

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 13 AUGUST 2018 - COMMENCING at 7.00 p.m.

Present: Councillor J Sanderson (Chairman)

Councillors N Jacques, N Pinchbeck, Mrs P Sanderson and Mrs W Witter

Also, 4 members of the Public and Ms S Richards (Town Clerk)

92. **Apologies for Absence**

None received

93. **Declarations of Interest**

None declared

94. **Planning Matters**

(a) **Planning Applications**

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

(1) **PA/2018/1317 – Mr & Mrs S Foster** – Planning permission to erect a single-storey rear extension at 149 West Acridge, Barton (No comment or objection);

(2) **PA/2018/1467 – Jeffrey** – Notification of intention to fell a Conifer tree within Barton-upon-Humber Conservation Area at 39 Westfield Road, Barton (Comment: no justification for felling the tree has been given. Can the tree be pruned or work done to it to retain it?);

(3) **PA/2018/1425 – Mr N Curtin** – Planning permission to erect a single storey extension to the side and rear of existing property at 25 Forkedale, Barton (No comment or objection).

95. **Adjourned Meeting**

The Chairman, with permission from members present, sought resolution for the meeting to be temporarily suspended whilst members of the public present could speak about planning application PA/2018/1384.

Members of the public in attendance expressed deep concern regarding the impact of this planning application. The plans on the website by the EG Group was referred to and the footprint drop. Concerns that Site 2 of the development area will be eaten into, further removal of trees to the perimeter of the southern end of the development on the western side, light/noise pollution from the petrol station, removal of trees of the north-west boundary will result in Wilderspin Heights having full view of the site. The original Lidl plans stated the work to be completed in one year, however with the additional work this now looks like 2 years. Chalk dust problems currently evident, concerns regarding the exit/entrance of the site as the petrol station will change the traffic flows, particularly from the A15. A North Lincolnshire Council Planning Committee Meeting was referred to, stating that no conclusion was finalised for the traffic plan of the site. It was felt this was now imminent to be addressed due to the traffic volume, road safety issues and the development of a 24/7 petrol station.

The Chairman, Councillor J Sanderson re-opened the meeting.

Members of the council discussed planning application PA/2018/1384. Comments made included unclear traffic flow data, the convenience store within the petrol station queried, public toilets, why removal of further trees, the EG Group failing to meet with the town council to talk about the

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application. 34 parking places for the proposed coffee shop was discussed, the recycling of water from the car wash facility questioned, possible water leaks and petrol tank leaks onto the site. There is no mention of the proposed nature reserve, the provision for animals, bat preservation, or provision for deer and foxes observed on the site. Rubbish and disposables from the takeaway facility was queried regarding being bio-degradable or not. It was felt that North Lincolnshire Council and Barton-upon-Humber Town Council to agree the access arrangements to/from the development site before planning approval is made, therefore, can the approval be deferred? Validity of the Traffic Impact Assessment Report was queried, the petrol tanks were felt to be in close proximity to the local housing raising concern, light, noise and traffic pollution was also muted. Overall it was felt the original plan to locate a pub/restaurant would have brought people into the town, whereby it was felt a petrol station would not. It was deemed that the current planning application would not be beneficial to the town itself. A letter was also read out, received from the Barton-upon-Humber Civic Society regarding concerns for the removal of further trees from the development site. It was agreed and resolved that:

(4) **PA/2018/1384 – Euro Garages Ltd** – Planning permission to erect a petrol filling station with ancillary convenience store and sandwich shop concession, three jet washes, ATM facilities, underground tanks, drive-thru coffee shop plus associated access, car parking, landscaping and other enabling works at Land off Ferriby Road, Barton (Objection: it was felt that part of Site 2 of the development site appears to have been reduced, whereby village green status had already been applied for this. Confirmation is required. The validity of the Traffic Impact Assessment Report was queried and the figures contained within it not necessarily a true picture of the overall traffic flow/volume generally in that area. In light of this a TRICS survey was requested to be undertaken. It was felt the planning application should be deferred until the site access arrangements in relation to traffic flows and traffic volume is agreed by North Lincolnshire Council in the first instance before further progress. Concerns are raised regarding site, light and noise pollution emitted from the proposed development and the removal of further trees. Provision for the litter that will be created from the takeaway facility is also concerning and the bio-degradable aspect of it. The full range of wildlife habitat on the site does not appear to have been considered in its' entirety).

(b) Planning Decisions

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

PA/2018/931 – Mrs J Collingwood – Full planning permission to erect front and rear extensions to facilitate loft conversion at 5 Castle Court, Barton; **PA/2017/1046 – Mr David Snowden** – Full 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; **PA/2018/1235 – Mrs Caroline Weetman** – Works to trees in a Conservation Area of notification of intention to fell an Oak tree and prune an Apple tree, both within the Barton Conservation Area at 17 Holydyke, Barton; **PA/2018/1042 – Mrs J Barton** – Refusal of consent to cut down or carry out work on trees protected by a Tree Preservation Order to fell an Ash tree, known as T12 within and protected by the Tree Preservation Order at 26 Pasture Road South, Barton; **PA/2018/1105 – Trainload Ltd (Mr Jason Dear)** – Full planning permission to vary condition 2 of PA/2017/1380 to allow for moving proposed office building to the north, changing cladding to western elevation, removal of parapet to north elevation and widening of the workshop at plot 2 Humber Road, Barton; **PA/2018/558 – Gordon Harrison Ltd** – Full planning permission to change the use of part of the site to a garden centre and erect three poly tunnels, office and potting shed at The Old Tile Yard, access road to works off Far Ings Road, Barton; **PA/2018/1154 – Mr Stephen Burrell** – Full planning permission to erect a single-storey rear extension at 35 Ferriby Road, Barton.

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96. **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/2018/1076 – Smith & Walker (Mr Ralph Worfolk) – Full planning permission to erect an extension and alterations to the rear of the premises at 16 High Street, Barton; **PA/2018/968 – Barton Town Football Club (Mark Gregory)** – Full planning permission to create a new highway access from Falkland way with associated footpath and gates, relocation of entrance gates and additional fencing on Marsh Lane at Barton Town Football Club, off Falkland Way, Barton.

(b) **Correspondence Received**

Resolved that the following correspondence received be noted:

(1) **Barton Civic Society** – PA/2018/1384 – Euro Garages Ltd (*Min Ref: 94(4)/38 above refers*).

The Chairman, Councillor J Sanderson, closed the meeting at 7.38 p.m.

..... Chairman

5 September 2018