

HAXEY PARISH COUNCIL

Minutes from the meeting held on Tuesday 28th April, 2015 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.

Present: Cllrs Allcock, Booth, Boor, Carlile, Cooke, Fiddler, Foreman, Harris, Knowles, Lange, Lindley, Morris, Orton, Smedley & Whitehead.

Also Present: Deb Hotson – Parish Clerk, Severn Trent – Dave Meecham, Kate Masters – Fabulous Forties & 4 residents.

Chairman: Cllr Knowles presided.

Public Participation

Dave Meecham stated that the scheme was going well. The delay is due to ground conditions, talks are ongoing with the Highways Department. and the scheme is due to be completed by the end of May.

A scheme is being considered for Thinholme Lane which if approved will be delivered in 2017.

Clerk to extend an invite to Mr Meecham to the next Parish Council meeting. Mr Meecham left the meeting.

Kate Masters stated that she was a member of Big Band which was based in Haxey and as a community band they had decided to hold an event in the parish which was scheduled for 25/06/16. The band has raised over £10,000 for charities. Bids were placed to NLC Community Pot and Music Education Hub obtaining £2,500 in funding. The event will be in 2 parts – an afternoon 40's tea party and a Fabulous 40 Dance at night. There will be quizzes and competitions for the best dressed and best dancers. Local groups had been contacted to get involved. Mrs Masters stated that she had come tonight to let the Parish Council know what was being done and if further funding was required would approach the Parish Council again at a later date.

Clerk to provide ENA Dance contact details to Mrs Masters to see if they would like to be involved. Mrs Masters left the meeting.

Cllr Knowles welcomed back Cllr Lange and then opened the meeting.

1504/01 All members present.

1504/02 The minutes of the Parish Council meeting held on 24th March, 2015 were approved as a true and correct record.

Proposed: Cllr Boor, seconded: Cllr Smedley. All in favour.

1504/03 To record declarations of interest by any member of the Council in respect of the agenda items listed below. Members declaring interests should identify the agenda item and type of interest being declared.

Cllr Allcock asked that the following is minuted "as a Councillor with NLC and Ward member I serve on the NLC Planning Committee and Licensing Committee, as such I cannot participate in any discussion on Planning or Licensing and cannot vote on them."

Cllrs Lindley & Smedley declared a personal interest in agenda item 1504/06 2015/0389.

Cllrs Lange & Harris declared a personal interest in agenda item 1504/06 2015/0268 & 0269.

Cllr Cooke declared a prejudicial interest in agenda item 1504/06 2015/0384.

1504/04 To note dispensations given to any member of the Council in respect of the agenda items listed below.
None outstanding.

1504/05 To agree the time and date of the Annual Parish Meeting as Friday 29th May, 7pm at the Foreman Carter Centre.

Resolved - time and date of the Annual Parish Meeting as Friday 29th May, 7pm at the Foreman Carter Centre.

1504/06 Planning

- a. To receive any decisions made by North Lincolnshire Council and to consider the following applications received from NLC.

The following decisions were received from NLC

2014/0415 – planning permission to erect a detached four bedroom dormer dwelling and a detached single storey garage on land to the side of 9 Holm Road, Westwoodside has been withdrawn.

2014/1406 – planning permission to vary condition 3 on PA/2010/0723 at the Workshop, Spring Gardens, 21 Thinholme Lane, Westwoodside will be considered at the Planning Committee 29/04.

2015/0177 – refusal of planning permission to erect a detached house and garage on land adjacent to 33 Brethergate, Westwoodside.

2015/0217 – application under the Overhead Lines Regulations 2009 to erect approx. 300m of aerial bunched conductor wire upon existing overhead electric lines at Greenhill / Nooking, Haxey has been approved with no objections from NLC.

The following applications received from NLC were discussed by the Parish Council.

2015/0262 – Mr Theodorou, Park Moor, Cove Road, Westwoodside – planning permission to erect a two storey rear extension.

Resolved – no objection, comment that NLC should take into consideration the possible over shadowing and loss of privacy to the property to the south - Parklands.

Proposed: Cllr Carlile, seconded: Cllr Foreman. 14 for with 1 abstention.

2015/0266 – Mrs Carter, Park Cottage, Cove Road, Westwoodside – planning permission to demolish existing garage and to erect a detached double garage.

Resolved – No objection, comment no future development should be allowed for domestic use due to location in open countryside.

Proposed: Cllr Foreman, seconded: Cllr Carlile. 14 for with 1 abstention.

2015/0268 – Mr Bingham, rear of Ashlawn, Brackenhill Road, East Lound – planning permission to erect a new agricultural building for grass cutting machinery.

Resolved – no objection or comments.

Proposed: Cllr Foreman, seconded: Cllr Lindley. 13 for with 2 abstentions.

2015/0269 – Mr Bingham, rear of Ashlawn, Brackenhill Road, East Lound – planning permission for the relocation of existing ‘Romney’ shed.

Resolved – no objection or comments.

Proposed: Cllr Foreman, seconded: Cllr Morris. 13 for with 2 abstentions.

2015/0302 – Mr Southam, 3 Colleywell Close, Westwoodside – planning permission to erect a single storey side extension to provide car port and study to rear.

Resolved – no objections or comments.

Proposed: Cllr Boor, seconded: Cllr Booth. 14 for with 1 abstention.

2015/0329 – Mr Reavy, 34 Doncaster Road, Westwoodside – outline planning permission to erect detached dormer bungalow with double garage with all matters reserved.

The Clerk had circulated PA/2007/1494 prior to the meeting which was refused by NLC in 2007 and the appeal decision which was dismissed for the above address with the same application details.

Resolved - object with the following comments - this proposal is a back land development of a large rear garden and which no significant change can be seen to these plans compared to the previous ones. The design access statement is dated August 2007 and there have been significant changes in planning policy since this was written. The position of the access would lead to noise disturbance to adjacent dwellings and to their private gardens.

These plans are not consummate with policies CS5, H7 & DS1 and government policy

Proposed: Cllr Booth, seconded: Cllr Cooke. 10 for, 3 against with 2 abstentions.

2015/0345 – Mrs Jackson, Netherhaven, 34 Nethergate, Westwoodside – planning permission to erect a single storey extension to side of existing garage to form additional living accommodation.

Resolved – no objection or comments.

Proposed: Cllr Carlile, seconded: Cllr Orton. 14 for with 1 abstention.

2015/0384 – Mr Smithey, 21 Spring Gardens, Workshop, Thinholme Lane, Westwoodside – planning permission to erect a replacement dwelling (including demolition of existing dwelling).

Cllr Cooke, the occupant of the neighbouring property, addressed the Council stating that the proposal was to knock down what he thought was a perfectly good dormer bungalow and replace it with a huge house, kitchen extension and double garage, which is totally out of character with surrounding properties.

All properties on Thinholme Lane, Holm Road and Lindley Close, bar one, are either bungalows or dormer bungalows. This creates a very specific “Street Scene” and a unique characteristic. Rural development should reflect type and characteristic of buildings to preserve small rural communities.

Thinholme Lane runs from north to south. The planning application proposes to build due south of its neighbouring property, The Willows. The proposed development will create a huge sun block to its neighbour, taking out all sunlight from a south facing kitchen window and south facing downstairs bathroom window, all year round. During winter months it will also remove direct sunlight from the neighbour’s solar panels.

The proposed development is much larger than the existing bungalow and Cllr Cooke quotes the measurements of the current property and the proposed application.

The ridge height of the proposed house is some 15 feet higher than the existing bungalow. The height of the proposed buildings will create an overwhelming factor of dominance.

The proposed development will totally overshadow and dominate its neighbouring property, removing its amenity and privacy.

The neighbouring property has a “Right to Light” which is embedded in law and should be stringently adhered to.

The applicant also proposes to move the existing driveway from the south side of his property to the north side, siting it along the neighbour’s southern boundary and some one metre away from the neighbour’s south facing kitchen window. The applicant runs a carpentry business from his property and as such generates considerably more vehicular traffic than a normal domestic residence. He receives weekly deliveries, arriving on HGV trucks, large panel vans and flatbed trucks, plus regular visits from customers. This will only serve to exacerbate the situation and denude any privacy that the neighbour has.

Cllr Cooke left the meeting.

Resolved – object to the application which seeks to demolish the current bungalow which has apparently no major faults and fits in with the street scene which is predominantly of a similar type. The proposal is in effect reuse of previously developed land and a new housing development.

The site itself is large and has had the grant of a large workshop and given the type and scale of the proposed new build it appears over development of the site in what is a quiet residential area.

It is a large 2 storey building and would be an imposing building within the street scene, its position to the south of the property next to it would mean a considerable loss of light and over shadowing and a degree of loss of privacy from windows and doors which face the next property.

While it is not a material planning consideration the solar panels located on the next property will suffer and create a potential degradation of performance.

The movement of the access to the workshop will further reduce the residential amenity of the adjoining property and enjoyment of the garden.

It is our view the development is not consummate with the North Lincolnshire local plan policies CS 5 as it out of character with its street scene and over - bearing in size.

DS1 of the local plan, as it has a direct impact on amenity

NPPF para 58 and we conclude on this occasion it fails the test of the presumption in favour.

Proposed: Cllr Booth, seconded: Cllr Lindley. 8 for, 4 against with 2 abstentions.

Cllr Cooke re-joined the meeting.

2015/0389 – Mr Hicks, 1 Lowcroft Avenue, Haxey – planning permission to erect a single storey side extension.

Resolved – no objection or comments.

Proposed: Cllr Boor, seconded: Cllr Morris. 14 for with 1 abstention.

Comments submitted to NLC on 30/04/15	Confirmation of receipt received from NLC on 01/05/15
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b. To receive an update on outstanding planning concerns, determining further actions required.

The following update was provided by NLC –

- **Clampit Creek.** - compliance due 30 June 2015

- **Walkabout Farm** - compliance due 30 June 2015
 - **Haxey Carr barn** – Cllr Allcock stated that a notice was to be drafted after a further site visit and on return of land ownership documentation.
 - **Low Burnham garage**. - Application expected end of month - NLC monitoring.
 - **6 Goodburn Row** - inspection has been made and it was thought that no breach of planning had been made, Cllr Allcock added that he had been informed the garage was being used to keep dogs and not being used as a gym as the planning permission stated. Clerk to contact NLC again to confirm what had been inspected with regard to what permission had been granted for the use of the building and if it is being used for activity that it is not authorised for, a change of use needs to be applied for.
 - **71 Haxey Lane** - Planning Appeal recently dismissed and NLC had written requesting removal within 28 days after which enforcement notice may be taken. Since this was reported in March a letter had been received from Cllr Lange from the neighbouring property stating that the platform was still being used. Cllr Allcock added that he had spoken with NLC and a site visit had been made to the property and access could not be gained but the applicant had been spoken to who has informed NLC that the platform had been removed and a permitted development enquiry form was to be submitted to see if the structure of the treehouse could be modified to a storage facility for children's toys and if this would require planning permission. Clerk to clarify the situation for the next meeting.
- c. To be notified of the Article 11 service on the Parish Council with regard to Rose Cottage, Haxey Carr and to determine any further actions required.

The following was the response sent to Mr Wroot the Agent for Mr White which reads - In response to the Article 11 paperwork submitted to the Council by the agent Mr Wroot on 31 March 2015, Haxey Parish Council, as landowners, **do not** grant in any circumstances the right of access across Haxey Parish land for any domestic or non-agricultural or forestry development at the above location. You should also note that the Parish Council's position has not changed since the last Article 11 submission served by you for this site in May 2013.

A further response received from Mr Wroot was not considered at all professional and a no further comments were sent from the Parish Council.

1504/07 Clerks Report

- a. Information received from 'Meeting New Horizons' with regard to the groups, clubs and organisations that make up North Lincolnshire's third sector. Clerk to pass on the Parish Directory and a link to the Arrow Magazine and invite a representative to attend a future Parish Council meeting.
- b. Data Protection Registration complete – receipt of payment received.
- c. Westwoodside PFA minutes of their meeting 30/03.
- d. Response received with regard to Westwoodside Post Office closure. Cllr Knowles had spoken with the lady at WWS Post Office who is hopefully continuing to run the service from the Nisa Shop on Newbigg.
- e. Information received from NLC NATs team with regard to a recent parcel scam.
- f. Haxey 30mph sign reported to NLC, this has been passed to the Service Area Team for repair. This has since been repaired and re-erected.
- g. ERNLLCA March & April newsletters and District Meeting agenda.
- h. Response received from NLC with regard to the broadband in the parish.
- i. Yorkshire Water has no planned works for Doncaster Road.
- j. Letter sent to Haxey Surgery with regard to disabled parking – to date no response has been received.
- k. North Lincolnshire Local Development Framework – Lincolnshire Lakes Area Action Plan update.
- l. NALC Promotion of Community Ownership & Management of Assets Programme. Cllr Knowles to organise a small group of Cllrs to discuss further.
- m. Update from NLC Dave Sanderson on public footpaths in the parish. Clerk to state that FP100 to the north south end near to Upperthorpe Road is like a basin and is very muddy – 2 ladies have fallen on this path. The footpath on the Railway Line at The Nooking has a missing and broken fence and is dangerous to the school children.
FP118 has had a gate erected which is thought to have been put up to keep out travellers horses – the hedge on the north south sides needs cutting back.

- n. Clerk has contacted the electricity supplier for the Centre who has advised that the energy provider is contacted. Engineer has attended the site but has to come back and access the power box. Cllr Cooke and Richard Carter are arranging a site meeting.
- o. Haxey Post Office Consultation - proposed move to new premises located at Greenhill Store. Clerk to submit concerns with regard to parking and to obtain clarification of where undelivered parcels will be collected from for both Post Offices. Cllr Allcock to contact NLC Highways to respond to consultation.
- p. Isle of Axholme Supporters Group invites Councillors to attend their 10th Anniversary Year of fund raising to be held on May 2nd at the Victory Hall, Ealand.
- q. North Lincolnshire Beekeepers information with regard to swarms.

Improvement / Projects

- 1504/08** To determine actions required with regard to the painting of the War Memorial Railings.
Clerk to contact NLC Ian Goldthorpe with regard to an application (less than £5000) through the IofA, Hatfield Chase project for this work to be carried out.
- 1504/09** To receive an update on the refurbishments to the Cross of Piety determining actions required.
Cllr Smedley has been in touch with English Heritage and this project is going to cost more than first anticipated. Item to be deferred until the Hatfield Chase projects are realised.
- 1504/10** To be notified of the progress of the Isle of Axholme Hatfield Chase projects determining if any further actions are required.
Clerk to contact NLC Ian Goldthorpe for a status report on the projects submitted by the Parish Council.
- 1504/11** To receive an update from the Planting Group determining any further actions required.
Cllr Smedley informed the meeting that some plants had been purchased and some seeds would be sown in the grass outside the church. The areas that will be worked on over the next few months are just outside the church, Brethergate, Vinehall / High Street and the village signs. Small troughs will be purchased and filled with plants.

Highways / Neighbourhood Services / North Lincolnshire Council items

- 1504/12** To be notified of the encroachment of the verges onto Uppertorpe Road determining actions required.
Cllr Booth stated that drainage has been dug along the road and it has revealed the original edge of the road which in some cases is 12-18 inches in from the current verges. Clerk to contact NLC and ask that the road is widened back to its original width as it is becoming increasingly difficult for 2 cars to pass on some points of this road.

Reports / Updates

- 1504/13** To receive a report from the Ward Councillor on activities within North Lincolnshire Council.
Cllr Allcock stated that he had been involved in making enquiries and gathering information on various planning and enforcement issues for the Parish Council.
A new defibrillator has been fitted to Haxey Memorial Hall and it is planned to also install a further one at Westwoodside Village Hall. Cllr Allcock to ask if one could be located at the Centre.
NLC will be installing a new replacement footbridge on FP102.
Doncaster roadworks as previously informed will be completed by the end of May when the contractors will lay a covering on the road with NLC following up a resurface when this has settled.

- 1504/14** To receive a report from the Westwoodside Playing Field Management Committee.
The minutes of the last meeting had been circulated – no comments from Councillors.

General Items

- 1504/15** Request for article (s) for the next month's Arrow article.
- Annual Chairman's Report.
 - Planting update.
 - Election information.
- 1504/15** To notify the Clerk of items to be placed on the agenda for the next meeting.
- Mere letting process.

Finance

- 1504/17** To receive a copy of the Financial Statement up to 28th April, 2015.
Report noted.

1504/18 To consider a grant request from Haxey PFA.

Resolved – grant of £2,000 to be provided for the financial year 2015/16.

Proposed: Cllr Foreman, seconded: Cllr Booth. 14 for with 1 against.

1504/19 To consider a grant request from The Isle of Axholme Garden Club 25th Anniversary.

Resolved – grant of £200 to be provided.

Proposed: Cllr Smedley, seconded: Cllr Fiddler. 8 for, 6 against with 1 abstention.

1504/20 To resolved the renewal of the Clerk & Councils Direct and the Local Council update.

Resolved – current distribution to remain the same. Renew the membership for both.

Proposed: Cllr Allcock, seconded: Cllr Booth. All in favour.

1504/21 To consider attendance to the ERNLLCA Being a Good Cllrs Training Seminar.

All members agreed to attend the sessions. Clerk to arrange the sessions to be held in house inviting other local parish and town councils. Clerk to contact ERNLLCA to discuss possible dates and obtain costings.

Grant Requests

Expenditure

1504/22 To consider the following accounts and any received after the agenda has been issued and payment is required before the next meeting.

Salary, expenses & admin	See Appendix A		
HMRC	Employers NI	2273	£52.41
HMRC	Employees NI & Tax	2273	£87.25
Arrow Publication Ltd	Article	2274	£162.00
D Smith	Low Burnham Kiosk maint.	2275	£104.26
P Cooke	Consumables	2276	£35.99
D Knowles	Travel Expenditure	2277	£9.00
B Norton	WWS Expenditure	2278	£130.00
NALC	Quality Status (replacement 2254)	2279	£60.00
Haxey PFA	Grant	2280	£2,000.00
Isle of Axholme Gardening Club	Grant	2281	£200.00
Communicorp	Clerk & Councils and Local Council updates renewals	2282	£135.00
Total Expenditure 28th April, 2015			£4,113.64

It was proposed by Cllr Lindley, seconded by Cllr Morris to approve the expenditure. All in favour.

1504/23 To confirm the date and time of the Annual Meeting of the Parish Council meeting followed by the May meeting as being Tuesday 26th May, 2015 at 7pm to be held in The Foreman Carter Centre, Westwoodside. The Annual Parish Meeting will be held on Friday 29th May, 2015.

.....Chairman

Appendix A

Summary of continuing and newly agreed actions for YE 31/03/14		
Minute number	Action	Review Date / Completion Date
2011/234	Investigate the status of the Pinfolds	On-going
2011/254	Repair of Greenhill wall – the Parish Council are responsible for these cost, grants to be investigated.	Cost Quotations underway
	Haxey Turbary Access road	On-going
2013/216	STWA work on Doncaster Rd	On-going
	Potential Fracking Issue	On-going
2013/245	Cemetery requirements	On-going
	Closed churchyard remedial work	Continuing
	NHP – future development plans	On-going
	WWS Pond ducks.	Monitor
2014/39	Clerk to ensure that ALL Parish land is registered with the Land Registry	On-going
2014/81	Gollands Lane Traffic	On-going
2014/99	Haxey Playing Fields	On-going
2014/177	Enforcement Issues	On-going
2014/276	Local Awards Working Group	Ongoing – Plan in place
2014/277	Summer Planting Working group	On-going – Plan in place
2014/309	NLC Site meeting at Greenhill with regard to parking issue.	On-going – wait for available Meeting dates – Cllr Harris.
2015/22	Local Council Awards Scheme	Registration has been completed. Enrolment to be actioned post May 15
1503/08	Refurbishment of War Memorial railings	On-going

Appendix B – Abbreviations

AA	Allotment Association
BR	Bridleway
CCC	Caravan & Camping Club
CEP	Community Emergency Plan
Cllrs	Councillors
DCO	Dog Control Order
DPD	Development Plan Document
EA	Environmental Agency
ERNLLCA	East Riding & North Lincolnshire Local Council Advisors
FP	Footpath
GPDO	General Permitted Development Order
HPFA	Haxey Playing Field Association
HMRC	Her Majesty's Revenue & Customs
HWRCC	Humber Wolds Rural Community Council
ICCM	Institute of Cemetery & Cremations Management
IDB	Internal Drainage Board
LDF	Local Development Framework
LWP	Land Working Party
LWT	Lincolnshire Wildlife Trust
NATs	Neighbourhood Action Teams
NHW	Neighbourhood Watch
NHP	Neighbourhood Plans
NLC	North Lincolnshire Council
NLH	North Lincolnshire Homes
PCC	Parochial Church Council
PCC	Police Crime Commissioner
PP	Planning permission
PPAG	Parish Plan Action Group
PROW	Public Right of Way
SSSI	Site of Special Scientific Interest
TEN	Temporary Event Notice
T & PC	Town & Parish Council
WP	Working Party
WPFA	Westwoodside Playing Field Association
WPFMC	Westwoodside Playing Field Management Committee
WWS	Westwoodside