

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 OCTOBER 2015 - COMMENCING at 7.00 p.m.

Present: Councillor Mrs W Witter (Chairman)

Councillors Mrs A Clark, F Coulsey, N Jacques and Mr J Oxley

Also Present: Councillors J Sanderson, Mrs C Thornton, J P Vickers and K Vickers. 3 members of the public and Ms S Richards (Town Clerk)

161. **Apologies for Absence**

Councillor P Thornton

162. **Declarations of Interest**

Planning Application PA/2015/1235 – Councillor Mr J Oxley (Personal Interest).

Planning Application PA/2015/1241 – Councillor Mrs W Witter (Personal Interest)

163. **Planning Matters**

(a) **Planning Applications**

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

- (1) **PA/2015/1199 – Ms A Robinson** – Planning permission for change of use of caravan to holiday let regarding caravan at Marshland, Pasture Road North, Barton (No comment or objection);
- (2) **PA/2015/1244 – Mrs R Francis** – Planning permission to change the use of part of property to guest house at 73 Ferriby Road, Barton (Comment: this application is welcomed to encourage visitors into the town by providing accommodation. However, concern is raised regarding road safety issues for the parking of vehicles visiting the property);
- (3) **PA/2015/1251 North Lincolnshire Council (Mr T Havercroft)** – Application to remove one ash and one beech tree, identified as T1 and T2 respectively in the application, and subject to Tree Preservation (Barton upon Humber, Area 1 and Woodland 1) Order 1955 at Baysgarth Park, Brigg Road, Barton (No comment or objection);
- (4) **PA/2015/1235 – Neal Group Ltd** – Planning permission for demolition of existing sales building, canopy link, carwash facilities and 9 Ferriby Road. Part removal of retaining wall and embankment. Erection of new sales building, jet wash bay, retaining walls, extension of forecourt and parking area. Installation of 250,000 litre underground fuel tanks and alterations to access at Southbank Service Station, Ferriby Road, Barton (Objection: to the demolition of no. 9 Ferriby Road. This property adjoins no. 11 Ferriby Road with a shared archway between. It is understood that part of the archway to be demolished incorporates part of no. 11's property. Also, demolition of this property would spoil the heritage and street scene of these attractive properties on a main through fare into the town. Demolition of no. 9 appears to be of no benefit to the proposals or indeed address road safety concerns for the surrounding area. 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 adjacent A18 and mini-roundabout junction. Other objections are the very large fuel tanks proposed for this predominantly residential area, the unsuitable height and materials to be used for the new proposed buildings, being out of character with the surrounding area. Due to the surrounding land being on different levels, existing residential properties will be above the proposed car wash area. Concern for the boundary walls of the site and close proximity of the proposed developments, and the effect this will have on the surrounding properties, with probable limitations of development proposals others may wish to make on their land/property).

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The Chairman, Councillor Mrs W Witter, having raised a declaration of interest in the next agenda item, temporarily passed chairmanship of the meeting to the Deputy Chairman, Councillor Mrs A Clark for this item only.

- (5) **PA/2015/1241 – Galliford Try (Mr Robert Hart)** – Planning permission for construction of a new-build changing room facility and provision of a skate park and 2 no. netball courts within the school grounds at Baysgarth School, Barrow Road, Barton (Comment: the planning proposals are welcomed to provide improved facilities for the school and also the town);

Councillor Mrs W Witter resumed chairmanship of the meeting.

- (6) **PA/2015/1267 – Birtwhistle Landscaping Ltd (Mr J Birtwhistle)** – Notification of proposed work to prune three trees within Barton-upon-Humber's Conservation Area at 8 Queen Street, Barton (No comment or objection);
- (7) **PA/2015/1287 – Meldan Engineering & Energy Ltd (Mr N Dickinson)** – Application for determination of the requirement for prior approval for the demolition of building at St. Mary's Works, Marsh Lane, Barton. This is NOT a planning application, as the applicant already has the right to carry out the development, but the Council's views are requested (Comment: the applicant to remove rubble from the site safely and securely, to not cause health and safety issues to the local school and residential properties adjacent to this site due to the migration of dust etc).

(b) **Planning Decisions**

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

PA/2015/1105 – Mr D Brennan – Full planning permission to erect a two-storey side extension at 32 Caistor Road, Barton; **PA/2015/1064 – Qudos Homes Ltd (Mr T Strawson)** – Listed building consent to retain newly built brick gable and entrance doorway on eastern elevation and install a new door within the doorway. Repaint corbel and plinth detail on south and west elevation of the former Blue Bell Public House, Whitecross Street, Barton; **PA/2015/1058 – North Lincolnshire Homes (Mr R Sykes)** – Full planning permission for demolition of existing garages and planning permission to erect two banks of ten and a bank of three garages on land behind 76 Bowmandale, Barton; **PA/2015/0552 – Mr R Petchell** – Determination of the requirement for prior approval for a household extension at 2 East Grove, Barton. **PA/2015/1080 – Truelove Property & Construction Ltd (Miss K Turner-Cooke)** – Full planning permission to erect 3 detached dwellings with associated infrastructure (amendments to previously approved application PA/2003/1575 for four dwellings Plots 25-28) at Plots 12-14 St Chad's Way, Barton.

(c) **Correspondence Received**

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

PA/2015/1066 – Qudos Homes Ltd (Mr T Strawson) – Application for a non-material amendment to PA/2011/0568 planning permission to change the use of a public house to four flats and two houses (including alterations and extension to existing building) and erect six town houses with associated parking (re-submission of PA/2010/1392) at the former Blue Bell Public House, Whitecross Street, Barton. Following a request for a non-material amendment to the above application, the following amendment is acceptable - to retain existing access to create a means of access into the ground floor of Plot 6.

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164. **Development of a Strategic Plan for the Town**

Councillor N Jacques felt that consideration should be given to development of a strategic plan. This would incorporate a vision for the future of the town. Following recent discussions regarding car parking and possible one-way vehicular systems in the town centre, the time he thought was right to do so. He also stated that input of different ideas and viewpoints should be considered from local residents and organisations. Councillor J P Vickers commented that North Lincolnshire Council were currently on the cusp of issues regarding regeneration of the town. Once this has been discussed through cabinet, more details will emerge. Following further discussion, it was agreed and

Resolved

- (i) review of the Development Plan at the 7 December 2015 Planning Committee meeting;
- (ii) local organisations and local residents to be invited to put forward any ideas and visions they may have for Barton-upon-Humber;
- (iii) details awaited from North Lincolnshire Council's proposals for regeneration in the town;
- (iv) an agenda item be placed at the next Annual Town meeting to be held on Thursday 14 April 2016 to report on this issue and for additional public viewpoints to be made. The outcome of this to determine the next step to take in this matter;
- (v) the town council's website pages to advertise the Planning Committee meeting to be held on 7 December 2015 and the Annual Town meeting to be held on 14 April 2016, inviting local residents and organisations to attend and put their views forward.

165. **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/2015/1319 – Keigar Homes Ltd (Mr M Snowden)** – Planning permission to erect a replacement dwelling house and detached garage including demolition of existing dwelling at 103 Kingston View, Barton (Comment: no objection, but to ensure the property to be demolished is in-line with the relevant planning criteria for this area).

(b) **Planning Decision**

Resolved that the following Notice of Planning Decision received from North Lincolnshire Council be noted:

PA/2015/1090 – Miss Parkinson – Full planning permission to raise the roof height of existing bungalow to facilitate loft conversion at 7 Stevenson's Way, Barton.

The Chairman, Councillor Mrs W Witter closed the meeting at 7.42 p.m.