the adjacent cemetery nearing full capacity, with further provision required in the near locality. It is a major concern that numerous housing developments have been commenced in the town, allegedly offering affordable housing. However, it is noted that several of these remain incomplete and left as building sites. It is thought prudent that these developments should be completed before additional ones are initiated, putting further strain on the town's infrastructure and services.

**Minutes of a Planning Committee Meeting held on 23 January 2012 cont'd**

It is also noted that the planning proposals do not include provision of a playground/recreation area for children).

- (2) **PA/2012/0010 Mr Wheeldon** – Planning permission to erect a side extension at 17 West Grove, Barton (Comment: the plan submitted with the application does not show there is a garage extension on the other side of the property).
- (3) **PA/2012/0017 Mr & Mrs A R & D Howe** – Planning permission to retain two caravans (re-submission of PA/2011/0511) at White House Farm, Brigg Road, Barton (Objection: this application has the hallmarks and indications to be a wider scheme and is not acceptable at the present time).
- (4) **PA/2012/0018 Mr Peter Tasou** – Consent to crown lift a Yew tree (T3) to provide 2.5m clearance above ground level at East Acridge House, East Acridge, Barton (Objection: the town council do not think this is necessary as stated in the planning application. Following a site visit, it does not appear that the tree is blocking the driveway. The tree also bears a Tree Preservation Order upon it in a conservation area, which should be acknowledged).
- (5) **PA/2012/0028 Mr K Brook** – Outline planning permission to erect 8 town houses with all matters reserved at site behind White Swan, Butts Road, Barton (Objection: for the development to be accessed from The White Swan Public House/Butts Road. This is a very busy junction opposite the bus and rail terminus depot, already heavily trafficked. This highlights a road safety concern. However, if the development is accessed from Overton Court, the town council have no objection to the development proposals).
- (6) **PA/2012/0033 Mr D & S E Egan** – Outline planning permission to erect a dwelling (Re-submission PA/2011/1078) at Land adjacent to Bardney Cottage, 1 Caistor Road, Barton (Objection: the town council support the objections raised by several local residents regarding this planning application. Also, major concern for highway issues and road safety at this very busy junction on a blind corner. There are very limited views for traffic, particularly entrances to properties and driveways).
- (7) **PA/2011/1590 Mrs M H Boddy** – Non material amendment to planning application 2011/1237 to extend the front elevation of the extension over the garage at Erica House, 44 Horkstow Road, Barton (No comment or objection).
- (8) **PA/2012/0062 Mr & Mrs D Hussey** – Outline planning permission to erect 5 dwellings including the demolition of existing dwelling with access reserved for approval at 17A East Acridge, Barton (Comment: there must be provision for refuse collection to the proposed development).

(b) **Planning Decisions**

**Resolved** that the following Notice of Planning Decisions received from North Lincolnshire Council be noted:

**PA/2011/1272 Mr L Hanrahan** – Full planning permission to erect single storey extensions at Castledyke Primary School, Castledyke West, Barton; **PA/2011/1228 Mr M Andrews** – Consent to cut down or carry out work on trees protected by a tree preservation (Barton-upon-Humber) Order 1955 to fell 3 beech trees at Haleakala, 30 Eastfield Road, Barton; **PA/2011/1183 Mr M Bennett** – Full planning permission to erect 3 flats at 1C Dam Road, Barton; **PA/2011/1385 Mr S Howe** – Full planning permission to erect a single-storey front extension at Boothferry View, Maltkiln Road, Barton.

309. **Update of Planning Application WF/2011/0734 – RWE Npower Renewables Ltd** (Min Ref: 102(d) (ii)/39 – BTC 3/08/11).

No further update was reported at this meeting.

**Minutes of a Planning Committee Meeting held on 23 January 2012 cont'd**

310. **Exclusion of the Press and Public**

**Resolved** that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from this meeting because publicity would prejudice the public interest by reason of the confidential nature of the following business, concerning personnel and contractual matters, and arising out of the business to be transacted.