

**BARTON - UPON - HUMBER TOWN COUNCIL
MINUTES of a PLANNING COMMITTEE MEETING held in the MAIN HALL,
THE ASSEMBLY ROOMS, QUEEN STREET, BARTON-UPON-HUMBER on
MONDAY 25 SEPTEMBER 2017 - COMMENCING at 7.00 p.m.**

Present: Councillor J Sanderson (Chairman)

Councillors F Coulsey, Mrs J Mason, N Pinchbeck and Mrs W Witter.

Also, Councillors N Jacques, B Troop, J P Vickers and K Vickers. Also 13 members of the public, Mrs C Clark (Deputy Town Clerk) and Ms S Richards (Town Clerk)

Prior to the meeting commencing, the Chairman thanked everyone for attending the meeting. He explained it is a formal planning committee meeting of the town council and people in attendance must abide by the legislation and protocol of it. It is not a public consultation or public meeting. He was aware that a few of the attending public wished to speak for no more than 5 minutes each regarding planning application PA/2017/1449. Councillors J P and K Vickers stated that they both had personal and prejudicial interests in the planning application following advice given to them from Legal & Democratic Services at North Lincolnshire Council. In light of this, both left the meeting room.

Mr M Martin spoke on behalf of the 'Top Field Action Group' and objectors. He demonstrated the proposed changes to the site via visuals and commented upon historical issues, including Glanford Borough Council declaring the land to be open space, a visual amenity for recreational use. North Lincolnshire Council took over the site and maintained it as an open space area. He commented that Barton-upon-Humber Town Council had previously raised the issue of the land being maintained as open space on several occasions. However, when reviewed during 2016, it was noted the site was deemed for mixed use. He stated that the remodelling of the land as proposed by Lidl was a cheek and unacceptable. He highlighted traffic concerns, town infrastructure damage, environmental damage, drainage issues and comments put forward by local residents regarding the proposals. He felt that Lidl had a commercial interest only and the planning application PA/2017/1449 to be monolithically objected to. Mr Martin then left the meeting.

Ms V Fernandez wished to highlight road safety concerns on Ferriby Road with various bus services and bus stops (school buses etc). There is currently no safe place to cross the road and if the planning application PA/2017/1449 goes ahead creating more footfall, she felt it fitting that Lidl pay for road traffic and safety measures to be put onto Ferriby Road for the safety of everyone, as they had done so with other local developments. She concluded the condition put forward was on behalf of the local young people.

Mr D Wilson commented that a lot of local people were in support of the development going ahead. He felt that more people would be encouraged to visit the town and the development would attract more passing traffic to use the facilities the town had to offer. He felt that a family oriented public house/restaurant was a welcome addition. Currently, you have to use this type of facility either over the Humber Bridge or Brigg, which encouraged you to shop at these towns at the same time. He felt that the town should be looking towards the future and not backwards.

The Chairman, Councillor J Sanderson, thanked the attending public for their comments and opened the meeting.

134. **Apologies for Absence**

None received

Minutes of a Planning Committee Meeting held on 25 September 2017 cont'd

135. **Declarations of Interest**

Planning Application PA/2017/1449 and Lindsey Relay – Councillor J P Vickers (Personal & Prejudicial Interest).

Planning Application PA/2017/1449 – Councillor K Vickers (Personal & Prejudicial Interest).

136. **Planning Matters**

(a) **Planning Applications**

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

(1) **PA/2017/1449 – North Lincolnshire Council and Lidl UK GmbH** – Planning permission to erect a food store (Use Class A1) and pub/restaurant (Use Class A3/A4), along with associated accesses, car parking, servicing and landscaping at land off Ferriby Road, Barton. Much discussion took place regarding this application and the Chairman invited all of the attending town councillors to make comment. This included retention of as many trees as possible including tree replacement, road safety concerns, possible pedestrian crossings on Ferriby Road, site visits undertaken by town councillors to gauge public views/comments, the proposals for a family public house/restaurant, future usage of the current Lidl store if the planning application proposals go ahead, the effect of the town centre and businesses as a whole, the location and other possible locations in the town to site the development, public parking issues, protection of certain aspects of the towns heritage, development of the town, concerns regarding the public house proposed licensing hours, concerns regarding delivery vehicles and delivery hours to the proposed Lidl store, the need for open spaces, protection required for the remaining parcel of land adjacent to the proposed development site, contradictions to the North Lincolnshire Council core strategy regarding out of town developments, footfall and consumer issues of the current Lidl store, issues travelling to the current store and new store proposals by foot, cycle and vehicle – how this impacts upon the current infrastructure, travelling by car not in the current green agenda, the importance of trees and open space to the town's main gateway, visual impact of the development proposals, pollution and traffic issues regarding removal of trees, the proposed travel plan for Lidl employees, current shopping patterns in the town, the proposals to locate a cafeteria within the development, the proposed location of the store delivery bay sited at the front of the store creating a slight housing buffer, the flood risk strategy, drainage of the development site and also Ferriby Road, supermarket home delivery services, signage issues and general comment for and against the development proposals etc. The public views put forward to the town council and also on the North Lincolnshire Council planning website was also considered. Councillor N Jacques also requested clarification of a motion he and Councillor J P Vickers previously proposed regarding this site at a council meeting several months ago. It was proposed by Councillor Mrs W Witter, seconded by Councillor Mrs J Mason and agreed by members present to not accept the proposals as written, but not to object to the application. (The comments to be made are 1. breach of planning, 2. highway issues, 3. a crossing for anyone to use on Ferriby Road, 4. delivery vehicle hours to be looked into, 5. signage to be reviewed, 6. flooding concerns, 7. environment/pollution concerns due to removal of trees, 8. car-sharing possibilities and 9. protection of the remaining parcel of land as green space).

(2) **PA/2017/1436 – Mr & Mrs Altoft** – Planning permission for erection of a bungalow with accommodation in the roof space, associated hard standing for vehicle parking, turning and access and relocation of existing garage with vehicle parking to the front at 7 Elmdale, Barton (No comment or objection);

(3) **PA/2017/1418 – Style & Serenity (Mrs Deborah Farrow)** – Planning permission to change the use of first floor to hair and beauty salon at 32 High Street, Barton (No comment or objection);

(4) **PA/2017/1424 – Mr & Mrs J Stearman** – Planning permission to erect a dormer at first-floor and install French doors to rear elevation and erection of two outbuildings in rear garden at 65 Fleetgate, Barton (No comment or objection);

Minutes of a Planning Committee Meeting held on 25 September 2017 cont'd

- (5) **PA/2017/1446 - Mr & Mrs J Stearman** – Listed building consent to erect a dormer at first-floor and install French doors to rear elevation at 65 Fleetgate, Barton (No comment or objection);
- (6) **PA/2017/1425 – Mr C Booth** – Planning permission for change of use of library room into guest house accommodation (three en-suite bedrooms) and erection of sauna and hot tub building at Bardney Hall, Whitecross Street, Barton (Comment; no objection but clarity is required regarding the sauna and hot tub facilities. Are these for private or public use?);
- (7) **PA/2017/1402 – Mr John Thorley** – Planning permission to erect a pent shed in front garden area at Beechgate, Castledyke South, Barton (No comment or objection);
- (8) **PA/2017/1473 – Mr Balderston** – application to undertake pruning works on a copper beech, four beech trees and a chestnut, identified as T11, T12, T13, T16, T21 and T14 respectively, in and subject to Tree Preservation (Barton upon Humber) Order 1964 at Beechgate, Castledyke South, Barton (No comment or objection);
- (9) **PA/2017/1380 – Trainload (Mr Jason Dear)** – Planning permission to erect a two-storey office building and warehouse at land west of Humber Road, Barton (No comment or objection).

(b) Planning Decisions

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

PA/2017/1048 – Mr D Snowden – Works to trees in a Conservation Area of notice of intention to fell 10 trees within Barton-upon-Humber's Conservation Area at Bank House, 8 Holydyke, Barton;

PA/2017/1140 – Keigar Homes (Mr G Whall) – Works to trees in a Conservation Area of notification of intention to undertake pruning works on two Ash trees within the Conservation Area of Barton-upon-Humber at land off Queen Street, Barton;

PA/2017/1164 – Central Surgery (Ms D Wharton) – Works to trees in a Conservation Area of notice of intention to undertake pruning works on two trees within Barton-upon-Humber's Conservation Area at Central Surgery, King Street, Barton;

PA/2017/1153 Heathcliff Developments Ltd (Mr J Roger Carlton) – Grant of prior approval for a proposed change of use of offices to two dwelling houses at 1 and 2 The Willows, Willow Drive, Barton;

PA/2017/1161 – Keigar Homes Ltd (Mr M Snowden) – Full planning permission to erect a single-storey structure to enclose electricity sub-station at land off Plumleaf Way, Barton;

PA/2016/1763 – David Dent Building Contractors Ltd (Mr D Dent) – Full planning permission for change of use of public house (use class A4) to 6 apartments (use class C3), demolition of outbuilding and single-storey projection and carry out ancillary external alterations (former Coach & Horses Inn public house) and for the erection of 11 dwellings to the rear of the public house (86-88 High Street) and 90, 92, 94 and 96 High Street at Coach & Horses Inn, 86-88 High Street, Barton;

PA/2016/1810 – David Dent Building Contractors Ltd (Mr D Dent) – Listed building consent for internal and external alterations (including demolition of outbuilding and single-storey extension) to the former Coach & Horses public house (86-88 High Street) to facilitate the conversion to 6 apartments at Coach & Horses Inn, 86-88 High Street, Barton.

(c) Correspondence Received

Resolved that the following correspondence received be noted:

- (1) **Comments received regarding Planning Application PA/2017/1449 from the Top Field Action Group (Mr M Martin), Dr J B Ball, Ms Sabrina Jones, Mr & Mrs Gordon Keates and Mr Howard Hocknell**

Minutes of a Planning Committee Meeting held on 25 September 2017 cont'd

137. **Information received after issue of the agenda**

(a) **Planning Decisions**

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

- PA/2017/754 – Ms V Austin** – Full planning permission to retain garage at 47 Bowmandale, Barton;
- PA/2017782 – Mr J Mosson** – Full planning permission for a loft conversion including conversion of hipped roof to gable roof and installation of roof windows at 50 Tofts Road, Barton;

(b) **Correspondence received from North Lincolnshire Council**

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

- (1) **Letter from Ms A Brocklebank (Environment Officer)** – A willow tree is having to be removed from Baysgarth Park, by the North Lincolnshire Council tree team, near to the tennis courts and bowling ground on the site, as it has partially come down and the remainder of the tree is unsafe.

(c) **Correspondence**

Resolved that the following correspondence received is noted:

- (1) **Comments received regarding Planning Application PA/2017/1449 from Mrs M Hocknell, Mrs C Thornton, Mr S Iliff, Mr H Hocknell, Mr & Mrs D Swift, Daniel Osborne, M J Marshall, Mr A Taylor, Mr P Morley and the Barton-upon-Humber Civic Society.**

The Chairman, Councillor J Sanderson, closed the meeting at 8.00 p.m.

..... Chairman 4 October 2017