

EPWORTH TOWN COUNCIL

Minutes of an Extra-Ordinary Meeting of the Full Council held on Tuesday, 30th August 2022, at 7.00 pm, in the Chapel of Rest, Cemetery Lodge, Burnham Road, Epworth

Public Participation

Three members of the public expressed a wish to address the Council about PA/2022/1206.

The first member of the public had several concerns about the planning application, including it was outside the local development plan, it was in open countryside where there were flowers and fauna, access was over a public footpath, impact on surrounding area where there was strip farming, located on narrowest point of Station Road, only one footpath opposite, accident waiting to happen, impact on infrastructure, flooding issues on Station Road and West End Road.

The second member of the public had concerns about the run-off of surface water and sewage. In 2015 they were invited to go and have a look at the treatment plant at the bottom of West End Road to look at all the modifications to the drains which had taken place after a multi-million pound project to help alleviate surface water coming off the land. They were able to ask questions about it and found out there was only 10% spare capacity for the future. In 2019 there was flooding in the area and the fire service had to help pump water out because the new drains could simply not cope - it took several days before the level of water went down. The project had failed, and they noted in the development being proposed by the developer they would take no responsibility for drainage once it had been completed, and therefore they felt this was not right.

The third member of the public had three major concerns. Firstly, it was a scientific area of special landscaping which identified medieval strips which were important and unique and any future development should not affect this. Secondly, it was on a hazardous stretch of road, which was relatively straight but with some deceptive bends. The development would lead to a dangerous junction on Station Road, if a car was parked on the side of the road you would have to give way, and a driver could also be blinded by the sun when turning into the development. Thirdly, the proposal for 34 dwellings was in open countryside and outside the development limit, and local planning policy states that any such development must be restricted to that which is essential for the countryside and they believed this was not the case for this application. It would also set a precedent for ribbon development and not in character for the area.

26/08/22 Record of Members Present

The following councillors were present: Councillors Finch (Chairwoman), Cooper, Fleet & R Whittaker.

27/08/22 Apologies and Reasons for Absence

There were apologies from Councillor Brumby, Garner, Stewart, J Whittaker & Woods - who were away.

28/08/22 Declarations of Interest & Dispensations

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

29/08/22

Planning

a) The following planning applications were considered:-

PA/2022/1206

Proposal: Outline planning permission for up to 34 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration (including demolition of existing workshop, polytunnel and stable), resubmission of PA/2021/715

Location: Fruit Farm, 58 Station Road, Epworth, DN9 1JZ

Applicant: Mr Parker

Proposed by Councillor R Whittaker and seconded by Councillor Fleet - **It was resolved that the Council should object to the planning application due to the following concerns:- (i) The development is outside of Epworth Town's development boundary. (ii) The development falls within the North Lincolnshire Local Plan LC14 designated area of protection of historic land and its unique characteristics. (iii) The application would put added stress on the infrastructure of the town. (iv) There are already significant issues with drainage and flooding in this area and there is inadequate provision for drainage in this application. (v) The protection of Epworth, its character and history, with particular reference to the conservation area, and that larger housing developments will ultimately spoil all that is unique and attractive about the Town - Core Strategy CS7. (vi) Highway concerns to do with vehicles and pedestrians.**

A recorded vote was requested:

For the proposal: Councillors Cooper, Fleet & R Whittaker

Against the proposal: Councillor Finch

PA/2022/933

Proposal: Planning permission to erect a three bedroomed one-and-a-half-storey dwelling (including demolition of existing outbuilding). Amended documents - Site Location Plan and Proposed Site Layout and Proposed Elevations, Floor & Roof Plans, Section & 3D Images

Location: 50-52 High Street, Epworth, DN9 1EP

Applicant: Mr Samra Harjit, HI ACE H S Ltd

Proposed by Councillor R Whittaker and seconded by Councillor Finch - **It was resolved to object to the planning application and support the comments made by the Conservation Officer and a new design of the dwelling should be submitted.**

- PA/2022/1442** Proposal: Planning permission to erect a first-floor side extension
Location: 6 Manley Court, Epworth, DN9 1EH
Applicant: Mr Jason Shakespeare
- Proposed by Councillor Finch and seconded by Councillor Cooper - It was resolved that the Council should support the planning application.
- A recorded vote was requested:
- For the proposal: Councillors Cooper & Finch
Against the proposal: Councillors Fleet & R Whittaker
- The Chairwoman used her casting vote for the proposal.
- PA/2022/1370** Proposal: Planning application for the removal of condition 2 on planning application 2/0358/92/PA
Location: Willow Farm, Wroot Road, Epworth Turbary, Epworth, DN9 1EA
Applicant: Mr Brian Askham
- Councillor Fleet left the meeting at 8.11 pm.
- Proposed by Councillor Cooper and seconded by Councillor Finch - **It was resolved that the Council should support the planning application.**
- PA/2022/1487** Proposal: Planning permission to vary condition 1 of PA/2021/1854 namely to increase size of extension, re-submission of PA/2022/114
Location: Tlc Handling Ltd, Sandtoft Road, Epworth, DN9 1LB
Applicant: Mr Mikael Armstrong, Lexgreen Services Ltd
- Proposed by Councillor R Whittaker and seconded by Councillor Finch - **It was resolved that the Council should support the planning application subject to a detailed surface water drainage strategy being provided.**
- PA/2022/1500** Proposal: Application to undertake pruning on two beech trees, identified as T1 and T2, subject to and within Tree Preservation (Morfield Grove, Epworth) Order 2022
Location: 9 Morfield Grove, Epworth, DN9 1DQ
Applicant: Olivia Minaudo, Ongo Homes
- Proposed by Councillor R Whittaker and seconded by Councillor Cooper - **It was resolved that the Council should neither support or object to the planning application, but to follow the advice of the tree specialist, however a 40% crown reduction seemed a lot.**

PA/2022/1315 Proposal: Planning permission to erect 8 dwellings
Location: Land at Harris View, Epworth, DN9 1GJ
Applicant: Mr R Mills, North Lincs Property Ltd

Proposed by Councillor R Whittaker and seconded by Councillor Cooper - **It was resolved that the Council should defer any decision about this planning application until the next meeting of the Council.**

PA/2022/1106 Proposal: Planning permission to erect an extension, carry out refurbishment work and provide additional car parking
Location: Epworth Leisure Centre, Burnham Road, Epworth, DN9 1BZ
Applicant: Mrs Jane Laws, North Lincolnshire Council

Proposed by Councillor R Whittaker and seconded by Councillor Finch - **It was resolved that the Council should support the planning application subject to concerns over parking and would like to see a designated first aid room within the building.**

b) The following planning decisions were received:-

PA/2022/1088 Full planning permission granted to install a basement and make internal alterations to form dressing / games room with side window at 24A Rectory Street, Epworth, DN9 1HS

PA/2022/1173 Full planning permission granted to erect a single-storey side extension at 8 Castle Drive, Epworth, DN9 1SL

Proposed by Councillor Cooper and seconded by Councillor R Whittaker - **It was resolved that the information be noted.**

30/08/22

Closure of Meeting

The Chairwoman declared the meeting closed at 8.52 pm.