

BARTON - UPON - HUMBER TOWN COUNCIL
MINUTES of a PLANNING COMMITTEE MEETING held in the
THE ASSEMBLY ROOMS, QUEEN STREET, BARTON-UPON-HUMBER on
MONDAY 26 JANUARY 2015 COMMENCING at 7.00 p.m.

Present: Councillor Mrs W Witter (Chairman)

Councillors Mrs A Clark, Mrs J Mason and Mr J Oxley

Also Present: Councillors Mrs D Adlard, J Evison, Ms A McCourt, N Jacques, P Thornton, J P Vickers and K Vickers, 25 members of the public and Ms S Richards (Town Clerk)

243. **Apologies for Absence**

Councillors F Coulsey (unwell) and S Dear (in hospital)

244. **Declarations of Interest**

PA/2014/1301 – Councillor J Evison (Personal and Prejudicial Interest)

PA/2014/1301 – Councillor N Jacques (Personal and Prejudicial Interest) and PA/2014/0998 (Personal Interest)

PA/2014/1360 – Councillor P Thornton (Personal Interest)

PA/2014/1360 – Councillor J P Vickers (Personal Interest)

PA/2014/1327 – Councillor K Vickers (Personal Interest)

PA/2014/1301 – Councillor Mrs W Witter (Personal and Prejudicial Interest)

245. **Adjourned Meeting**

The Chairman sought resolution from members present, for standing orders to be temporarily suspended whilst local residents spoke about proposals for planning application PA/2014/1360.

Resolved agreed by members present.

Local residents present made comment regarding the application, notably: the educational needs and recreational facilities for children were queried, regarding the strain on existing facilities in the town. The current road infrastructure, traffic issues and parking was questioned – with a bypass needed. Currently at rush-hour periods, it was stated that the main throughfare in the town (Barrow Road, Whitecross Street junction, Market Place, Holydyke and Ferriby Road) was extremely congested, highlighting road safety concerns. At peak periods the vehicular access onto Barrow Road from Falkland Way was also extremely busy and the traffic noise on Barrow Road for local residents was highlighted. The Market Place pedestrian crossing was deemed to be dangerous to cross safely. It was felt the local road system needs to be addressed before further housing and industrial development takes place in the town. It was commented there had already been too much housing development of infilling and green land in the town already. The development proposals would put extreme strain on the health centres, doctors and dentist in the town. The access to the old ‘Blue Circle’ land (currently owned by Able UK) – how will the development proposals impact upon this ? Concern raised regarding drainage and sewerage – it is felt much needed improvement works need to be made before such a development takes place. Concern raised regarding the site balancing pond and marshy nature of the development site itself. The Section 106 agreement was queried – it was felt that benefits from this ought to be in place before further housing development takes place. The development site is currently industrial land not residential–will the area be re-zoned as housing ? this needs to be controlled and managed with the balance of industry and housing over the entire Humber Estuary. It was stated there will be loss of employment facilities on designated industrial land at the expense of the land being developed as housing. It was commented there are plenty of nursery and pre-school establishments already in the town, without an additional one. It was concluded that the planning application needs to be more holistic and better planned for the town.

Minutes of a Planning Committee Meeting held on 26 January 2015 cont'd

The Chairman, Councillor Mrs Witter, thanked the residents for their comments and re-opened the meeting.

246. **Planning Matters**

(a) **Planning Application**

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

- (1) **PA/2014/1360 – Wren Living** – Outline permission with some matters reserved to erect 300 dwellings, a small commercial development incorporating a 50 bed hotel, 50 place day nursery and small supermarket, a total of 16 fishing lodges set within 11.42ha of public open space at Falklands Way, Barton (Objection: Whilst the balance of industry and housing development needs to be addressed, it was felt that the planning proposals need to be more holistic and development of the town needs to be looked into far more carefully. The impact of such a development regarding the existing infrastructure and services in the town and those that need to be improved upon needs careful managing and consideration. The town council also support the comments and concerns raised by local residents at this meeting);

Councillors J Evison and N Jacques left the meeting room, having declared a personal and prejudicial interest in the next agenda item. Councillor Mrs Witter having also declared an interest, passed chairmanship of the agenda item to Councillor Mr J Oxley, with approval from the committee. She was allowed to stay in the room with approval of the committee, in case any background information was required from her regarding the subject matter. 10 members of the public also left the meeting.

247. **Adjourned Meeting**

The Chairman sought resolution from members present, for standing orders to be temporarily suspended whilst local residents spoke about proposals for planning application PA/2014/1301.

Resolved agreed by members present.

Residents of Nightingale Close raised concern regarding proposals to use Nightingale Close as an access/egress point into the development site by construction traffic. The developer has confirmed that this access will be manned whilst development is being undertaken. It was stated that the cul-de-sac inclines upwards with a narrow access and in winter is prone to icy conditions. The Nightingale Close/Caistor Road junction is deemed as narrow and vehicular congestion occurs when school events are on. It was felt the Close is not suitable for large construction vehicles and additional traffic. The proposals will allow residents of the Close to utilise the small school car park opposite the existing housing development. If so, the residents have requested that the entrance to this is not blocked and is lit during the winter months. Regarding environmental issues, concern is raised for noise, dust and toxic fumes from construction traffic, particularly during the summer months. The residents also request that an Independent Structural Engineer undertake surveys before, during and after the construction work takes place regarding their properties, roads, paths and kerbs. They feel that there is insufficient information in the planning application proposals regarding road safety and health and safety issues for pedestrians and residents. They stated that they required assurances that any damage caused as a result of this development to them or their properties would be met by the contractors. It was hoped that the school proposals allowed for future development and increased student numbers. It was stressed, however, that they did not have objection to the new school being built.

Minutes of a Planning Committee Meeting held on 26 January 2015 cont'd

The Chairman, Councillor Mr J Oxley, thanked the residents for their comments and re-opened the meeting.

248. **Planning Matters**

(a) **Planning Applications**

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

- (1) **PA/2014/1301 – Galliford Try (Mr Robert Hart)** – Planning permission for the construction of a new build secondary school to accommodate 960 pupils on the same site as the existing school. The current school buildings will be demolished following decant into the new building at Baysgarth School, Barrow Road, Barton (Comment: the town council request that the planning application be called in, to ensure that the proposals are discussed by the Planning Committee. Whilst the town council welcome the planning proposals, and indeed the need in the town for a new school, it is felt that the Nightingale Close residents' concerns be looked into. The Philip Pape sculpture currently in-situ at the front of the building to be retained and if possible to form part of the planning proposals. The local residents comments to also be forwarded to North Lincolnshire Council);

Councillor Mr J Oxley passed chairmanship back to Councillor Mrs Witter for the remainder of the meeting. He then left the meeting together with 12 members of the public. Councillors J Evison and N Jacques re-joined the meeting.

- (2) **PA/2014/1390 – Mr Christian Cox** – Planning permission to retain conservatory at 36 Haven Road, Barton (No comment or objection);
- (3) **PA/2015/0006 – Neal Group Ltd** – Planning permission to demolish existing sales building, canopy link and wash facilities, part removal of rear retaining wall and embankment and erect a new retaining wall and an A1 shop building to the rear of the site at Southbank Service Station, Ferriby Road, Barton (Objection: the new building proposals appear to be very high and out of proportion and character of the surrounding area. There appears to be historical archaeological issues regarding the site itself to consider and the proposals fall outside the retail zone for the town. Currently, at peak periods, there is vehicular queuing on the main road to the forecourt of this garage, causing congestion and road safety concerns for the mini roundabout area, adjacent to this site. The planning proposals do not appear to address this issue);
- (4) **PA/2014/1415 – Ms Amanda Robinson** – Planning permission to erect a first floor extension to rear of property and internal remodelling at Marshland Kennels and Cattery, Pasture Road North, Barton (No comment or objection);
- (5) **PA/2014/1391 - Mr Brian Parker** – Planning permission to erect fencing at 75 Westfield Road, Barton (No comment or objection);

Councillor K Vickers left the meeting, having declared a personal interest in the next agenda item.

- (6) **PA/2014/1327 - Mr Paul Brown** – Planning permission for car port to open on all sides at 16 Horkstow Road, Barton (No comment or objection);
- (7) **PA/2015/0003 – Mr & Mrs S Pearson** – Planning permission to erect a single storey rear extension and loft conversion at 63 Westfield Road, Barton (No comment or objection).

Minutes of a Planning Committee Meeting held on 26 January 2015 cont'd

(b) **Planning Decisions**

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

PA/2014/1362 – Mrs M Garfoot – Notification of proposed work to prune a cherry tree within Barton upon Humber's conservation area at 27 Holydyke, Barton; **PA/2014/0998 – Mr C Bratton Land Developers (Lincs) Ltd** – Full planning permission for proposed increase in residential units in Block 3, plot 6, 7 and 8 from 2 (as approved under PA/2010/1046) to 3 on land to the rear of 13 Queen Street, Barton.

(c) **Withdrawn Application**

Resolved that the following withdrawn application received from North Lincolnshire Council be noted:

PA/2014/0451 – Mr N Thakerar - Care Plus Homes – Planning permission for a single-storey extension to rear of property with glass walkway at Eagle House Care Home, 46 Fleetgate, Barton.

(d) **Planning Application (Permitted Development Rights)**

(1) **PA/2014/1414 – Mr Barry Pearman** - Notification from North Lincolnshire Council that proposals to build a larger single storey rear extension at 22 East Acridge, Barton, will be granted under permitted development rights.

(e) **Correspondence Received**

(1) **PA/2014/1360 – Wren Living** – Comments received from local residents regarding this planning application (*Min Ref: 246(a)(1)/102 above refers*).

(2) **PA/2014/1301 – Galliford Try (Mr Robert Hart)** – Comment received from Barton Civic Society regarding this planning application (*Min Ref: 248(a)(1)/103 above refers*).

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

(a) **Planning Application**

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

(1) **PA/2014/1424 – Barton Building Contractors Ltd (Mr K Credland)** – Planning permission for the erection of 3 town houses following demolition of garage block and joiners workshop at 57 Castledyke West, Barton (Objection: development proposals are adjacent to a school on a main throughfare in the town. There are highway, traffic and parking issues highlighting road safety concerns and congestion. The dwelling proposals appear to have inadequate garage and parking space for vehicles, thus adding to the traffic concerns of this area).

The Chairman, Councillor Mrs W Witter, closed the meeting at 8.35 p.m.

..... Chairman 4 February 2015