

## **EPWORTH TOWN COUNCIL**

### **Minutes of an Extraordinary Meeting of the Full Council** **held on Thursday, 7<sup>th</sup> September 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:-

- The development was well thought-out
- The more sympathetic the development, it may attract / bring in people to Epworth
- A new medical centre would future proof the medical requirements of the town
- A supermarket and other retail outlets would reduce the need to go outside Epworth
- The housing would cater for those who needed it the most by the building of affordable homes
- Extra footfall from the development would benefit the High Street
- The development would create jobs for local people
- The Isle Education Trust saw the major development as a major plus, because the quality of the school would help bring people in and without students it could not operate. It employed about 150 people.
- It would secure Epworth's future

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

- The site was not put forward for future development
- It was outside the existing development line
- What was being planned was overdevelopment of the site
- There was a need to protect the character and history of Epworth
- It fell within an area of special historic landscape interest - LC!4
- There was as a need to protect the view of St. Andrew's Church
- What was needed was planning which was sympathetic and more in keeping with the countryside and not big towns
- There was no guarantee what the retail shops would be and it could lead to local businesses suffering with empty shops already in the town
- A161 - busy road, an increase in traffic could lead to gridlock and chaos
- Concerns about road safety at the junction / traffic lights
- Few major accidents at the traffic lights, but more likely in the future as a result of an increase in the volume of traffic
- Also concerns about pedestrian safety, especially school children
- Sewage and surface water issues leading to drainage and flooding problems
- Sufficient infrastructure not in place before development
- Noise pollution due to increased volume of traffic and lorry deliveries onsite
- Light pollution caused by the site being lit at night
- Lack of a meaningful footpath link to the centre of Epworth

The developer was present and briefly spoke about the planning application:-

- 62 homes - six 1 bed, fourteen 2 bed, thirty two 3 bed & ten 4 bed, including affordable housing
- There was a need for a new doctor's surgery - lack of consultation rooms
- Food store which would not kill the High Street, but reduce people travelling outside
- The development would help create new jobs and retain existing jobs

They then responded to some of the concerns which had been raised:-

- LC14 - They had put land in which had wider benefits to the town
- Flooding - There would be 1,700 cubic metres of storage tanks to capture the surface water and control the release of it
- Traffic - Counts had been done
- Road Safety - Move speed signs out of town
- Design - Lots of things could be done with the elevations

**27/09/23**      **Record of Members Present**

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

**28/09/23**      **Apologies and Reasons for Absence**

There were apologies from Councillor Grantham - away on holiday, and also Councillor Stewart - other commitments.

**29/09/23**      **Declarations of Interest & Dispensations**

- (i) No declarations of interest were made.
- (ii) No dispensations had been granted.

**30/09/23**      **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)

Several councillors expressed a view that due to the size of the development there was a need to look carefully at all of the information, however some of this had not yet gone on the planning portal, therefore they felt they were not in a position to make a decision.

Proposed by Councillor J Whittaker and seconded by Councillor Finch - **It was resolved that the Clerk should ask North Lincolnshire Council for an extension, so it enabled Epworth Town Council to see other information which was coming in from other organisations, therefore defer any decision to a future meeting.**

**31/09/23**      **Closure of Meeting**

The Chairwoman declared the meeting closed at 8.12 pm.