

BARTON - UPON - HUMBER TOWN COUNCIL
MINUTES of a PLANNING COMMITTEE MEETING held in the
THE ASSEMBLY ROOMS, QUEEN STREET, BARTON-UPON-HUMBER on
MONDAY 7 DECEMBER 2015 - COMMENCING at 7.00 p.m.

Present: Councillor Mrs W Witter (Chairman)
Councillors F Coulsey, N Jacques and Mr J Oxley

Also Present: Councillors Mrs J Mason, Mrs J Oxley, J Sanderson, Mrs C Thornton, P Thornton and J P Vickers and Ms S Richards (Town Clerk)

204. **Apologies for Absence**

Councillors Mrs A Clark (personal commitments), C Ulliott (work commitments), Ms J Warton (personal commitments) and K Vickers (other commitments).

205. **Declarations of Interest**

PA/2015/1456 – North Lincolnshire Council (Bowmandale School) – Councillor J P Vickers (Personal interest)

206. **Planning Matters**

(a) **Planning Applications**

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

- (1) **PA/2015/1422 – Keigar Homes Ltd (Mr M Snowden)** – Application for a non-material amendment to PA/2015/0280 namely to add a chimney stack to plot 39's house type at land off, plot 39, Falkland Way, Barton (Comment: the chimney to be high enough so as not to cause problems to surrounding dwellings with smoke etc);
- (2) **PA/2015/1167 – Mr R Firth** – Planning permission for loft conversion at 8 Catherine Street, Barton (No comment or objection);
- (3) **PA/2015/1413 – New Primebake Bakkavor (Mr M Maguire)** – Planning permission to construct a loading dock annex to existing factory and associated site works at Factory, Antelope Road, Barton (No comment or objection);
- (4) **PA/2015/1377 – Mr K Dunn** – Planning permission to replace conservatory roof at 14 Burgate, Barton (No comment or objection);

Councillor J P Vickers joined the meeting.

- (5) **PA/2015/1404 – Mr K Dobbs** – Outline planning to erect a detached two-bedroom bungalow with garage at land at 35 Lodge Avenue, Barton (Objection: road safety issues and lack of vehicular parking. The existing property and proposed dwelling will share a driveway and are located onto a hammerhead cul-de-sac with no on-street vehicular parking available).

(b) **Planning Decisions**

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

PA/2015/1244 – Mrs R Francis – Full planning permission to change the use of part of property to guest house at 73 Ferriby Road, Barton; **PA/2015/1241 – Galliford Try (Mr Robert Hart)** – Full planning permission for the construction of a new-build changing room facility and provision of a

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skate park and two netball courts within the school grounds at Baysgarth School, Barrow Road, Barton; **PA/2015/1056 – Keigar Homes Ltd (Mr M Snowden)** – Full planning permission to erect a pair of semi-detached houses and one bungalow with associated access and parking at land to the rear of 25 and 23 Bowmandale, Barton.

207. **The North Lincolnshire Local Development Framework Housing & Employment Land Allocations**

Members discussed the above. The following comments were agreed to pass onto North Lincolnshire Council and to take up their offer to meet with Barton-upon-Humber Town Council (Min Ref: 136(iii)/54 – PC 05/10/15), apart from item (22), which is to be passed onto the Environment Working Party of the town council.

- 1) The infrastructure for the town needs to be upgraded to cope with all the additional properties of recent and future developments. For example doctors, NHS dental surgeries, health centres and schools. The main concern is the sewage system not being adequate and in need of upgrading. The town is rapidly developing, but not the infrastructure to support the additional demand.
- 2) Area LC15 – 6 marked as Landscape Proposals on Falklands Way. It is understood from discussions with the property owner and North Lincolnshire Council Planning Department this area is possibly proposed for future housing development. As it is within the towns development boundary it is assumed this could be changed at a later date if necessary, is that the case? Also if this land is changed from landscaping to housing could an additional piece of land in the town be allocated for landscaping.
- 3) Proposed housing at BARH-3 between Marsh Lane and Soutergate. It is needed and wanted for part of the development to be for older people and part of the Section 106 agreement for the site to be acquired by North Lincolnshire Council to use as a car park area.
- 4) The town council should consider producing its own Neighbourhood Plan document to protect the town from over development; this document would look much wider than housing and employment.
- 5) Area shown in white, south of Butts Road between Queens Avenue and Marsh Lane. Could this be allocated for housing? Currently there is a commercial garage facing Butts Road, which land locks an area of land behind it that could be developed. North Lincolnshire Council own this area of land.
- 6) Concerns raised to make sure developers contribute towards education development as part of a Section 106 agreement. Could the Section 106 agreement have stage payments as any development progresses? Currently, the Section 106 agreement payment is paid on completion of a development, with the risk that the developer leaves the site and doesn't pay this.
- 7) Area shown white top of Ferriby Road to be allocated as LC11 (area of amenity importance).
- 8) Area shown as LC15 – 6 immediately north of Barton Cemetery on Barrow Road should be reserved for a cemetery extension. The purchase of land and administration of this requires a definitive answer regarding the roles and responsibilities of this for future planning.
- 9) Area shown white for Castledyke School playing field should be allocated as R1 playing field.
- 10) No new land allocated for proposed new housing scheme during the lifespan of this plan.
- 11) Consultation with local residents regarding their ideas of how they see the future of the town.
- 12) Additional car parking provision in the town centre (this is currently being addressed by North Lincolnshire Council).
- 13) Town centre traffic issues, notably through the town centre on the A1077 and along Barrow Road. A traffic survey is required and a bypass. It is some years' since this was last undertaken and addressed.

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- 14) Waterside Road to Butts Road (as far as the old drill hall). The whole area requires reconfiguration regarding the bend in the road alongside the railway owned land and the transport interchange. This area would benefit from public toilets, a café, car parking and railway station facilities. Discussions with Network Rail are required regarding this matter and associated organisations and agencies, including the Environment Agency.
- 15) A survey of the public bus services to find out the reasons local residents are travelling out of the town for. This would assist in development of the town and what services may be lacking locally.
- 16) North Lincolnshire Council to look into reduction of business rates to encourage businesses and shops into the town. A more varied choice of shops are required and more of them.
- 17) Move and encourage industries to locate onto either of the two industrial sites in the town. The Anchor Village sheltered accommodation on Pasture Road maybe hampered from further development by the industrial land and business adjacent to the site. It is noted that the commercial garage on Cottage Lane has successfully relocated to Falkland Way Industrial site. This has freed up premises in the town centre.
- 18) Ferriby Road/Holydyke and Westfield Road area. Invite residents and property owners from this area for their suggestions for development of the area to come up with a proposed plan to meet with North Lincolnshire Council. Suggestions for development of this area to be prior to the Barton-upon-Humber Annual Public meeting to be held on 14 April 2016 for an acceptable plan.
- 19) No new town centre development to take place without sufficient off-street vehicular parking space on the development site itself must be designated.
- 20) The Queens Public House on Queen Street to be acquired and developed for bungalow accommodation by North Lincolnshire Homes.
- 21) Keigar Developer's to be invited to tip excess top soil onto the Caistor Road site.
- 22) Planters and seats in the town centre. A new planter is required on Hungate, a planter and seat required outside the Coach and Horses Public House on High Street and also at the junction of Whitecross Street and Barrow Road. Also, a seat and planter at the junction of Burgate and Whitecross Street.

Resolved that the Chairman, Councillor Mrs W Witter, in liaison with the town council office formulate a response to North Lincolnshire Council regarding these issues.

208. **Planning Applications & Information Received After Issue of The Agenda**

(a) **Planning Applications**

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

- (1) **PA/2015/1456 – North Lincolnshire Council (Mr T Steans)** – Planning permission to extend existing school car park at Bowmandale Primary School, Bowmandale, Barton (No comment or objection);
- (2) **PA/2015/1471 – Truelove Property & Construction Ltd (Mr D Kelly)** – Planning permission for amendment to PA/2003/1575 to replace two proposed dwellings with three proposed dwellings and associated landscaping and infrastructure at land at St Chad's Way, Barton (Comment: this location is a flood plain. It would be preferable for two not three dwellings to be built, to cut down the risk of an additional property facing the possibility of flooding in the future).

The Chairman, Councillor Mrs W Witter closed the meeting at 8.00 p.m.

..... Chairman

6 January 2016