

BARTON - UPON - HUMBER TOWN COUNCIL

MINUTES of an EXTRA-ORDINARY PLANNING COMMITTEE MEETING held in the COMMITTEE ROOM, THE ASSEMBLY ROOMS, QUEEN STREET, BARTON-UPON-HUMBER on WEDNESDAY 13 DECEMBER 2017 - COMMENCING at 10.30 p.m.

Present: Councillor J Sanderson (Chairman)

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

Also, Councillors N Jacques and Mr J Oxley, 19 members of the public and Ms S Richards (Town Clerk)

Prior to the meeting commencing, the Chairman thanked everyone for attending the meeting. He was aware that a few of the attending public wished to speak for no more than 5 minutes each regarding amendments to planning application PA/2017/1449.

Mr M Martin spoke about impact upon the town centre he felt the proposed development would result in. He referred and made comment regarding the amendments to the application submitted by Lidl and historical issues regarding the location site. Whilst he was aware that Lidl wished to expand their business in the future, which they are unable to do from their current premises, he pointed out this was at the expense of spoiling and destroying an important open space in the town. He explained that aside from being a resident in the town for many years, he had former businesses in the town centre, was a member of the Chamber of Trade and Industry and had also produced the 'Barton Directory' in the past. On this basis, he felt he knew the development proposals would impact detrimentally upon the town centre from his knowledge of the town regarding footfall etc. He made reference to the detail in the amendment documents from Lidl regarding the author's views from visiting the town once or twice. Mr Martin referred specifically to the number of public houses the documents referred to in the town centre, which he felt the information to be incorrect. He stated it was common knowledge that out of town developments destroy town centres. In light of this, he wanted the historical policies of Barton-upon-Humber Town Council reiterated to North Lincolnshire Council regarding retaining the proposed development site as an open space area. He concluded that if the planning application submitted by Lidl was to go ahead it would be a 'disaster' for the town. He then left the meeting.

Mr G Fraser explained he had written to both North Lincolnshire Council and the local press about the development proposals to the 'Top Field' site. He had come to the town on business 55 years ago and had moved here 41 years ago, where he started up a business in the town, then expanded this to Scunthorpe. He stated he lived in the town as he felt it was a lovely place to be and settle. However, he felt the planning proposals to the site would have a detrimental impact upon the town and infrastructure. He admitted he had a personal view regarding this matter as he resided on Forkedale. He highlighted concerns regarding the public house/restaurant opening times 6 days a week being 10am – 1am, with Sundays until midnight. He also queried the Lidl proposals for delivery times to the store. He noted that the business was restricted to the times deliveries could take place at their current location being in a residential area, but he felt there was no difference to the residential area of Forkedale/Feyzin Drive areas the development proposals were being made for now. He felt this would affect all of the residents at this part of the town, for noise, light pollution etc.

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

227. **Apologies for Absence**

None received

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228. **Declarations of Interest**

None declared

229. **Planning Matters**

(a) **Planning Application PA/2017/1449 –
Applicant: Lidl UK GmbH & Hillcrest Garages (Sowerby Bridge) Ltd**

The Chairman, Councillor J Sanderson, requested comments from the attending Planning Committee Members and other Members of the town council present to be put forward.

Councillor N Jacques felt that concerns put forward to North Lincolnshire Council from the town council previously have not been addressed. In particular the pedestrian access and highway conditions. He made reference to the Barton-upon-Humber Civic Society letter submitted to the town council, whereby he defined the points stated and quoted the accident statistics from the Lidl report submitted relating to 2011-2016. He gave appraisal of the Humber Bridge roundabout, the statistics of the slip roads onto and from it. However, he felt the amendments to the planning application did nothing further to address the road safety concerns. He explained that the North Lincolnshire Highway's comment of "potentially a suitable access can be provided" needed to be a more confident statement other than it appeared to be. In light of this, he concluded that this matter needed to be addressed, before the planning application is to be considered further by North Lincolnshire Council Planning Committee.

The Chairman, Councillor J Sanderson, felt that some of the issues put forward to North Lincolnshire Council from the town council had been addressed, but several had not. He quoted extracts from the Lidl report submitted with the amended application documents regarding highway concerns etc.

Councillor Mrs W Witter expressed concerns regarding the amendments to the application submitted, feeling that several road safety concerns previously raised had not been addressed and noted that the road surface from the roundabout 'dipped', which had no mention in the report. Indeed, the traffic observation undertaken by the consultant for the developer had not undertaken this at a peak period of traffic flow in/out of the town. She stated the last time the town council made comment regarding this application (*Min Ref: 136(a)(1)/51 – PC 25/09/17 refers*), it was generally felt the documentation submitted by the applicant was incomplete. However, she felt that as all of the documents had now been submitted, then the town council should make objection to the proposals now being put forward by Lidl. She commented that the original application (PA/2016/1490) had been withdrawn. A new application made (PA/2017/1449) was without the housing element of the original plan, with the land of this part of the development site offered to the town council. She felt the road safety concerns remained, the buffer zone comment made by the town council ignored along with the pollution issues. She stated it is well known that 'green things' absorb pollutants, which is why the current open space of the field was important and the environmental concerns have not been addressed at all in the Lidl reports. In light of these issues, she felt that the town council must now strongly object to the planning application.

Councillor Mrs J Mason stated she felt the development proposals would kill the town centre. She had resided in the town for 42 years because it was a lovely town, but felt the access roads in/out of the town had become a 'nightmare' with the high volume of traffic now. She had noted this on Barrow Road and felt the traffic pollutants for the school children going to Baysgarth School not healthy.

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Councillor N Pinchbeck made comment about the amendment to the planning application only. He felt the proposed access road in/out of the development site should be 'in' one way only or for emergency access.

Councillor F Coulsey agreed with all of the comments put forward at this meeting and felt the road safety concerns regarding the accident possibilities concerning.

Councillor Mr J Oxley stated he had lived in the town for 33 years and visited the 'Top Field' site twice a day to walk his dog. He felt the queuing traffic at 7am in the morning a 'nightmare' and the development proposals would make the entrance to the town an eyesore, what is currently a beautiful one. He commented he had met a contractor on the site yesterday, proposing to put in a tender for the planning application applicants regarding removal of some of the trees to the boundary area.

Having received comment from all of the town councillors attending the planning committee meeting, the Chairman, Councillor J Sanderson asked for the Planning Committee Members only to vote for/against the planning application amendments. It was by a majority vote of 5 votes that the Planning Committee objected to the planning application amendments. It was agreed and

Resolved the Planning Committee objected to the planning application amendments for PA/2017/1449. The amendments have not addressed the town council's comments of concern raised and submitted previously (*Min Ref: 136(a)(1)/51 – PC 25/09/17 refers, submitted to North Lincolnshire Council on 28 September 2017*). The North Lincolnshire Council Highway's Department concerns regarding road safety issues and the proposals for the access road to the development needs to be addressed and deemed to be safe before the North Lincolnshire Council Planning Committee determines the planning application and amendments.

The comments put forward by the town council on the 28 September 2017 need to be addressed as follows:

- Breach of planning
- Highway issues - *The North Lincolnshire Council Highway's Department concerns regarding road safety issues and the proposals for the access road to the development needs to be addressed and deemed to be safe before the North Lincolnshire Council Planning Committee determines the planning application and amendments.*
- A crossing for everyone to use on Ferriby Road
- Delivery vehicle hours
- Signage to be reviewed
- Flooding concerns
- Environment/pollution concerns due to removal of trees
- Car-sharing possibilities
- Protection of the remaining parcel of land as green space

The Chairman, Councillor J Sanderson, closed the meeting at 11.01 p.m.

..... Chairman

3 January 2018