

**BARTON - UPON - HUMBER TOWN COUNCIL**  
**MINUTES of a PLANNING COMMITTEE MEETING held in the**  
**THE ASSEMBLY ROOMS, QUEEN STREET, BARTON-UPON-HUMBER on**  
**MONDAY 24 NOVEMBER 2014 COMMENCING at 7.00 p.m.**

**Present:** Councillor Mrs W Witter (Chairman)

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

**Also Present:** Councillors M Burman, S Dear, J Evison, N Jacques, Ms A McCourt, Mrs J Oxley, P Thornton, J P Vickers and K Vickers. 4 Representatives of Wren Living, 4 Representatives of Barton Civic Society and a Representative of the Scunthorpe Telegraph. Also Ms S Richards (Town Clerk)

184. **Apologies for Absence**

Councillor T Chant (unwell)

185. **Declarations of Interest**

Planning Application PA/2014/1265 – Councillor J P Vickers (Personal Interest)

Planning Application PA/2014/1202 – Councillor Mrs W Witter (Personal Interest)

Prior to the meeting commencing, 4 representatives from Wren/Johnson Brook Consultants, presented Wren Living's residential development master-plan proposals, for land off Falkland Way, Barton-upon-Humber. Wren are proposing a residential led mixed use development to the west of the existing industrial complex comprising some 300 dwellings, a 50 bedroom hotel, a children's nursery, a small convenience store, and 16 fishing lodges. Mr Clive Brook gave an appraisal of the proposals and history of the site. The initial plan was to employ 100 employees, but this had risen to 300 in the first 12 months. Wren currently has 52 retail outlets, with 150 planned. They began with kitchen manufacture and have now ventured into dining room, bedrooms and bathrooms etc. It was stated that the company have undergone rapid expansion and in 5 years, Wren hope to employ 600 personnel in Barton – double to the current staff levels. The residential development proposals are to be mixed housing for rent and purchase, with 50 of these rented to Wren employees. These were planned to be built over a 7+ year period, subject to the success of the development site proposals. The hotel would be a maximum of 3 storeys high and not to be exclusive for Wren usage only. The small convenience store would be for 'corner shop/top up shopping' of employees, rather than for a weekly shop. There will be a new cycle/pedestrian access to the front door of Wren, promoting a walk/cycle and bus route to/from Barton town centre. This was for economic, health and environment issues. Overall, it was felt that the Wren development/investment plan would be good for the economy of the town and that Wren are supportive of Barton town centre businesses.

Questions put forward to Mr Brook included query of the type residential properties to be built (stated as being mixed). Children's play areas and teenage social recreation (there are to be children's play areas and it was felt that the proposed walking route and trail around the perimeter of the development site would assist teenage, indeed any age, recreational facilities). Timescale of the proposed planning (it was stated that the planning application would be submitted to North Lincolnshire Council next week and a public exhibition to be held at The Assembly Rooms early January 2015 with some households in the town leafleted to promote this. Also, a website providing full details would be available). Pressures upon the local infrastructure and local services was queried (it was stated that much of this would be incorporated into a section 106 agreement. Primary Health Care are to be consulted, along with the Education Office, regarding assessment of local health impacts and educational needs). A request was received for the cultural aspect of the town to be incorporated into the agreement (it was stated that currently this was not part of the agreement proposals). The types of residential properties are not to be identified on the planning proposals to be submitted, therefore, it was requested that the house types compliment the heritage and surrounding conservation area of the town. The public open space was questioned (Mr Brook commented that the existing site was being

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re-modelled over the next 3 years, with consideration for environmental impact and landscaping. Trees are to be planted to enhance the area further). Concerns were raised over the residential development roads and provision of enough vehicular parking. (Alison France responded that the proposals for a cycle/pedestrian access, promoting walking and cycling and bus route to/from Barton would hopefully encourage the reduction of vehicular movement. She commented this was further supported by the facilities available on the site, namely small convenience store, children's nursery etc). The proposed retail outlet on the site was queried: it was felt that vacant shop premises in the town centre would ideally be used for this purpose. (Mr Brook stated that the proposed convenience store on the site was to be used for the purchase of odd items by Wren personnel, it was not deemed to be used for the weekly shop, indeed, it was noted that the town had other larger supermarkets for this purpose). Comments were put forward if a town bypass proposal would be looked into by Wren (it was stated that the main ethos of the development site would be to 'live local' and that the size of the development would not currently be justified for the consideration of a town bypass proposal).

Mr Brook concluded that the proposals would be a 7-8 year development, with phasing details stated in the planning application to be submitted to North Lincolnshire Council. The hotel is planned to be built as soon as possible. The entire proposals would, he stated, have significant benefits to the town of Barton, for employment, economic and sustainability benefits.

The Chairman, Councillor Mrs W Witter, thanked the Representatives of Wren/Johnson Brook Consultants for their informative presentation. The 4 Representatives, together with 2 Representatives of the Barton Civic Society, the Scunthorpe Telegraph Representative and Councillor's J Evison, Mrs J Oxley and Mr J Oxley left the meeting.

186. **Planning Matters**

(a) **Planning Applications**

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

- (1) **PA/2014/1227 – Deepdale Country Stores (Mr B Faulding)** – Planning permission for construction of poly tunnel together with horticultural store building including provision for additional car parking spaces to a maximum of 23 no. spaces at Westwold Farm, Burnham Road, Deepdale, Barton (No comment or objection);

The Chairman, Councillor Mrs W Witter, having declared an interest in the next planning application, the meeting was chaired for this item only by the Vice-Chairman, Councillor F Coulsey.

- (2) **PA2014/1202 – Emiprica Development Partnership (EDP)** – Planning permission for erection of a single wind turbine with a maximum height to blade tip of 78 metres (agl) together with associated ancillary infrastructure, access tracks, crane pad, sub-station building, underground cabling and temporary construction compound at land north of Caistor Road, Barrow-upon-Humber (No comment or objection);
- (3) **PA/2014/1151 – North Lincolnshire Council (Ms J Rea)** – Planning permission to provide an extra classroom to the rear of the school with a covered link to the main block at Castledyke Primary School, Castledyke West, Barton (following information received from North Lincolnshire Council Planning Department, this planning application was withdrawn from the meeting, pending additional information to be submitted by the applicant).

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(b) **Planning Decisions**

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

**PA/2014/1069 - Graham Gibbs Associates (Mr G Gibbs)** – Full planning permission for extensions to lounge and entrance hall at 126 Tofts Road, Barton; **PA/2014/0929 - ‘Cobblers’ (Mrs K Coulham)** – Full planning permission for change of use from retail shop to a sandwich shop at 102 High Street, Barton; **PA/2014/0702 – Mr S Sharpe** – Full planning permission for a minor material amendment to PA/2013/1502 to make various alterations to approved extensions at 67 Millfields, Barton.

187. **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/2014/1306 – Qudos Homes Ltd (Mr Tom Strawson)** – Planning permission for the removal of condition 8 of previously approved application PA/2011/0568 dated 07/10/2011 at The Blue Bell, 2 Whitecross Street, Barton (No comment or objection: subject to clarification of the condition details by the Committee Chairman and the Clerk following this meeting. Also, the Chairman read out a statement received from the applicant, Mr T Strawson of Qudos Homes Ltd. It was agreed that Barton Civic Society to investigate historical and heritage aspects of the pub and site and Mr Strawson to be invited to the next meeting of the Planning Committee, to be held on Monday 15 December 2014, to speak about this development);
- (2) **PA2014/1265 – Keigar Homes Ltd (Mr Mark Snowden)** – Application for a non-material amendment to previously approved application PA/2014/0969 dated 23/10/2014 for the infilling of garage space with window and external wall at Plot 94 Falkland Way Development, 15 Plumleaf Way, Barton (Comment: concern raised that no loss to the property is incurred with lack of vehicular parking due to removal of the garage facility).

The Chairman, Councillor Mrs W Witter, closed the meeting at 8.28 p.m.

..... Chairman            3 December 2014