

HAXEY PARISH COUNCIL

Minutes from the meeting held on Tuesday 19th December, 2017 at 6.30pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.

Present: Cllrs Allcock, Booth, Carlile, Condliff, Fiddler, Foreman, Henwood, Lindley, Knowles, Orton, Smedley & Whitehead.

Also Present: Deb Hotson – Parish Clerk & 6 residents.

Chairman: Cllr Knowles presided.

Public Participation

Mrs Evans addressed the meeting with regard to PA/2017/1300 which was an amendment to the original application previously submitted.

Mrs Evans went on to say that she objected as per the following: -

The proposal was an oversized two storey colossal, overbearing and overshadowing extension to their west side (our east side) on site for the size of the plot. Currently a single storey double garage.

The proposed development being built to be as colossal as possible for the size of the plot in particular the front being wider than the rear to make it even bigger. Evident with the angular room designs which have been proposed to change and extend what is the current garage to a two-storey extension. Situated at the boundary walls to the east side of Ashdene, adjacent to the west side of our property.

The change of the garage to a two-storey extension will totally impact, severely overshadow and severely obstruct our natural light to our kitchen windows, front entrance hall, inner entrance hall, upper bedrooms and bathroom.

The proposed design overlaps the front east side of our house considerably overshadowing and obstructing natural light and views particularly to the front kitchen window.

I use my kitchen the majority of every day as I cannot work or do many things due to having 3 disabilities thus I spend most of my time at home.

The obstruction of natural light would cause, particularly in the winter months, the use of unnecessary energy for lighting from early morning throughout the whole day as it would be so dark. At a great monetary cost to ourselves.

Mrs Evans had provided photos which the Parish Clerk showed on the projector.

Mrs Evans also stated that the extension took all available space up to the boundary at an angle.

The applicant was also present and stated that the angular design was due to the current property being angular.

Cllr Allcock confirmed that PA/2017/1963 had been called in by Ward Cllrs. There was a draft enforcement note written which will be sent in due course.

Cllr Carlile asked if Cllr Allcock could find out more information on the length of time required for a certificate of lawfulness. Cllr Allcock stated this was being looked into.

Cllr Knowles opened the meeting.

1712/01 Apologies for absence received from Cllrs Cooke & Harris.

The Clerk has received a further letter from Cllr Harris asking for a further 3 months grant of absence. **Resolved - Proposed: Cllr Lindley, seconded: Cllr Foreman. All in favour.**

1712/02 The minutes of the Parish Council meeting held on 28th November, 2017 were approved and signed and a true and correct record. **Proposed: Cllr Lindley, seconded: Cllr Smedley. All in favour.**

1712/03 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 stated that he would not be participating in discussion on planning applications as he may be called to substitute on Planning Committee meetings. When Cllr Allcock is not a substitute

at a meeting, he will be able to participate in cases and talk at meetings on behalf of the Parish Council and/or residents.

Cllr Condliff declared a personal interest in agenda item 1712/26.

Cllr Carlile declared a personal interest in agenda item 1712/09.

Cllr Knowles declared a personal interest in agenda item 1712/20.

1712/04 To note dispensations given to any member of the Council in respect of the agenda items listed.

Dispensations were noted for all Cllrs present for agenda item 1712/14 with regard to the Parish Council being Sole Trustees of the Westwoodside Playing Field Association.

1712/05 To review the status of the Planning Working Group determining any actions required.

Cllr Knowles stated that any Councillor is able to attend the Planning Working Group meeting which are held normally on the Monday prior to the full Council Meeting. The Group looks in depth at each application and provides a report which is sent out prior to the Council Meeting.

Cllr Foreman stated that the process was not democratic. This opinion was refuted and several Councillors stated that they attended the Group meetings and thought the process was informative and a good exercise to look in depth into each application. The recommendations set out pros and cons for each application and the final decision was always for the Council to decide. Several Cllrs also stated that when the full Council meeting was addressed some had changed their mind when making a decision. This was very much a democratic process.

Cllr Fiddler proposed that the Planning Working Group remain in situ with the same terms, seconded Cllr Condliff. 10 for, 1 against and 1 abstention.

1712/06 Planning

a. To receive any decisions and the following application received from NLC.

The following decisions were received from NLC.

2017/1506 – full planning permission granted to retain garden shed at 40 High Street, Haxey.

2017/1535 – full planning permission granted to erect a first-floor extension to main dwelling and erect a glass link from existing house to barn to create annex with the erecting of rear balcony at South View, Church Lane, Haxey.

2017/1546 – full planning permission granted to erect a detached dwelling at 30 Doncaster Road, Westwoodside.

2017/1594 – full planning permission to erect a conservatory at 12 Eastmoor Villas, Epworth Road, Haxey.

2017/1612 – full planning permission granted to replace 6 sectional garages at Garages off Blackmoor Road, Haxey.

The following application received from NLC was discussed by the Parish Council.

2017/1300 – planning permission to erect two storey and single storey extensions including alterations to existing dwelling and erection of detached garage (including demolition of existing) – amended design and dovecote retained at Ashdene, Low Hall Road, East Lound.

Resolved – objection with previous comments and additional ones as detailed below.

A large plot which is dissected by the current building line, we feel this reduces the plot size in planning terms and the proposal is overdevelopment of the site.

While the immediate area of its street scene is predominantly modern builds we consider the finishes to the front of the house do not accord with the street scene given this is a rural hamlet and would further damage the character of this hamlet.

To the rear is a balcony with a privacy wall, however this privacy wall appears to be for the benefit of the property and does not stop overlooking of the property next door.

The size of the development to the east of a property means a high degree of overshadowing and loss of light.

The Parish Council are pleased to see that the 200-year-old dove cote is to remain of which the Parish Council had concerns with regard to its removal. Any approval will affect the neighbouring property over several issues including the positioning of the garage.

Additional comments are that this appears to be a seriously amended plan and it is noted in the first instance there is to be no change to the Dovecote. There may well be an objection re: loss of light but given the lie of the land for both properties this is unlikely to be significant during those parts of the day when the rear garden of next door would be predominantly in use as the extension is to the east of the neighbouring property. With the glazed balcony now abandoned these loss of privacy issues appear to have been addressed with the proposal creating no more or less invasion seen in other planning applications. With regard to the street scene, objections may be more difficult as there are a number of differing ages and styles of premises in the vicinity. Being close to the 90-degree bend, the properties appear more scattered than at the other end and middle of the hamlet where the impact to the street scene would be greater. Comments from neighbours on the traffic risk during building works appear valid.

Proposed: Cllr Carlile, seconded: Cllr Condliff. 10 for, 1 against with 1 abstention.

2017/1963 – planning permission to retain change of use from dwelling house (C3) to children's home (C2) at the Old Barn, Owston Ferry Road, Low Burnham.

The Clerk had requested an extension which was not yet confirmed, but as the application had now been called in, it was thought this would be acceptable to discuss at the next meeting. The Clerk is awaiting confirmation.

If an extension is not granted it was **resolved for** the Clerk to submit the previous comments again under delegated powers. The Clerk will circulate the proposed submission prior to it being sent to NLC. Cllr Carlile asked Cllr Allcock if NLC had or are reviewing the policy with this type of application in mind to which Cllr Allcock stated there was an interim policy that NLC will be using.

Proposed: Cllr Lindley, seconded: Cllr Condliff. 10 for, 1 against and 1 abstention.

7.10pm Cllr Orton joined the meeting and 1 resident left.

b. To receive an update on planning issues.

Clampit Creek/Walkabout Farm – Information has been provided to NLC with regard to concerns raised in the past for these premises. There have been several Enforcement notices submitted to the site and further actions will be taken over the Christmas period and in the new year.

Haxey Carr Study Centre – NLC are content with the site and that the unit is a caravan. The question is now whether the unit is within the curtilage of the property. NLC are determining this at present and reviewing some aerial boundary maps.

Haxey Carr Barn – NLC have gathered evidence and will move on this evidence if the current planning application is refused.

Caravan – East Lound – NLC have stated that there is no one on site at present and just the caravans remain. Councillors stated that there was evidence that someone is still on site and this should be monitored and reported to NLC if it was found to be the case. There was also anecdotal evidence that there was a presence on site with animals still occupying the site and it would be useful if a further visit by the Planning Authority was to take place.

Shed - Tindale Bank – The Senior Planning Officer had visited the site and found nothing out of the ordinary and no sign of anyone living on the site and therefore the case would be closed. It was noted that there had now been Christmas lights hung in the caravan. Clerk will report to NLC Enforcement.

Children's Home – Low Burnham / Haxey – Low Burnham – PA/2017/1963 to be discussed at the next meeting. Haxey – this was refused and no further actions to date have been taken.

Garage – Low Burnham – it has been noted that activities are still ongoing and this has been reported to NLC Enforcement.

Croft Bank Farm, Langholme Lane – a breach notice has been issued and prosecution will be enforced after 10/01/18 if no action has been taken.

Static caravan – Langholme Lane – Remove from the list but continue to monitor locally.

Cllr Booth thanked Cllr Allcock for his work as a Ward Cllr on these issues.

1712/07 Clerks Report

- a. NLC Council Tax base covering letter to parish. Further information to be received after Financial meeting.
- b. NATs minutes of the meeting held 07/09/17.
- c. Thank you note for the new union jack flag for Haxey Memorial Hall.
- d. Email from James Chatwin HPFA stating that the Clerk will be provided with the minutes of each meeting to circulate to full council each month with the exception of August and December.
- e. ERNLLCA November newsletter.
- f. Thank you note from WPFA for the grant towards the CCTV repair and upgrade.
- g. The Clerk had been in touch with NLC with regard to the erection of the two bikes on the toilet block. Cllr Allcock asked that the Parish Council confirm it is two bikes as the original request was for one. This was confirmed and Cllr Allcock will confirm this with NLC tomorrow who will then in turn issue the draft license for review at the next meeting.

Improvement / Projects

1712/08 To receive an update on the Isle of Axholme Hatfield Chase projects determining if any further actions are required.

The projects were progressing albeit slowly.

1712/09 To receive an update/report with regard to the Parish Beacon determining any further actions required including the placement of a plaque detailing its donation.

The shield has now been moved to the inner side and the Clerk has informed NLC who are now deciding on the planning application.

Mr Jones has asked that a donation is provided to Macmillan Nurses – this will be an agenda item for the next meeting.

Cllr Foreman stated he had spoken with Mr Jones and a plaque would be acceptable. Wording to be agreed with Mr Jones before installation.

Highways / Neighbourhood Services / North Lincolnshire Council items

1712/10 To determine any further actions with regard to the Westwoodside Business Action Group and the highway issues.

A meeting has been held with the tenant at Nisa and he has been tasked to take back suggestions on car parking and laybys to the owner for consideration.

A meeting will be held this week with the chair of the Westwoodside Village Hall to see what options are available on site.

Cllr Booth offered to speak with a resident who has stated to a couple of Cllrs he may have some land that could be made available for parking.

It was noted that a bus company had complained to NLC with regard to the current traffic issues along Newbigg.

1712/11 To determine actions required with regard to the state of the Kings Arms including the possible submission of an asset of community value determining actions required.

Cllr Allcock to chase up NLC with regard to further actions on the state of the land.

Cllr Carlile has been in touch with NLC with regard to registering the public houses in the parish.

The Parish Council have to demonstrate that a pub that is registered is important to the parish. The owners do not have to be informed but out of courtesy it was best to do so. It was agreed to pass this project to the Planning Working Group to discuss and formulate a policy and a list of what activities other than being a pub are undertaken by all the pubs in the parish prior to making recommendations to the full council.

1712/12 To determine actions required with regard to the balustrade on the Greenway footpath near to Haxey School.

It had not been made clear the requirements and it was still unclear at the meeting were Cllr Foreman thought a balustrade was required. Cllr Smedley to look into and speak with NLC Dave Sanderson. At a recent meeting NLC had encouraged the Parish Council to use the contractor to carry out tasks such as this.

Reports / Updates

1712/13 To receive a report from the Ward Councillor on activities within North Lincolnshire Council.

Cllr Allcock stated that there were currently traffic lights on the B1398 as the barriers are replaced along this stretch of road.

The C202, Idle Bank road has had a lot of work carried out with further to be done.

Cove Road to be surfaced during the spring and proposal for passing places.

Graizelound Field Road will see further work resume after Christmas.

1712/14 To receive a report from the Westwoodside Playing Field Management Committee.

No further meetings had been held. Clerk to chase Richard Carter up with regard to changing the locks on the gate to allow easier access.

1712/15 To receive a report for Haxey Playing Field Association.

Due to not have a representative presently on the Council to provide an update the Clerk had been in touch with the chair of the committee who had stated a copy of the minutes would be provided after each meeting to circulate to the full council. Meetings were held monthly with the exception of August and December.

Cllr Allcock stated he had written to the chair the HPFA with regard to a tree issue and a broken man hole cover resulting in rats but had yet to receive a response. Clerk to chase this up.

1712/16 To receive a report with regard to footpath contractors and finger posts determining actions required.

Cllr Smedley stated that NLC Dave Sanderson had informed him that Haxey had the best maintained footpaths in North Lincolnshire and he was encouraging other parishes to aspire to them.

Finger posts are to be ordered and Cllr Smedley stated if any Cllrs could suggest any further replacements then to inform him. Haxey Parish Council are now able to order these direct once NLC have established the standard required with the manufacturer.

FP100 is being progressed.

1712/17 To receive an update report on hydro-carbon activities in the area determining actions required.

Cllr Fiddler stated that works had started. An incident had occurred on the 1st day resulting in a lorry coming off the A1M and tried to enter the site from Misson. The driver has been warned and provided more training. Work will cease this Friday until the new year.

1712/18 To receive an update report from the Planting Working Group including the North Lincolnshire in Bloom project determining further actions required.

Cllr Rose had confirmed that the Parish Council can go ahead and order as per their quote submitted for the In-Bloom fund. Clerk to go ahead and place the order.

General Items

1712/19 To determine actions required with regard to the maintenance of the Lych gate located in the closed churchyard.

Clerk to place an item in the Arrow advertising for the gate to be rubbed down and re-stained.

1712/20 To receive the recommendation from the LWP with regard to the tenancy agreement for the land located on Langholme Lane determining actions required.

The Clerk read out the 3 applicants and how much they were prepared to pay yearly for the tenancy.

The tenancy will be on a 3-year FBT.

Resolved – Mrs Sarah Hall-Tinker was selected to take on the tenancy at £200 pa backdated as of 11th October, 2017.

Proposed: Cllr Booth, seconded: Cllr Carlile. 8 for, 3 against and 1 abstention.

1712/21 Request for article (s) for the next month's Arrow article.

- Lych gate refurb.

1712/22 To notify the Clerk of items to be placed on the agenda for the next meeting.

- Photographic Competition.
- Presentation of the late William Eckhardt memorial stone. Presentation to be arranged after mid-January.
- Police meeting review.

Finance

1712/23 To receive a copy of the Financial Statement up to 19th December, 2017.

1712/24 To determine if the Safer Neighbourhood Community Funding could be used within the parish.

Any suggestions to be provided to the Clerk.

Grant Requests

1712/25 To consider the grant request received from Epworth Swimming Pool.

Resolved - In principle the Parish Council may donate some funds and will reconsider if and when the target fund is met.

Proposed: Cllr Orton, seconded: Cllr Smedley. 11 for with 1 against.

1712/26 To consider the grant request from East Lound Lights Committee.

Resolved – a donation of £200 to be provided to the Committee.

Proposed: Cllr Henwood, seconded: Cllr Allcock. 11 for with 1 abstention.

Expenditure

1712/27 To approve the following accounts.

Salary, expenses & admin		
HMRC	Employers NI	£15.98
HMRC	Employees NI & Tax	£13.89
Arrow Publication	December Issue	£102.60
G Fiddler	Travel expenses	£10.00
WPFA	NATs hire of room	£17.50
Total Expenditure 28th November, 2017		£1,081.04

Resolved – approval of accounts for payment. **Proposed: Cllr Lindley, seconded: Cllr Smedley. All in favour.**

1712/28 To confirm the date and time of the next meeting as being Tuesday 30th January, 2018 at 7pm to be held in The Foreman Carter Centre, Westwoodside. Following a proposal to bring the next meeting forward by one week.

Resolved – date of the next meeting will remain as 30/01/18.

Appendix A

Summary of continuing and newly agreed actions.		
Minute number	Action	Review Date / Completion Date
2011/234	Investigate the status of the Pinfolds	On-going. East Lound Pinfold enclosure nearing completion.
2011/254	Repair of Greenhill wall – NLC are responsible for these costs.	On-going as part of discussions with NLC and Hatfield Project Quotations for monument cleaning in train
	Potential Fracking Issue	On-going
2013/245	Cemetery requirements	On-going
	NHP – future development plans	On-going
	WWS Pond ducks	Monitor
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	Resolved this would be a four-year award to coincide with the election of a new Council.
2015/22	Local Council Awards Scheme (LCAS)	Registration has been completed. Assessment – date to be arranged for ERNLLCA to review the website.
1608/08	Parish Beacon – H & S and legal requirement to be investigate.	Planning application has been submitted to NLC. Shield to be moved.

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