

EPWORTH TOWN COUNCIL

Minutes of an Extraordinary Meeting of the Full Council held on Thursday, 5th October 2023, at 7.00 pm, in the Main Hall of the Imperial Hall, Chapel Street , Epworth

Public Participation

Several members of the public had expressed a wish to address Full Council about PA/2023/1381.

Some members of the public expressed the following comments in support of the planning application:-

- Bring more life into Epworth
- Need critical mass of people to support the shops on the High Street
- Without the development Epworth and businesses would regress and come to a close
- Epworth will become a B&B community, where people simply go out and come back
- Architecturally not great, but could be blended in
- Yes more traffic, but only add a few minutes on a journey

Some members of the public expressed the following comments against the planning application:-

- Outside development limit, is on LC14 land, and also conservation area
- Land not just significant to Epworth but nationally
- Impact on village
- Design of it is not in keeping with Epworth
- People come to Epworth because of its historic past and independent outlets / shops
- No meaningful footpath link from the development to the centre of the town
- Out of town development will kill the town centre
- Knock-on effect on other businesses
- Demise of the High Street
- Lead to more empty premises in a deteriorating High Street
- Retail research outdated
- Provision of new jobs offset by High Street closures
- Retail units may bring jobs, but no guarantee Epworth people will get them
- Light pollution, air pollution and noise
- Traffic problems - knock-on effect on Belton & Haxey
- Crossroads busy especially at peak times and can only get worse
- Nothing to stop people parking on Belton Road for medical centre
- Difficult walking along side A161 due to heavy traffic and have to step on the road
- Flooding & sewerage problems - no projects planned for the future
- Drainage inadequate
- No run-off or drainage for foul, no connection from properties to main
- Housing not meeting needs of the residents of Epworth
- Affordable housing not necessarily going to get it - no guarantee
- Sufficient supermarkets already
- If refused, it does not mean the end of GP services

28/10/23

Record of Members Present

The following councillors were present: Councillors Finch (Chairwoman), Baker, Grantham, Holt, J Whittaker, R Whittaker and Wilson.

29/10/23 **Apologies and Reasons for Absence**
There were apologies from Councillor Stewart - other commitments.

30/10/23 **Declarations of Interest & Dispensations**
(i) No declarations of interest were made.
(ii) No dispensations had been granted.

31/10/23 **Planning**

PA/2023/1381 Proposal: Planning permission for a mixed-use development consisting of 62 dwellings, commercial use, health centre, public open space, landscaping, and associated infrastructure, including demolition of existing garden centre
Location: Garden Centre, Belton Road, Epworth, DN9 1JL
Applicant: Mr J Millea, Millea Land (Epworth) Ltd (Mr J Millea) and Camstead Ltd (Mr M Rapley)

Earlier in the evening the Chairwoman had made people aware that the developer was not able to be present and therefore sent their apologies. They had informed the Council that they were going to make some changes to the planning application and therefore asked the Council if it could defer its decision tonight. The Clerk had been in touch with North Lincolnshire Council and they were prepared to grant an extension until Friday, 13th October 2023, Councillors discussed if there was a need to ask for a further extension for the planning application, however there was no wish to do so, and therefore they discussed the planning application.

Proposed by Councillor R Whittaker and seconded by Councillor Baker - **It was resolved that the Council should object to the planning application due to the following reasons:-**

- (i) **It is on LC14 land.**
- (ii) **It is not in the development plan.**
- (iii) **There is not enough information on the ability of the sewerage system to cope with the development.**
- (iv) **No formal report from Highways on the A161 to do with access / egress.**
- (v) **Support historic England and North Lincolnshire Council's Conservation Officer's views on the development of the site.**
- (vi) **The number of houses proposed exceeds the needs identified by North Lincolnshire Council in the Local Plan for the period 2020-2038 - with 20 already being built or in the process.**
- (vii) **Impact on the town centre and on local businesses.**

A recorded vote was requested and it was as follows:-

For the motion: Councillors Baker, Finch, Grantham, Holt, J Whittaker, R Whittaker & Wilson

Against the motion: None

32/10/23 **Closure of Meeting**
The Chairwoman declared the meeting closed at 8.35 pm.