

Parish Council Meeting – 19.06.17

Marsh Lane Auction Objection from the Residents of Barnetby

- Request an extension to the talking time if required.
- Explain that we wish to object to the Marsh Lane Auction and that we represent the views of over ~~xxx~~ residents.
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- Grounds for objection are as follows:-
 - **Due process has not been followed** - Having spoken with North Lincolnshire Council we have established that Mr Royle has not applied for either Change of Use or Planning Permission for the auction as would be required by law. The current class of use of the premises is for use as an Agricultural barn. Mr Royle is fully aware of the process required as he has previously applied for permission to hold similar auctions at his premises in Tetney (applied 2014). Therefore the fact that he has chosen not to follow due process is down to choice not ignorance.
 - **Access** - The primary route through the village to Marsh Lane already presents a hazard, roads are already congested with parked vehicles and most of the incoming traffic will need to pass the school. Some of this will be at peak times. In addition to this there are 2 hazardous junctions – one being the junction between St. Barnabas' Road and West Street, the other being the junction between Queen's Road and South Street. Accidents have occurred at both of these junctions previously and there is limited visibility. Marsh Lane itself is entirely unsuitable for access – it is a single track road with no passing points. There is a large drainage ditch to one side and both verges are very narrow and of a different height to the road. It is not possible to move safely off the road to allow for 2 vehicles to pass each other. In addition there is no lighting or drainage and the road floods regularly throughout the winter months. There are no road markings or salt bins in place at any point along the road. There is no footpath to protect pedestrians – something we will revisit later. In addition to this over recent weeks residents have witnessed vehicles travelling at excessive speeds along the lane, something that has not occurred previously.
 - **Emergency Access** - 24 hour access is required for the railway staff who use Marsh Lane for maintenance activities and to respond to any major incidents should they occur. Likewise, Anglian Water require 24 hour access to the sewage works in order to carry out maintenance activities, tanker access to remove sewage on a daily basis and also to attend any incidents that may occur. Local farmers require access to service their land with agricultural vehicles. More importantly, Emergency Services require 24 hour access in order to attend any incidents that may arise at either of the above or in the adjoining quarry. There is a risk that access may be obstructed which could lead to a delay in them being able to respond to an incident.

- **Traffic Volume** – There will be a general increase in traffic including Light Goods Vehicles, Trailers and potentially Heavy Goods Vehicles passing through the village. This will affect the whole village and poses a significant Health & Safety risk, particularly to children and the elderly.
- **Parking** – There is inadequate parking within the compound to accommodate the number of vehicles that will be attending the sales. This is based on a direct comparison with other sales that are operated by Mr. Royle. We also have evidence from the sale that occurred today. As sales become more publicised the parking requirements will probably increase. Lack of suitable parking on the compound will inevitably lead to obstruction of Marsh Lane and the lane to the railway, concerns of which we have already raised. Alternatively attendees may end up parking within the village which will present a further hazard. Mr. Royle has informed residents that he intends to have a caravan sited in the compound and also to sell a few cars – which will clearly further impact on the available space for parking.
- **Health & Safety (H&S)** – We feel that the over-riding concern is that of Health & Safety on the following grounds :
Marsh Lane is used by a significant number of pedestrians, some with children & pushchairs, dog walkers and horse riders. Traffic would present a hazard to them as there is no space for them to move safely off the road when vehicles need to pass. Indeed, Marsh Lane connects 2 Bridleways – hence the volume of horse riders that use the lane. The Viking way passes up Marsh Lane and as such is regularly used by walkers, including large groups of walkers on occasion.
In the absence of appropriate planning permission we are concerned whether appropriate H&S licenses and issues have been addressed – e.g. Hazardous Substances Licenses including relevant COSHH and Risk Assessments, Fire Safety for the public, staff and village residents. DEFRA licenses if livestock is intended to be sold – without this there is a risk to local livestock. Whether appropriate liability insurance is in place should any incidents occur.

In light of the above we are appealing to the parish council to provide their support in defending the village from this development. That being that they will “represent the local community to improve life and well-being within the village” – one of the core responsibilities of the parish council.

We also appeal to North Lincolnshire Council to issue an Enforcement Notice and also to issue a Stop Notice. A Stop Notice will ensure that the Health & Safety of residents is maintained whilst the planning application is considered in light of the concerns we have expressed above notably to “Safeguard Amenity and Public Safety” as defined as a key indicator for imposing a Stop Notice in Planning Law.

We are currently conducting a petition which to date has in excess of ³²⁴~~xx~~ signatures. In addition to this we share with you evidence of disruption experienced today. We trust we will have your support.