



# WINTERTON TOWN COUNCIL

52 West Street, Winterton, Scunthorpe,  
North Lincolnshire. DN15 9QF

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## Approved Minutes of the Extraordinary Town Council Meeting held on Tuesday 9<sup>th</sup> October, 2012 at 7.30pm in The Old School Hall, West Street, Winterton

Prior to the Meeting, Prayers were led by Cllr M. Joyce

The Mayor, Cllr F. Marritt welcomed everyone to the meeting and the Council and public were informed that:

- The Council are looking for volunteers to help with the erection/dismantling of the Christmas Lights. Any interested parties should contact the Acting Clerk – details above.
- The Mayor welcomed Angela Grounds as the Acting Clerk following the retirement of Pam Dudson.
- The Mayor and Cllr M. Foster attended the C.P.R.E. Best Kept Village Awards and received a framed Certificate and a cheque for £25 as Winners of the 'Best Kept Cemetery Award'. Thanks were given to the Winterton Park Keeper, Peter Parker, Gail and John Summerfield for the planting of the town's tubs and baskets and to the Grounds Maintenance Team from North Lincs. Council.

### Public Participation:

The Council took comment from local residents, both for and against the Tesco proposals outlined in Agenda item 3 below.

### Present

Cllr F. Marritt (Mayor)  
Cllr F. Fletcher  
Cllr M. Joyce  
Cllr P. Mumby

Cllr M. Buckley  
Cllr M. Foster  
Cllr L. Langton  
Cllr J. Robinson

Cllr B. Bridge  
Cllr N. Hutson  
Cllr Gordon Leitch  
Cllr A. Smith

## AGENDA

- 1210/1 Apologies  
Apologies for absence were received from Cllr J. Buckley, Cllr I. Cawsey, Cllr L. Cawsey, Cllr M. Harrison, Cllr D. Johnson and Cllr R. Walshaw.
- 1210/2 Declaration of Interests  
Cllr M. Joyce - Prejudicial      1208/3      Owns adjacent property

a. The Council considered the following Planning Applications:

Cllr M. Joyce declared a prejudicial interest, made representation and left the room.

- (i)     **Application No:**     PA/2012/1097  
          **Proposal:**         Planning Permission to carry out alterations to front elevation and to erect fencing  
          **Site Location:**    Cross Keys Public House, 5 King Street, Winterton  
          **Applicant:**        Tesco Stores Ltd  
          - to take comment (*information forwarded 21/9/12*)

**RESOLUTION:** To object to the proposal.

The Council would like to object to this application to carry out alterations on a number of issues:

The Council believes that the proposed new automatic front doorway detracts from the character of the Cross Keys. The new doorway is proposed to be an aluminium framed, glazed unit – this is at odds with the materials present in the existing doors & windows. As this is a listed building the Council would expect a more sympathetic approach reflecting the existing materials

The proposed bollards outside the front entrance will narrow the footpath at the point the footpath widens to accommodate a Bus Stop and shelter. As part of the application, it is intended to raise the low roof to the East of the building by a 1m. This will unnecessarily increase the volume of the elevation, by a considerable amount with no other reason than to enlarge the two eastern most windows. Any lorries intending to unload to the rear will have to contend with reduced visibility when exiting the site.

The Council would like to ask that the planning officer confirms that all window openings in the Grade II listed building are to be retained at their existing sizes and shapes.

The Council notes the comments of the Historic Environment Record regarding the applications lack of conformity to the National Planning Policy Framework (NPPF policy 128) and request that the applicant is made fully aware of these comments.

- (ii)     **Application No:**     PA/2012/1094  
          **Proposal:**         Planning Permission to erect Plant Room  
          **Site Location:**    Cross Keys Public House, 5 King Street, Winterton  
          **Applicant:**        Tesco Stores Ltd  
          - to take comment (*information forwarded 21/9/12*)

**RESOLUTION:** To object to the proposal

The Council objects to the erection of a plant room, in terms of sound pollution. The proposed Plant Room is to the perimeter of the site and close to adjacent properties. Further to a sound assessment we believe that the

plant room does not provide adequate protection from sound or vibration being transferred to these properties. No information is provided on the absorption material proposed for the wall behind the plant, nor its effectiveness. A vague claim that the applicant “should” meet their noise targets is not backed up by evidence.

The equipment noise is louder at lower frequencies than the overall (LAeq) figure suggests. In fact there is a clear trend that shows an increase in noise at lower frequencies (see equipment specs in Appendix A of the application).

The equipment has not been assessed for noise emissions below 50Hz (1/3rd Octave Band Centered on 63Hz). If the trend shown by the data continues below 50Hz the noise predictions could be underestimated, particularly with regard to the impact of lower frequencies.

The proposed noise mitigation does not specify how effective it is at different frequencies. It is likely to be less effective or ineffective at low frequencies.

Given the nature of the noise produced by the equipment, the council considers that it might be wise to also use dB(C) values as well as dB(A) for both equipment assessment and as the basis for noise-related planning conditions. It can be argued that both dB(A) and dB(C) values can be relevant here in terms of protecting amenity. This is particularly important as lower frequencies travel further than higher frequencies and are more likely to cause disturbance within properties as a result of an interaction with the modal frequencies of a room.

Unfortunately, Town Councillors were unable to undertake a site visit, so we have been unable to check our concerns that there may also be a “courtyard effect” caused by the layout of the premises.

The Council is also aware that it is common for planning conditions to restrict the use and/or type of reversing alarms on delivery trucks, and to restrict delivery times. We urge you to give this due consideration.

The applicant's noise assessment confirms that Winterton is a very quiet area, evidenced by the very low levels of background noise measured i.e. 20dB(A) at night-time and 21dB(A) in the evening. This council is very concerned that we maintain a high standard of residential amenity for our residents.

(iii) **Application No:** PA/2012/1093  
**Proposal:** Advertisement consent to display signage  
**Site Location:** Cross Keys Public House, 5 King Street,  
Winterton  
**Applicant:** Tesco Stores Ltd

- to take comment (*information forwarded 21/9/12*)

**RESOLUTION:** To object to the proposal

The Council is concerned that the proposed signage is inappropriate. The proposal does nothing to respect or enhance the primary elevation of The Cross Keys. The extra signage to the windows and either side of the new

doorway further alienates the front of The Cross Keys from its local environment.

The proposed signage has a much bigger footprint than the existing signage. The council requests that any new signage matches exactly the shape and size of the existing signage and that any new swan neck lighting matches the existing swan neck lighting.

- (iv) **Application No:** PA/2012/1096  
**Proposal:** Listed building consent to carry out alterations to front elevation, internal alterations, erect fencing to the side, install plant room and display advertisements.  
**Site Location:** Cross Keys Public House, 5 King Street, Winterton  
**Applicant:** Tesco Stores Ltd

- to take comment (*information forwarded 21/9/12*)

**RESOLUTION:** To object to the proposal

The objections listed above relating to the Planning Application also apply to the Listed Building Consent for the same works.

It is the Council's opinion that the Listed Building Application is incomplete. The application relates to a Grade II listed building. Any listed building irrespective of listed status requires Listed Building Consent for any internal alterations. The Cross Keys is a three storey building. The plans available on the North Lincolnshire Planning Register or on request from the council do not include plans for the second storey or cellar. The available drawings do not include details for any staff facilities (staff W.C.s, staff changing rooms, a staff room etc), office or cash room, presumably on the first floor. Either these drawings have not been made available to the public, denying residents the opportunity to give the application proper consideration or they have not been submitted, rendering the application invalid.

Although it is understood that Tesco need not apply for a change of use to convert The Cross Keys to a retail unit, many local residents feel that its introduction will be detrimental to its immediate surroundings and Winterton for a number of reasons.

The '1 car' access to the rear does not appear wide enough to accommodate a large delivery lorry and the car park is not big enough to permit a lorry to turn around. Immediately outside the Cross Keys is a Bus Stop and another opposite. When buses are at either or both of these stops, traffic is hindered or halted until the buses move on. The Council requires assurance that deliveries will not take place at the front of the building blocking the bus routes and exacerbating the congestion.

The Cross Keys is close to a Nursery / Day Care centre. During the 'school run' there will be an increase in passing traffic congestion and an increase of pedestrians with small children crossing the road. Large goods vehicles in the area will increase the hazards for foot traffic.

There is likely to be an increase in traffic entering and exiting the site, with cars waiting in the road for those exiting the site. As a 'convenience store' shoppers will spend only a short amount of time parked, further increasing

the traffic load on Kings Street. The car park only has enough spaces for 14 cars maximum, outside delivery times. Residents fear that the congestion will spread as shoppers resort to parking on the roads, and nearby side-streets.

Tesco as part of a multi-national company has the ability to undercut all of the local shops, threatening many residents' jobs and the vitality of the centre of the town.

The Council considers that the public consultation for this application has been inadequate. At a minimum, the drawings related to this application should have been placed on public display by the applicant at an open evening in Winterton. For many residents, particularly those without internet access, the Winterton Town Council meeting to discuss the plans was their first opportunity to see the plans and only then thanks to the initiative of this council. The applicant declined the opportunity to come to the meeting and address the Council and residents directly. This council therefore considers that no proper public consultation has been undertaken for this application.

The Town Councillors seek reassurance that all these matters will be adequately addressed prior to any approval being granted. The community also has a right to assess any subsequent amended or revised documents resubmitted following these objections.