

EPWORTH TOWN COUNCIL

Minutes of an Extraordinary Meeting of the Full Council held on Wednesday, 12th June 2024, at 7.30 pm, in the Main Hall of the Imperial Hall, Chapel Street, Epworth

Public Participation

Proposed by Councillor Finch and seconded by Councillor Holt - **It was resolved that the public participation time be allowed to be more than the usual 15 minutes to allow all members of the public to speak.**

Several members of the public had expressed a wish to address Full Council about PA/2024/513.

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

- Everyone wants a better surgery
- Provide 21st century practice as the current building is outdated and not fit for purpose with only two parking spaces. No disabled access so doctors have to come downstairs to patients, limited room space to fit all of the staff in the building with doctors working remotely, desperate for room space to provide better offices and new services nearer to home. NHS is supportive but it does not have the money to provide a new surgery
- Number of over 65s has increased by 26% and the trend is set to continue, so need to increase capacity with more rooms
- A larger building will be future proof, and if you can future proof it, this can benefit everyone not just Epworth residents
- Garden centre dilapidated - built in 1960s / 1970s
- A supermarket will avoid a 24 mile round trip / cost of it being delivered
- Availability of car parking
- Public right of way may be enhanced
- Drainage - flood authority not objecting
- New tanks underground
- Bypass sewers on Belton Road
- Biodiversity 5% gain above national average
- No evidence of environmental harm
- Taken 'stuff' out of the conservation area
- Historic England not objecting, seen visual info, site sits in a hollow
- Not about here and now, but the future
- £9 million turnover to town

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

- Does not conform to the Local Plan
- Outside the development limit
- Contravenes planning policy
- Contradictory documents submitted
- Development may take away rural heritage
- Architectural style not in keeping
- Ill conceived car parking layout

- Increase traffic congestion will back up along the hazardous A161
- Pedestrian access concerns due to narrow pavements
- No link with the centre of Epworth
- Flooding concerns - pipes in state of collapse
- Suffering from sewage discharges from manhole covers
- Water in houses on Battle Green / West End Road
- Medical centre is not a gift to the community if leased
- If no pharmacy on the site of new medical centre will still have to go up to Weldricks
- Not future proof i.e. needs to incorporate a chemist / chiropody etc, soon be out of date
- A supermarket is no cheaper still need to travel
- A supermarket trading will impact on butchers, grocers etc.
- A supermarket will attract shoplifters
- A supermarket will lead to the death of the town
- Noise & air pollution
- Development at back of house - increase in cars going past front & back and deliveries
- Diminish value of property
- Setting precedent for future applications
- Land is a Church Field
- Nothing to draw people in - need more

24/06/24 **Record of Members Present**

The following councillors were present: Councillors Finch (Mayor), Butler, Holt R Whittaker and Wilson.

25/06/24 **Apologies and Reasons for Absence**

There were apologies from Councillors Baker, Milnes and J Whittaker - other commitments.

26/06/24 **Declarations of Interest & Dispensations**

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

27/06/24 **Planning**

The following planning application was considered:-

PA/2024/513 Proposal: Planning permission for a mixed use development of commercial uses (Class E), health centre (Class E), education area (Class F1), landscaping and associated infrastructure following demolition of existing garden centre (Class E)
Location: Garden Centre, Belton Road, Epworth, DN9 1JL
Applicant: J Millea

Councillors discussed the planning application and gave their views on various elements of it - such as the medical centre, the supermarket and the garden centre along with the consequences of such development, but then had to make a decision about the application as a whole.

Proposed by Councillor Holt and seconded by Councillor Finch - **It was resolved that the Council should support the planning application.**

28/06/24 **Closure of Meeting**

The Mayor declared the meeting closed at 8.42 pm.