

## HAXEY PARISH COUNCIL

Minutes from the meeting held on Tuesday 26<sup>th</sup> May, 2015 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.

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

**Also Present:** Deb Hotson – Parish Clerk & 10 residents.

**Chairman:** Cllr Knowles presided.

### Public Participation

Mrs Burle addressed the Council with regard to PA/2015/0409 stating that as residents of Haxe Carr they are very concerned over the latest proposal submitted by Mr & Mrs White of Rose Cottage for Lupine Wood .

Mrs Burle raised several concerns to which Cllr Knowles explained the three types of tenancy agreements which the Parish Council operates.

Cllr Knowles went on to say that Mr White on two separate occasions has served the Parish Council with an Article 11 wanting to use the access for activities other than for agricultural and forestry and on both occasions the Parish Council have confirmed in writing that the access was to be used for agriculture or forestry and for no other purpose.

The Parish Council have agreed up to now that they do not agree with the development of the site and have tried their best to stop the continuous planning applications received over the past 6 to 7 years.

With regard to Low Burnham Children's home Cllr Allcock stated that it is still be considered by the Legal and Planning department of NLC as it was deferred at a previous Planning Committee meeting.

Cllr Knowles opened the meeting.

**1505/01** Apologies for absence received from Cllrs Booth, Lindley & Orton.

**1505/02** The minutes of the Parish Council meeting held on 28<sup>th</sup> April, 2015 were approved and signed as a true and correct record. **Proposed: Boor, seconded: Cllr Foreman. All in favour.**

**1505/03** 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 Fiddler declared a personal interest in agenda item 1505/05 2015/0409.

Cllrs Harris & Lange declared a personal interest in agenda item 1505/05 2015/0313.

Cllr Carlile declared a personal interest in agenda item 1505/05 2015/0350.

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."

**1505/04** To note dispensations given to any member of the Council in respect of the agenda items listed below.  
None outstanding.

**1505/05** **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.

**2015/0266** – full planning permission granted to demolish existing garage and to erect a detached double garage at Park Cottage, Cove Road, Westwoodside.

**2015/0269** – full planning permission granted to relocate existing 'Romney' shed at rear of Ashlawn, Brackenhill Road, East Lound.

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

**2015/0345** – full planning permission granted to erect a single storey extension to side of existing garage to form additional living accommodation and increase the roof height of existing dwelling at Netherhaven, 34 Nethergate, Haxe.

**2015/0389** – full planning permission granted to erect a single storey side extension at 1 Lowcroft Avenue, Haxey.

**2015/0329** – refusal of planning permission to erect a detached dormer bungalow with double garage with all matters reserved at 34 Doncaster Road, Westwoodside.

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

**2015/0313** – Haxey Parish Council, Haxey Playing Field, Haxey Lane – planning permission to erect extension to rear of existing pavilion.

**Resolved** – no objection or comments. **Proposed: Cllr Boor, seconded: Cllr Foreman. 11 for with 1 abstention.**

**2015/0350** – N & A Durdy, Arable Field, A161 between Epworth & Haxey, Low Burnham – hedgerow removal application for hedge east of Low Burnham, Epworth.

Due to the lack of time made available to respond to this application the Clerk had submitted an objection on behalf of the Parish Council.

**Resolved** – the Chairman made a casting vote to object to this application. 10 voted with 2 abstentions. The Parish Council agreed with the objection made by a local Resident and posted on the NLC website.

**2015/0409** – Mr & Mrs White, Haxey Study Centre, Turbary Road, Haxey – planning permission to erect an extension to existing training and lecture centre and relocate educational centre (Haxey Study Centre) from Rose Cottage site to Lupine Woods site.

This application seeks to move all businesses from Rose Cottage to Lupine Woods; this Parish Council is opposed to this and believes it would be better to have developed the businesses at the original site of Rose Cottage. We cannot say why it is so important to the business to move from its original site and we consider the owners would have been better looking at developing the original site which has ample capacity.

The original grant of a barn for agricultural was not opposed by the Parish Council as it seemed appropriate for its original use associated with a forestry business, but it was with much regret that the Parish Council failed to take account of the later planning request for toilets and office which within its title was ‘Study Centre’ it would have almost certainly have been subject to a strong objections to this change of use.

The Parish Council are concerned by the way the businesses have developed from dog training and printing at Rose Cottage into a multitude of courses, caravan and sales businesses. Some have gained planning permission a large number have not gained it for either site, in part due to the confusion created by applications for the Study Centre, Rose Cottage when in actual fact they were for the annexe at Lupine Woods.

What is not clear in the 106 agreement is what if any restriction would be placed on these enterprises.

While a reduction in the Study Centres students of an average of 18 the details are not specific enough to be controlled by the planning authority. No mention is made of the many and varied enterprises which generate in themselves a significant amount of visitors and traffic to the businesses and to grant this application would almost certainly legitimise them and grant them a transfer to Lupine Woods. A brochure is available from their website detailing the many courses open to the public and also the animal food and auto business. It is in the view of the Parish Council that any 106 agreement should identify what businesses can operate at the Study Centre and provide a basis for transparent planning in the future.

It remains the Parish Councils view that it completely unnecessary to move the business and the owners recognises it isolated position makes security difficult. This application appears a well thought through attempt to gain planning in an inappropriate area of what is a peaceful, tranquil place, which is about as far as you can get in this area from a settlement and transport links: we view it as creeping development in an historically important part of the Isle of Axholme landscape in an area which was one of the last parts of common land with rights to take peat (Turbary).

If this was a location in a conurbation it would be subject to the test of its street scene. The NLC plan appears to support protection of important habitat and the open countryside in what is the nationally recognised Isle of Axholme landscape. While the need for rural business may be an argument in favour, it is our view that the business has been solely based around and developing this site, without consideration to the original site at Rose Cottage when NLC Local Plan appears to favour development of established sites.

We have concerns with regard to development of human habitation and particularly the caravan site and we understand other mobile habitations. It is our view overnight accommodation of this site is at odds with its environment and while no application has been received on this occasion, in the past both a residential caravan and house have been applied for. Such a grant in the future would damage the area further. We note the offer to remove the residential caravan currently at the site but also note it does not have planning permission to be there.

We fully support the residents who are directly affected and object in the strongest terms, it is not in our view commensurate with the NNPF NLC Local Plan; our previous objection also forms part of this submission (See Appendix C).

While not a planning consideration the Parish Council must also consider the access is over land owned by the Parish Council who have strongly opposed to granting or allowing any Right of Way other than for actual agricultural or forestry purposes, which was the grant originally intended when the land was rented and must view the passage of any other vehicle as a breach of tenancy.

The owners are supposed to be in the business of teaching rural skills and yet seem to fail to understand the fundamental impact of student numbers, the many other visitors and businesses on the traffic flow and human impact which is already detrimental on this area of outstanding natural history and appear to care little for protecting this part of North Lincolnshire and its associated history and SSSI.

The following was the Parish Council's submission from 2013 and will form part of this response to NLC.

**Resolved** – object to the application with the detailed comments.

**Proposed: Cllr Harris, seconded: Cllr Lange. 11 for with 1 abstention.** Clerk to state that this was a unanimous decision from the Parish Council.

Clerk to also contact Lincolnshire Wildlife Trust again to ensure that they submit valid comments with regard to this application as they were criticised last time due to their lack of input.

**2015/0427** – Mr & Mrs Snow, Lindan House, Brackenhill Road, East Lound – planning permission to erect a stable block and ménage.

The site is situated some distance from the property and main body of the village and it is in the open countryside in an area historically unfenced and forms part of the Isle Axholme landscape. The structure will be in brick and therefore a permanent structure.

**Resolved** – no objection with the comment that the Parish Council would like to see the structure built closer to the original accommodation and closer to the main body of the village.

**Proposed: Cllr Carlile, seconded: Cllr Morris. 8 for, 3 against with 1 abstention.**

**2015/0471** – Mr Brierley, 35 Graizelound Fields Road, Haxey – planning permission to demolish garage and conservatory, extend existing dwelling and replace brickwork to front elevation.

There was no documentation available on the website and the Clerk had asked for clarification from the Case Officer whether the application was still valid and if so then an extension would be required to allow discussion at the next meeting. Clerk to contact the Case Officer again to confirm an extension is permitted.

**2015/0562** – Mr & Mrs Gunn, rear of 37 Church Street - application for approval of reserved matters pursuant to outline application 2012/0021 for the erection of four dwellings.

**Resolved** – object to the application as currently outside the building line and until the Local Development Plan has been approved this will ensure that the site is designated for development.

**Proposed: Cllr Carlile, seconded: Cllr Cooke. 10 for with 2 abstentions.**

**2015/0608** – Ms Gresham, The Meadows, Caravan at Carr Lane, East Lound – application for Lawful Development Certificate for the continuation of an existing use, that of the residential occupation of a mobile home.

In 2004 an application was refused for the certificate of lawful development but the caravan was not removed, it is unsure if NLC enforced this decision. There are also buildings on the site and it is unclear if these have planning.

The application is very unclear and does not provide enough information to make an informed decision. If the application is granted suggested conditions are that only the area the residential caravan occupied be granted a certificate, no extension or permanent structure to be allowed, only to be occupied by one family and NLC to carry out a site visit to establish what is there and any other enforcement action required.

There are 2 residential and 2 touring caravans at this site, Clerk to ensure that NLC Enforcement are aware and inspect as the application is for a residential caravan and only 1 touring caravan.

**Resolved** – object until full clarification is received as it seems that there is already a breach of planning as per the last application.

**Proposed: Cllr Harris, seconded: Cllr Smedley. 10 for, 1 against and 1 abstention.**

- b. To receive an update on outstanding planning concerns, determining further actions required.  
No further updates received.

Comments submitted to NLC on 28/05/15	Confirmation of receipt received from NLC on 01/06/15
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#### 1505/06 Clerks Report

To receive the Clerks Report – an update on decisions taken at previous meetings and to consider further action.

- a. Verbal report received from NLC Dave Sanderson's with regard to the parish footpaths – due to the tractor being repaired the cutting of the parish footpaths will now take place on 27/05.  
Quotes are being obtained for the levelling of FP101 and to repair the natural sump area on FP100.  
FP118 will be investigated with regard to a report received stating that a gate has been erected and locked to vehicles.
- b. Confirmation received from the Information Commissioner with regard to the change of address.
- c. NALC correspondence received with regard to the new council and future aspirations.
- d. Response received from an enquiry to Locality stating that they do not manage any funds that could provide a grant to continue the refurbishment of WWS.
- e. Isle South NATs meeting rescheduled to 22/06 at the Centre.
- f. Response received with regard to Haxey and Westwoodside Post Offices stating that undelivered mail will go back to Doncaster and that the comments will be made available to the Local Authority.
- g. The Clerk informed the Council that NLC had provided a £1,000 grant towards the £1,700 cost to install a telephone line into the Centre. Agenda item for the next meeting when written confirmation is received from NLC.
- h. Nottinghamshire & Nottingham Replacement Waste Local Part Two – Sites & Policies Document. Cllr Knowles to respond if necessary.

#### Improvement / Projects

- 1505/07 To be notified of the progress of the Isle of Axholme Hatfield Chase projects determining if any further actions are required.

The Parish Council are waiting further direction from NLC.

Cllr Carlile had met with NLC Dave Sanderson with regard to upgrading some of the parish footpaths.

Cllr Knowles added that with regard to the Greenhill site quite a few different organisations were now involved from the Historians, Heritage Society and Architects and the costs now seemed to be spiralling out of the Parish Councils remit so therefore it was hoped this project would be taken on by one of the interested organisations.

Clerk to try and obtain a map of the parish from NLC Dave Sanderson.

- 1505/08 To receive an update from the Planting Group determining any further actions required.

Cllr Smedley stated that the group were making progress. Cowslips and Cosmos seeds have been planted on the bank along Church Lane. Containers and plants have been purchased and planted ready for being placed on the 10 identified sites mid-June. Cllr Smedley to obtain some grape hyacinths and blue bells from Cllr Boor for planting.

- 1505/09 To receive an update on the Mere Letting Process.

Cllr Knowles and Cllr Carlile attended the Mere Letting Ceremony. There was lots of History available to view which was very interesting.

The Clerk had received a phone call from Mrs Norman with regard to the East Lound Mere and the Clerk had assured her that this formed part of the Hatfield Chase projects.

- 1505/10 To receive an update on the Volunteer Awards Scheme determining further actions required.

Cllr Knowles stated that this would be launched at the Annual Parish Meeting. Cllrs Booth & Lindley have been to Haxey & Westwoodside School and engaged the children in creating the certificates for the individual and group.

**Resolved** - to allocate a sum not to exceed £120 to provide prizes for the winners of the competition to create the certificates.

The Committee will judge the winners and Cllr Knowles will present the winners their prizes.

**Proposed: Cllr Harris, seconded: Cllr Smedley. All in favour.**

**1505/11 Highways / Neighbourhood Services / North Lincolnshire Council items**

**Reports / Updates**

**1505/12 To receive a report from the Ward Councillor on activities within North Lincolnshire Council.**

Cllr Allcock informed the meeting that both he and Cllr Rose had been elected and NLC now had 26 Conservative seats and 17 Labour.

Cllr Allcock stated that Severn Trent were in the process of tidying up Doncaster Road after the recent works which were nearly complete. Cllr Allcock stated that he was not too happy with the temporary resurfacing undertaken by Severn Trent and would be contacting Dave Meecham and NLC with this concern. It was also stated that the signage on Uppertorpe with regard to Park Lane being closed was still in situ. Cllr Allcock will pursue this with Severn Trent.

Cllr Allcock also stated that Doncaster Road has a 40mph sign on it which will be removed as this stretch was now 30mph.

Cllr Allcock has received the boundary maps for the Local Development Plan but he stated that these are only proposed development limits and they have not yet been finally approved by the Planning Inspector.

There are two new Cabinet posts in NLC for Children's Services & Adult Services respectively. Cllr David Rose is the member for Children's Services.

Cllr Allcock is now Vice Chairman for Planning with Cllr Nigel Sherwood taking on the Chairman's position. Briefing meetings on the reports with the Planning Officer will be arranged by the Chairman and Vice Chairman before the Planning Committee meetings.

The NLC Leader has announced a freeze on all Cllrs expenses for the next 4 years.

**1505/13 To receive a report from the Westwoodside Playing Field Management Committee.**

Cllr Knowles stated that there were a few outstanding maintenance issues which would be dealt with in due course by the handyman.

**General Items**

**1505/14 To consider attendance to the NLC Standards Training scheduled for 26 or 29<sup>th</sup> June.**

Cllr Booth to attend the training scheduled for 26/06.

**1505/15 To agree a process for the implementation of Council emails determining actions required.**

The Clerk has been provided comprehensive instructions on how to set up the new email address which will be provided to Cllrs along with their password. If Cllrs have any problems setting up their email address they should contact the Clerk who will obtain help from the webmaster.

**1505/16 Request for article (s) for the next month's Arrow article.**

- Launch of the Volunteer Award Scheme.
- Mere information.

**1505/17 To notify the Clerk of items to be placed on the agenda for the next meeting.**

- WWS Telephone line.
- Epworth Swimming Pool grant request.

**Finance**

**1505/18 To receive a copy of the Financial Statement up to 26<sup>th</sup> May, 2015.**

Statement circulated and noted.

**1505/19 To be notified and approve the Internal Audit report 2014/15 and determine any actions required.**

The Clerk read out the recommendation from the report and these were approved for action. Cllr Knowles thanked the Clerk for the work undertaken to complete the audit.

**Proposed: Cllr Morris, seconded: Cllr Carlile. All in favour.**

**1505/20 To approve the Accounting Statement 2014/15.**



**Resolved** – approval of the Accounting Statement.

**Proposed: Cllr Morris, seconded: Cllr Boor. All in favour.**

1505/21 To approve the Annual Governance Statement 2014/15.

**Resolved** – approval of the Statement.

**Proposed: Cllr Morris, seconded: Cllr Smedley. All in favour**

1505/22 To consider the membership renewal for VANL 2015/16.

**Resolved** – renewal of the membership.

**Proposed: Cllr Morris, seconded: Cllr Boor. All in favour**

1505/23 To approve the signing of a new bank mandate and to consider future online internet banking payment in replacement of payments by cheque.

**Resolved** – approval that all members sign the new mandate and the Clerk pursues the process of payments by BACs.

**Proposed: Cllr Fiddler, seconded: Cllr Lange. All in favour**

1505/24 To consider a donation toward the planting of the War Memorial.

**Resolved** – donation of £50 towards the planting.

**Proposed: Cllr Smedley, seconded: Cllr Carlile. All in favour.**

1505/25 To consider a funding request from Epworth Swimming Pool.

Clerk to issue the accounting information and item to be deferred to the next meeting.

1505/26 To consider the purchase of a dog bin to be located on Craycroft footpath.

Cllr Allcock had been approached by a resident with regard to dog fouling in this area. The signage with regard to dog fouling is no longer being put up on lampposts due to the Dog Control Order being reviewed at present.

**Resolved** – dog bin to be purchased up to a sum of £120.

**Proposed: Cllr Boor, seconded: Cllr Lange. 9 for with 3 abstentions.**

### Grant Requests

#### Expenditure

1505/27 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	2284	£26.08
HMRC	Employees NI & Tax	2284	£26.35
Arrow Publication Ltd	Article	2285	£102.00
Richard Dixon	Internal Audit Fee	2286	£440.00
JP Gardening Services	Grass cutting	2287	£282.00
Complete Office Solutions	Consumables	2288	£77.22
J Smedley	Planting Expenditure	2289	£116.17
Mrs Kuchnir	Planting donation	2290	£50.00
<b>Total Expenditure 26<sup>th</sup> May, 2015</b>			<b>£2,035.61</b>

**It was proposed by Cllr Carlile, seconded by Cllr Allcock to approve the expenditure. All in favour.**

1505/28 To confirm the date and time of the next meeting as being Tuesday 23<sup>rd</sup> June, 2015 at 7pm to be held in The Foreman Carter Centre, Westwoodside.

## 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
CIIs	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



### **Appendix C - PA/2013/0108**

Haxey parish objection have not altered, the site of the original business (Rose Cottage) was large enough to accommodate the expansion of the business that it remains large enough to be expanded.

Lupine Woods is in an area of high value landscape within the Isle of Axholme LC14, it has been identified under the article 4 direction 2010 report (unadopted) as critical landscape in a remote area of Haxey Carr.

The development of Lupine Woods will spoil the area which is close to a SSSI and in particular the amenity of other properties whose owners are deeply unhappy with the amount of traffic that uses the unmade bridal way due to the lack of any other transport infrastructure.

It remains our view that the local plan as previously quoted by the Parish Council applies and therefore the transfer of the business to Lupine Woods conflicts with NLC local plan and the NPPF. The Parish Council had no objection to a barn being built for the forestry business, but views its change of use with concern.

It is clear from previous applications the site is not secure and further development would require as again indicated in previous applications a dwelling and we strongly oppose this on the basis that we believe that is the purpose of developing the business on a new site, rather than at the original site at Rose Cottage which can accommodate the business and would impact less on its environment.

The applicants seek to relocate the business which is currently run at Rose cottage to Lupine Wood which is an annexe. They seek in both applications permission for a caravan to be sited there and are seeking to further develop the site with buildings for offices, toilets, showers, study rooms and livestock buildings.

The main business is at Rose Cottage which appears a large site with a number of the building in poor condition. Lupine Woods the annexe is currently a barn which has grant of permission for use as a training room, the remaining land at the site has no grant of permission and remains in planning terms agriculture. We note it has a small 5 caravan site, sited under the GDPO and not subject to planning.

It is located in a sensitive area of the Isle Axholme Historic Environment and next to a SSSI. It is at the furthest point of current human habitation and some distance down a bridal path which provides access. The movement of the business further down the bridal way will extend the lawful right to use it by the many client vehicles which currently go to Rose Cottage and we note NLC rights of way have not challenged this aspect of the request for planning approval. We also note access is over land not owned as shown on the outline of the site by the applicants. Both sites remain remote from local transport infrastructure and necessitate the use of taxis or private vehicles.

We have been concerned for some time by the way this business is developing at the annexe and in particular the absence of any business plan which demonstrates the need for further development of the non-agricultural business at both sites and in particular at Lupine Woods or the need for relocation of the business at main site to Lupine Woods. We believe therefore the application of NLC Local Plan and NPPF (National Planning Policy Framework) in the design access are not applicable to the transfer of the business to Lupine Woods as facilities already exist at the Rose Cottage which we would argue can be developed to mitigate the need to move.

We note in particular the requests for permission to establish domestic accommodation in planning applications PA/2010/1078 PA/2013/0123 and the reasons put forward as being security and animal welfare. We note the comment by Lincolnshire wildlife trust of "Creeping" development which appears to ring true.

We in particular object to the need to extend human habitation to Lupine Woods which is a sensitive environment and has been subject to local opposition and was part of, or close to an area NLC wanted to impose an article 4 for its future protection. Why NLC have not challenged the siting of the 5 caravan site by application of paragraph 13 of the Caravan Sites and Control of Development Act 1960 schedule 1 is not clear? Much has been made in the design access statement of the need for a human presence at Lupine Woods for animal welfare. We would argue the distance involved from where the domestic animals graze from the main site at Rose Cottage is a common feature of animal husbandry and is not far. The use of good farming practice should be sufficient to ensure their welfare. We note a number of species which are not domestic animals which require a specialist environment and could be provided at Rose cottage by investing in new buildings to replace the existing ones.

We should also question the introduction of these species which as far as we know are not licensed under the Zoo Licensing Act 1981 and defined in paragraph 21 Therefore are not subject to monitoring of their welfare and we are concerned that any escape may affect the eco system of the SSSI and surrounding area

The caravan at Lupine Woods does not enjoy any grant of permission to be located at Lupine Wood and is not covered by GDPO of the 5 caravan site and we object to this part of the application. If planning for this is refused it should be removed from both sites.

We object to this application as the applicants has failed to demonstrate why they need to further develop the site at Lupine Woods, wish to move the business to Lupine woods and create the need for domestic accommodation. They have not persuaded us that it is the best interest of the area or this application is significantly different to the previous application PA/2011/1576 which was proposed at this site and we are not persuaded there is a need for the presence of a caravan. It is therefore our contention that this application does not accord with RD 2, RD 6, RD7, LC14,CS1,CS2,CS3,CS6,CS15,CS17, of the core strategy and Local Plan or NPPF sections 3,4,9,11

RD2

a. Reason This is not essential for agriculture or forestry

Re use and adaptation of existing buildings- Current buildings are located at Rose cottage which is the main location of the business and we contend this site can accommodate onsite development which would conform to NLC local plan and NPPF.

RD2

b. Reason the current site at Rose cottage provides onsite security and provision for animal welfare.

c. Reason. It is close to SSSI it sparsely populated and detrimental to an area of historic open countryside.

d. Reason It would be detrimental to the residential amenity of the surrounding properties and affect the safety of both the public bridal way and poorly maintained public highway.

e. Reason. It will be subject to increased traffic by use of low occupancy vehicles i.e. Taxis due to its distance from public transport infrastructure. It is questionable that extending the need to use the public bridal way of this nature and whether a lawful right should be extended.

Any grant of permission to relocate to Lupine Wood should carry an order to remove all non-domestic buildings at Rose Cottage and any grant of permission for business use at Rose Cottage is removed.

The highlighted red access track leading to the proposed site at Lupine Wood is not owned by the applicant, there is only a right of access over this track which is owned by the Parish Council and rented to the applicant.