

Burton upon Stather Parish Council

**Meeting of the Planning Committee of the Parish Council held
on Tuesday 28 March 2006 in the Parish Office, Norfolk Avenue,
Burton upon Stather**

PRESENT: Councillor S.G.Sowerby in the Chair
Councillors G.M.Aykoryd, Mrs B.Clark-Vessey,
Mrs J.A.Cooper, Mrs P.J.Cooper, R.W.Harris, M.Peace

APOLOGIES for absence were accepted from Councillors Mrs A.L.Campbell,
G.A.Mackay and Mrs C.A.Middleton.

22. *Declaration of Interest – Model Code of Conduct Order 2001
Members were reminded to record any declarations of interest in respect of
items on the agenda.

**23. Planning Applications submitted to North Lincolnshire Council and
passed to Burton upon Stather Parish Council for observations:**

2006/0345 *Application for a certificate of lawfulness for an existing use
of two units in conjunction with structural steel work
fabrication business.

Land off Darby Road, Burton (Mr and Mrs M.Thompson)

* Cllr M.Peace declared a personal interest as a friend.

The Clerk drew members' attention to Policy RD3 of the North Lincolnshire
Local Plan.

No comments or observations.

2006/0411 Planning permission to vary condition 7 of 2002/1134 to allow
tipping and phased restoration of the site to be carried out in
accordance with the revised plans dated 19 July 2005.

Roxby Landfill Site, Winterton Road, Roxby. (Biffa Waste
Services c/o/ Severn Trent Ltd).

(The application was addressed to Burton upon Stather Parish Council, but the
reply slip was in the name of Roxby Parish Council, therefore it was not clear
whether or not Burton Parish Council was being consulted.)

No comments or observations since the information supplied was incomplete.

23. Planning Applications granted by North Lincolnshire Council:

2005/1972 Full Planning Permission granted to demolish existing changing rooms and to erect sports pavilion to include the provision of youth club facilities, changing rooms, indoor sporting activities and general village functions (AMENDED DESCRIPTION) at Burton Playing Fields, Wiltshire Avenue, Burton upon Stather.

2006/0202 Full Planning Permission granted to erect a carport with second storey extension above 58 Flixborough Road, Burton.

Planning Applications refused by North Lincolnshire Council:

2006/0024 Outline planning permission to demolish existing cottages and redevelop site for four residential dwellings.
128 – 132 Stather Road, Burton upon Stather

“The site lies within a flood plain defined as Flood Zone 3, “High Risk”. The proposal would increase the number of people at risk of flooding which would pose a threat to human safety and life. The flood risk assessment which has been submitted is inconclusive to demonstrate whether additional residential development is appropriate in this location, given its close proximity to the River Trent Flood defences, Consequently the proposal is contrary to policy DS16 of the North Lincolnshire Local Plan advice given in Planning Policy Guidance Note 25: Development and Flood Risk”.

2006/0026 Outline planning permission to erect a single detached dwelling.
Land to the south of 128 Stather Road, Burton upon Stather
(S.Robson, G.Bull, D.Bull and E.Timms)

“Burton upon Stather is included in the list of minimum growth settlements in policy ST2 of the North Lincolnshire Local Plan. The development is contrary to policies H1 and ST3 of the Plan as it lies outside the development boundary for the settlement and is not essential for the purposes of forestry or agriculture. Furthermore the development does not fulfil the criteria necessary for it to be treated exceptionally under policies H13, RD9 or RD10 of the Plan”.

23. Planning Applications refused by North Lincolnshire Council:

2006/0224 Planning permission to erect a garage and store at 2 The Avenue, Burton.

“The position of the proposed garage and store would, in the opinion of the Local Planning Authority, result in the erection of a visually prominent structure that would introduce an incongruous and alien feature that would be out of keeping with the character of this residential area. This part of the village is characterised by large detached houses set well back from the highway on deep building frontages with well landscaped gardens. The proposed garage would not be in keeping with that character and would be visually obtrusive in the overall street scene. The development is therefore considered to be contrary to the provisions of policies DS1 and DS5 of the North Lincolnshire Local Plan”.

**24. Application for a Premises Licence – Variation
re: Sheffield Arms, Burton upon Stather**

Details of proposed additional opening hours had been circulated to Planning Committee councillors, put in the Post Office notice board and copied to a previous objector in High Street.

RESOLVED that, as the Council has made no comments on the previous three applications for variations to premises licences, none should be made on this application.

25. Terms of Reference for Parish Council Involvement in the Planning Process

Mr M.Welton, the Business Unit Manager, Development Control, at North Lincolnshire Council, had replied to a query from the Parish Council about why Parish and Town Councils were not informed when any planning application, to which they had objected, was to be heard, unlike residents. The query followed over a year's delay before the Bagmoor Wind Turbine planning application was heard before the Planning Committee.

He explained that Parish and Town Councils are fully consulted on every planning application and their comments noted. It is then for the Parish and Town Councils to track the progress on any particular application themselves. The terms of reference of the North Lincolnshire Planning Committee specifically exclude any opportunity for parish councils, or indeed any external consultees, to formally present their case verbally to the Planning Committee. The only persons entitled to speak are the applicant and individual objectors.

Cllr Mrs P.J.Cooper informed members that a site meeting of the North Lincolnshire Council Planning Committee for the Bagmoor Wind Turbine Cluster was to take place at 1.00am on Thursday 30 March 2006.