

BARTON UPON HUMBER TOWN COUNCIL
MINUTES of the PLANNING COMMITTEE MEETING held at The Assembly Rooms on
Monday 1st June 2026 at 19.00.

Councillors Present: Cllr N Pinchbeck (Chair), Cllr L Bennet, Cllr K Vickers and Cllr C Thornton
 Also In attendance: V Haines (Town Clerk/RFO), Cllr P Vickers (None committee member)
 Members of public – 3

1 member of the public raised various concerns relating to planning PA/2026/474

31. **To elect a Chair**

Proposed: Cllr K Vickers, Seconded: Cllr L Bennet

Resolved: That the council unanimously resolved to appoint Cllr N Pinchbeck as Chair of the Planning committee

32. **To elect a Vice-Chair**

Proposed: Cllr N Pinchbeck, Seconded: Cllr C Thornton

Resolved: That the council unanimously resolved to appoint Cllr N Jacques as Vice-Chair of the planning committee

33. **Apologies for absence**

Apologies were received and approved from Cllr N Jacques

34. **Declarations of Interest / Dispensations**

Cllr K Vickers – Planning reference PA/2026/474 – Prejudicial / Pecuniary

35. **To adopt the committees terms of reference**

Proposed: Cllr K Vickers, Seconded: Cllr N Pinchbeck

Resolved: That the council unanimously resolved to adopt the committees terms of reference

36. **Minute Approval**

Proposed: Cllr K Vickers, Seconded: Cllr N Pinchbeck

Resolved: That the council unanimously resolved approve as a true and correct record the minutes from the planning committee meeting that took place 11th May 2026

37. **Planning Matters:**

Prior to application PA/2026/534 being discussed Cllr Bennet and Cllr Pinchbeck confirmed that they had both been lobbied by the building owners

(a) **Application No:** PA/2026/534 | North Lincolnshire Planning Portal

Proposal: Planning permission for change of use from Bank (Class E) to hot food takeaway (sui generis), installation of extraction and ventilation equipment and external alterations

Site Location: 1-2 Market Place, Barton upon Humber, DN18 5DA

Applicant: Domino's Pizza UK & Ireland Ltd

Proposed: Cllr N Pinchbeck, Seconded: Cllr L Bennet

Resolved: That the council unanimously resolved to object to this planning application based on the following concerns:

- The proposed colour of the windows is a concern, particularly as the building is located within a Conservation Area. The Council requests that the existing window colour be retained or that any proposed changes be carefully considered to ensure they are in keeping with the character and appearance of the Conservation Area.
- The proposed delivery arrangements are also a concern. Deliveries are intended to be made via the main entrance, which is situated in a busy area of the Market Place where space is limited. This location already experiences congestion from vehicles and significant pedestrian footfall. In addition, the area connects to the one-way system on George Street, where visibility is restricted, giving rise to concerns regarding highway safety and the potential for increased congestion.
- The new added external doors to take the bins out are located on the boundary leading on to The Butchery which is a tight access ten-foot to the rear yard of the adjacent businesses and houses

Cllr K Vickers left the meeting due to prejudicial / pecuniary interest to item PA/2026/474

(b) **Application No:** PA/2026/474 | North Lincolnshire Planning Portal

Proposal: Application for approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2021/2151 for 388 dwellings

Site Location: Land to the west of Brigg Road and south of Horkstow Road, Barton Upon Humber

Applicant: Persimmon Homes Application

Proposed: Cllr N Pinchbeck, **Seconded:** Cllr L Bennet

Resolved: That the council unanimously resolved to submit objection to this planning Application based on the following concerns:

Compliance with the Neighbourhood Plan

The proposed development should be assessed against the requirements of the Neighbourhood Plan Design Codes, with particular regard to Policies M3–M5, all housing-related (H-series) policies, and the sustainability objectives contained within the Plan. Greater clarity is required on how the scheme complies with these provisions.

Public Transport Provision

The street layout should be designed to accommodate public transport services. Concerns have been raised that bus operators are often unwilling to serve new housing estates where there is insufficient separation between vehicle routes and pedestrian-priority areas. The development should demonstrate that the road network can safely and effectively support bus access.

Highway Safety and Traffic Impact

Significant concerns exist regarding the impact of additional traffic on the local highway network, particularly:

Increased vehicle movements along Tofts Road and Forkdale.

The proposed access point onto Brigg Road, which appears to be located close to a blind bend and crest of a hill, potentially creating visibility and safety issues.

The cumulative impact of traffic generated by this planned developments in the area.

Impact on School Safety

Tofts Road serves a primary school entrance and experiences high levels of pedestrian activity during school drop-off and pick-up periods. Increased traffic associated with the development could heighten risks to children, parents and other road users. A detailed assessment of these impacts should be undertaken.

Drainage and Sewerage Capacity

Concerns have been raised regarding the capacity of the town's existing sewerage and drainage infrastructure to accommodate additional demand arising from this and other current or proposed developments. Evidence should be provided demonstrating that the network can cope with increased foul water flows and surface water runoff without increasing flood risk.

Section 106 Contributions

Consideration should be given to allocating Section 106 contributions towards the renovation and improvement of the Assembly Rooms. This facility provides an important community resource and supports a range of local groups through its hire and meeting spaces.

Sustainability of the Development

Further information is required regarding the sustainability credentials of the proposed dwellings

Trees and Hedgerows

The submitted assessment categorises existing trees and hedgerows as having a limited lifespan. However, many of these features appear to be located along road frontages rather than within the main development area. Clarification is required regarding their condition, longevity and the extent to which retention and enhancement have been properly considered.

Cllr K Vickers rejoined the meeting

- (c) **Application No:** PA/2026/541 | North Lincolnshire Planning Portal

Proposal: Planning permission for change of use commercial unit from Use Class E to dog swimming pool and indoor activity centre (sui generis)

Site Location: 14 Brigg Road, Barton upon Humber, DN18 5DH

Applicant: Mrs Helen Eccles

Proposed: Cllr N Pinchbeck, **Seconded:** Cllr C Thornton

Resolved: That the council unanimously resolved to submit no objection to this planning application

- (d) **Application No:** PA/2026/597 | North Lincolnshire Planning Portal

Proposal: Planning permission to vary condition 2 of PA/2022/1918 dated 09/02/2024 namely to submit revised dwelling design and amended proposed site plan for previously approved bungalow design

Site Location: Dondoreen, Marsh Lane, Barton upon Humber, DN18 5HF

Applicant: c/o A J Developments Arthur A J Developments

Proposed: Cllr N Pinchbeck, **Seconded:** Cllr L Bennet

Resolved: That the council unanimously resolved to submit no objection to this planning application

38. To receive the following Planning Decisions from North Lincolnshire Council:

- (a) PA/2026/371 - Planning permission to erect a single storey extension – 9 White cross Street, Barton upon Humber, DN18 5DF has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to conditions
- **Noted**

(b) PA/2026/328 - Planning permission to install a gate to the boundary wall at 32 Whitecross Street, Barton upon Humber, DN18 5EU erect a single storey extension has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to conditions

- **Noted**

(c) PA/2025/1579 - Planning permission to retain a dormer extension at first floor on the North elevation to form additional bedroom space, and a single-storey rear extension in place of a conservatory to form a new sunroom - 70 Maltkiln Road, Barton upon Humber, DN18 5JW has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to conditions

- **Noted**

Meeting closed at 19:30pm

..... Chairman
Cllr N Pinchbeck
1st June 2026