

BARTON - UPON - HUMBER TOWN COUNCIL
MINUTES of a PLANNING COMMITTEE MEETING held in the COMMITTEE ROOM,
THE ASSEMBLY ROOMS, QUEEN STREET, BARTON-UPON-HUMBER on
MONDAY 9 APRIL 2018 - COMMENCING at 7.00 p.m.

Present: Councillor J Sanderson (Chairman)

Councillors F Coulsey and Mrs W Witter, Mr Richard Clarke (Barton Civic Society), Mr Garry Whall & Mr Nathan Whall (Keigar Homes Limited), 2 Members of the Public and Ms S Richards (Town Clerk)

Prior to the meeting commencing, Mr Tom Strawson of Qudos Homes wished to speak about planning proposals for a development on land behind the Anchor Village on Pasture Road, Barton-upon-Humber. However, he now proposes to undertake this at a future planning committee meeting.

Mr Richard Clarke (Barton Civic Society) spoke about planning application PA/2018/552 regarding the disused Mill, Mill Lane, Barton. He explained the Society welcomes the development proposals but object to the proposed work on the Mill itself. He underlined the historical issues about the Mill and that it is one of the few surviving unrestored mills with the machinery left in it. He referred to an article published last year by Jon Sass, a leading authority on ancient mills. It was acknowledged that the Mill has been disused for many years, however, it was felt that the Mill should be restored to its' original height and the dilapidated brickwork restored in lime mortar. This, together with retention of the working parts of the Mill. He concluded that the Mill in the Market Place and the Ropewalk building on Malkiln Road, were good examples of heritage buildings being developed in a positive way but with the landmark and historical factors of the buildings there for future generations to enjoy.

Keigar Homes Limited (represented by Garry & Nathan Whall), spoke about planning applications PA/2018/551 and PA/2018/552 regarding the disused Mill, Mill Lane, Barton-upon-Humber. Mr Garry Whall presented those present with a site location and description document of the Mill. He explained two meetings had been held with representatives of North Lincolnshire Council with Mr Eddie Ryklack and Mr Tim Allen regarding this matter, with Mr John French (Barton Civic Society) in attendance at one of the meetings. Mr Whall explained they were trying to retain as much of the Mill's heritage as possible, along with the remainder of the site, where they can. Historical photographs were shown and compared with the proposed developments. If possible, the front elevation of the cottage was to be retained adjacent to the Mill. They have liaised with consultants who are experienced in Conservation Areas in and around North Lincolnshire and also historical and heritage buildings. The Mill has been disused for many years, with all of the lowers floors having collapsed. Due to the extensive deterioration and unsafe condition of the building, access will have to be made via the top of the Mill, with the top level of machinery being removed. It is anticipated that as much of the machinery will be used within the development as historical features and the remaining machinery kept safe and used in local museums etc. It was pointed out that restoration will be a delicate matter and sympathetically undertaken and a historical information board to be erected on the site. He concluded that Keigar Homes Limited had undertaken several housing developments in the town successfully and had good background knowledge of the history and heritage features the town had to offer which reflected in their developments. The Chairman, Councillor J Sanderson thanked both speakers for their informative discussions and opened the meeting.

351. **Apologies for Absence**

Councillor Mrs J Mason (personal commitments), N Pinchbeck (away) and K Vickers (away).

352. **Declarations of Interest**

None declared

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353. **Planning Matters**

(a) **Planning Applications**

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

- (1) **PA/2018/439 – Mr Colin Watson** – Application to fell a Beech tree within and protected by W1 of the Tree Preservation (Elsham) order 1972 at Chapel Farm, Brigg Road, Barton (Comment: could 5 trees be planted once the Beech tree is felled? If so, what variety of trees would be planted?);
- (2) **PA/2018/403 – Lidl UK GmbH & Hillcrest Garages (Sowerby Bridge) Ltd** – Planning application to vary conditions 2, 5, 7, 8, 13, 19 and 33 of PA/2017/1449 relating to drawings, revised vehicular and pedestrian access (including removal of Ferriby Road access), access road junction, access road, travel plan and foul water strategy respectively at Lidl food store and pub/restaurant on land off Ferriby Road, Barton (No objection to the planning application, but several points of concern. The developer has already commenced work on the site. It is assumed in accordance with the previous planning permission given in PA/2017/1449. Can this continue, bearing in mind another application has been submitted to vary the original conditions? Concern regarding construction vehicles, site access and the hours they will operate. Due to the adjacent residential housing and peak periods of traffic on Ferriby Road, are set times to be in operation for the construction vehicles? It is noted that a traffic survey was previously undertaken, but this did not include 'rush hour' high volume traffic periods. Road safety concerns highlighted regarding construction vehicles on the access road to the site, adjacent to the slip road to the A15. Also, safety for the adjacent public footpath areas. Determination of a pedestrian crossing on Ferriby Road needs to be addressed. When is the tree planting and screening to the development likely to take place? It is felt this needs to be undertaken sooner rather than later. Consideration for the public footpath running along the perimeter of the development site with relocation of dog poo bins requires addressing and also the current linear walk on the north side of Ferriby Road through woodland to Westfield Road. The coaches to London currently pick up/drop off passengers at the top of Ferriby Road which also requires to be noted.
- (3) **PA/2018/487 – Mr Tronn Bramhill** – Planning permission to retain a 1.83m fence to the right side border of property at Dale Lodge, Maltkiln Road, Barton (Objection: it is observed that the property boundary has been considerably extended to facilitate the proposed new fencing. The boundary is now flush with the block paved highway of the development on Finchley Close. In light of this, could the correct boundary lines be clarified. Also, brackets for hanging baskets on the fence overhang the highway area at eye level. It is felt this is very unsafe);
- (4) **PA/2018/551 – Keigar Homes Ltd (Mr Mark Snowden)** – Planning permission to demolish existing outbuildings attached to mill, conversion of mill to dwelling, erection of 3 dwellings linked to the mill, a detached block of 4 dwellings, associated parking, access and gardens and retention of raised land levels to form garden extensions to plots 9, 10 and 11 at the disused windmill, off Mill Lane, Barton (No objection providing the development adheres to the planning application proposals);
- (5) **PA/2018/552 – Keigar Homes Ltd (Mr Mark Snowden)** – Listed building consent to demolish existing outbuildings, strip out mill tower and convert to a new dwelling, 3 no. new linked dwelling houses and a block of 4 linked dwellings at the disused windmill, off Mill Lane, Barton (No objection providing the development adheres to the listed building proposals).

(b) **Planning Decisions**

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

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PA/2018/126 – Mr M Simons – Full planning permission to erect single-storey extension at 20 East Acridge, Barton; **PA/2017/1541 – Keigar Homes Ltd (Mr M Snowden)** – Full planning permission to erect one four-bedroomed detached dwelling and five five-bedroomed detached dwellings including three detached double garages, associated driveways and access road at plots 309-314 Canberra View, Barton; **PA/2017/1937 – Corcoran** – Refusal of consent for the display of advertisements to retain two non-illuminated fascia signs at 1-2 Market Place, Barton; **PA/2017/2096 – Ms G Sadowji** – Full planning permission to carry out extensions and alterations to existing dwelling including the erection of a single-storey rear extension at 53 Westfield Road, Barton; **PA/2017/826 – Mr G Nettleton** – Full planning permission for change of use from barn to residential dwelling at Little Grange Farm, Ferriby Road, Barton; **PA/2018/209 – Mr G Nettleton** – Full planning permission to erect a replacement general purpose agricultural building at Barton Field Farm, Brigg Road, Barton.

354. **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/2018/342 – Mr Day - Works to trees in a Conservation Area of notification to fell three trees and to reduce the height of three trees all within Barton-upon-Humber's Conservation Area at 34C Westfield Road, Barton; **PA/2018/272 – Mr Matthew & Mrs Katy Moore** – Full planning permission to replace PVCu windows and doors with bespoke heritage timber windows and doors to the rear elevation at 5 Priestgate, Barton; **PA/2018/189 – Mr Matthew & Mrs Katy Moore** – Listed building consent to replace PVCu windows and doors with bespoke heritage timber windows and doors to the rear elevation at 5 Priestgate, Barton; **PA/2018/345 – Mr & Mrs J Stearman** – Listed building consent to carry out alterations (revised internal staircase design from previous application PA/2017/1446) at 65 Fleetgate, Barton.

(b) **Correspondence Received**

Resolved that the following correspondence received be noted.

- (1) **Barton Civic Society** – Comments for Planning Application PA/2018/552 (*Min Ref: 353(a)5/149 above refers*).

(c) **Correspondence from North Lincolnshire Council**

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

- (1) **PA/2018/403 – Lidl UK GmbH & Hillcrest Garages (Sowerby Bridge) Ltd** – Planning application to vary conditions 2, 5, 7, 8, 13, 19 and 33 of PA/2017/1449 relating to drawings, revised vehicular and pedestrian access (including removal of Ferriby Road access), access road junction, access road, travel plan and foul water strategy respectively at Lidl Food Store and Pub/Restaurant on land off Ferriby Road, Barton. This application will be considered at the North Lincolnshire Council Planning Committee meeting to be held on 18 April 2018 at the Civic Centre, Scunthorpe starting at 2pm. Please note that the council's agreed protocols allow representatives of town and parish councils to attend and observe, but not to address the meeting.

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- (2) **PA/2018/1046 – Mr David Snowden**– Planning permission for change of use of ground floor of former bank to two apartments, demolition of extensions to side and rear and erection of three town houses with associated parking at Bank House, 8 Holydyke, Barton. This application will be considered at the North Lincolnshire Council Planning Committee meeting to be held on 18 April 2018 at the Civic Centre, Scunthorpe starting at 2pm. Please note that the council’s agreed protocols allow representatives of town and parish councils to attend and observe, but not to address the meeting.

The Chairman, Councillor J Sanderson, closed the meeting at 7.40 p.m.

..... Chairman 2 May 2018