

## HAXEY PARISH COUNCIL

Minutes from the meeting held on Tuesday 27<sup>th</sup> March, 2018 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.

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

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

**Chairman:** Cllr Knowles presided.

### Public Participation

Mr Chapman questioned Cllr Knowles on the responses provided to reporters with regard to the Hood & Duke closure to which Cllr Knowles stated he had provided a response and how that was interpreted by the different reporters was not down to him. He went on to say that this particular subject was not of current interest to this Parish Council meeting and if Mr Chapman had any complaint he should take it up personally with him or with the Monitoring Officer at North Lincolnshire Council.

A Resident who had accompanied Mr Chapman asked for confirmation of what the Planning Working Group was and if residents that had planning applications pending could attend to which he was informed the Group discussed the information that was available and provided a report and recommendations to full council and that the forum for residents to address their planning application was at a full council meeting as it was that forum that make the decision on applications, not the Working Group.

Cllr Booth went on to explain the differences between a Working Group and a Committee. The Terms of Reference for all groups / committees are available on the Parish Council website.

Cllr Knowles opened the meeting.

**1803/01** Apologies for absence received from Cllr Fiddler & Cllr Harris.

**1803/02** **Resolved** - the minutes of the Parish Council meeting held on 27<sup>th</sup> February, 2018 were approved as a true and correct record. **Proposed: Cllr Henwood, seconded: Cllr Orton. 9 for with 3 abstentions.**

**1803/03** 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 Cooke declared a personal interest in agenda item 1803/05 PA/2018/330.

Cllr Booth declared a personal interest in agenda item 1803/05 PA/2018/454.

**1803/04** 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 1803/15 with regard to the Parish Council being Sole Trustees of the Westwoodside Playing Field Association.

**1803/05** **Planning**

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

The following decisions were received from NLC.

**2017/1539** – appeal made to the Secretary of State for the change of use of an agricultural building to 3 dwelling houses at grading shed, Ferry Road, Graizelound.

**2018/258** – determination of the requirement for prior approval for a proposed agricultural building is not required at Westlake Farm, Cove Road, Westwoodside.

**2018/329** - determination of the requirement for prior approval for a household extension is not required at 14 Hallcroft Road, Haxey.

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

**2018/58** – outline planning permission to erect a dwelling with appearance, landscaping, layout and scale reserved for subsequent approval at 26 Doncaster Road, Westwoodside.

**Resolved** – object with the following comments: -

The site itself appears to be wholly in the garden of 26 Doncaster Road and it would appear not to fulfil any local housing need and in particular affordable housing. The Parish Council consider it over development of the site and will harm the character of an area which once was predominately had large rural gardens. Access is directly onto Doncaster Road and Byre Court exit is next to it, this raise concerns as to road and pedestrian safety. The Parish Council consider further development of this kind on Doncaster Road will inherently damage its place within the rural setting of Westwoodside

The Parish Council therefore conclude it is not a windfall site and therefore argue it is not compatible with the aims of NPPF 48, CS1 and Haxey Parish Plan.

NPPF 48 - windfall site states “and should not include residential garden”.

NPPF 53 - local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

CS1 5.43 - to support this aim small-scale development will be allowed in rural settlements.

However, the scale of new development will be limited and reflect local needs as well as the availability of facilities, services and infrastructure. Development will also make the best use of existing land and buildings within these settlements. Accessibility, in particular by public transport, walking and cycling will also be a vital consideration. There will be a strong focus on ensuring the existing facilities and services are maintained and enhanced to meet local needs and sustain the quality of life for people in rural communities, as well as the diversification of the rural economy. Where future residential development takes place in these settlements it will be considered to be windfall development.

Haxey Parish Plan, housing and development - restrict new housing developments in certain locations e.g. greenfield sites and in gardens.

**Proposed: Cllr Cooke, seconded: Cllr Lindley. 9 for, 2 against and 1 abstention.**

**2018/330** – planning permission for change of use of land to create a ménage at Richmond, 23 Thinholme Lane, Westwoodside.

**Resolved** – no objection with the following comments: -

The application is not a problem, is close to a built-up area and therefore should not impact on urban sprawl. The land is attached to the owner’s property, within the open countryside, is for personal use only, which should be mandated in any permission granted. It is considered an appropriate countryside pursuit within the NLC local plan.

**Proposed: Cllr Condliff, seconded: Cllr Carlile. 11 for with 1 abstention.**

**2018/392** – application for determination of the requirement for prior approval for a proposed change of use of Agricultural building to a dwelling house (Class 3) at Ashlawn, Brackenhill Road, East Lound.

**Resolved** – submit the following comments: -

Part Q application – the parish council are concerned at the state of the barn and are not convinced any of the original structure could be reasonably retained or if any outer skin is provided it will remain within the current footprint and therefore it would not conform with part Q.

The parish council are also concerned part Q restricts the overall development at the site and the demolition of the former Romney sheds has not been included in the calculations.

It is well outside the building line in the historic isle of Axholme landscape and we consider it is impractical or desirable with part q(e) and while it would tidy the site it would be at the detriment to the overall setting of the open countryside and the rural hamlet.

Part q(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order.

**Proposed: Cllr Booth, seconded: Cllr Lindley. 9 for, 1 against and 2 abstentions.**

**2018/413** – planning permission to retain a static caravan for residential use at Rose Cottage, Turbary Road, Haxey.

**Resolved** – object with the following comments: -

In the open countryside, at Rose cottage. In planning terms, it has to be incidental to the enjoyment of the dwelling, in as much as it is attached to the property and is used solely by the residents of the property. In this case it is not and according to the planning authority and is outside the curtilage of the dwelling in what is the open countryside and is therefore subject the rural development section of NLC local plan. RD2.

As we have no information as to use other than overspill for family members, we cannot confirm it is essential for -

- i) essential to the efficient operation of agriculture or forestry;
- ii) employment related development appropriate to the open countryside:

The Parish Council see no reason why the family members cannot live in nearby local settlements or that there is a requirement to live onsite clearly the caravan does not conform to the requirements of the GDPO's and appears not meet the requirements of the NLC local plan CS2 RD2 or NPPF. It is the parish councils understanding the housing needs requirement has been updated and therefore the golden thread the presumption in favour no longer applies.

We therefore object to the establishment of another dwelling in this sensitive area of the historic isle of Axholme close to a SSSI being established at this site.

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

**2018/454** – planning permission to erect a detached bungalow at Rosedene, Uppertorpe Road, Westwoodside.

**Resolved** – object with the following comments: -

The development is wholly in a garden. It is outside the building line and would increase housing at detriment to open countryside due to its intrusion from other dwellings. It is not affordable or agricultural housing and therefore is subject to local plan policy on the rural development RD1.

The Parish Council have to stress the importance of these building lines, which separate urban from open countryside and are intended to stop the urban sprawl. We stress that the process of land allocation is a legal requirement and a democratic process that on the last occasion took 5 years to complete and is signed off by no lesser person than the Secretary of State. It is our view that any alteration without following the legal and democratic process, should be refused until such a process has been repeated to include land which currently falls in the open countryside and is subject to a specific policy in the framework.

It is our understanding the golden thread of presumption does not apply as NLC housing needs is fulfilled.

We do not disagree that redevelopment would tidy up the site but at the expense of the open countryside. We consider the derelict buildings could equally be removed as an alternative, if it is considered to have such a detrimental impact on the open countryside. It is not a windfall site and

therefore we argue is not compatible with the aims of NPPF 48, CS1, CS2, CS6, LC14 of the NLC local plan RD1 and Haxey Parish Plan.

NPPF 48 - windfall site states “and should not include residential gardens”.

NPPF 53 - Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

CS1 5.43 - To support this aim small-scale development will be allowed in rural settlements.

However, the scale of new development will be limited and reflect local needs as well as the availability of facilities, services and infrastructure. Development will also make the best use of existing land and buildings within these settlements. Accessibility, in particular by public transport, walking and cycling will also be a vital consideration. There will be a strong focus on ensuring the existing facilities and services are maintained and enhanced to meet local needs and sustain the quality of life for people in rural communities, as well as the diversification of the rural economy. Where future residential development takes place in these settlements it will be considered to be windfall development.

CS2 Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as that related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry.

**Proposed: Cllr Carlile, seconded: Cllr Cooke. 7 for, 4 against and 1 abstention.**

**2018/469** – planning permission to erect four dwellings with associated parking and garden area including demolition of dwelling and outbuildings at 10 Haxey Lane, Haxey.

**Resolved** – object with the following comments: -

The plot appears to have been previously developed and contains a number of sheds. The proposed dwellings all appears to fall within the building envelope on what is a large site.

We have concerns that it will require one of the older buildings in the area to be demolished and to our knowledge it is not a listed, care should be employed to ensure no damage occurs to the attached property number 8. There is a mix of housing types in what is string development and we are concerned the inclusion of 2 dwellings to the rear is back land development and will affect the overall street scene. It is proposed they are affordable housing, we are concerned we can find nothing to support this and would welcome evidence to support this as there is a plentiful supply in the open market for houses of this size and type.

It is situated on a bend in the A161 and we believe this limits the visual distance and an increase in traffic of as much as 8 vehicles presents safety issue and while not wishing to see this site developed we consider the appropriate housing if affordable should be 2 along the frontage in order to preserve safety and the street scene.

**Proposed: Cllr Orton, seconded: Cllr Booth. 11 for with 1 abstention.**

b. To receive an update on planning issues.

Cllr Allcock updated the Council on the following issues: -

**Clampit Creek/Walkabout Farm** – NLC are currently progressing the resident’s statements.

**Haxey Carr Study Centre** – retrospective application submitted included on this agenda.

**Haxey Carr Barn** – NLC are awaiting the outcome of the appeal prior to any further enforcement action.

**Caravan – East Lound** – NLC have issued a S215 to clean up the site with a timescale and this will be monitored.

**Shed - Tindale Bank** – Cllr Allcock has viewed the site and it was deemed all in order. Item to be removed from the agenda.

**Children's Home – Low Burnham** – an enforcement notice has been served. **Haxey** – this is currently an outstanding appeal and an enforcement notice is to be issued.

**Garage – Low Burnham** – ongoing.

#### **1803/06 Clerks Report**

- a. ERNLLCA GDPR section on their website & NALC Parliamentary Briefing – Data Protection Bill.
- b. NLC confirmation of the council support grant which has been accepted by the Parish Council, officers will be in touch in due course with regard to confirmation of the conditions.
- c. NLC support grant allocation meeting arranged on 09/04 to discuss the condition requirements. The Clerk will be attending along with Cllr Henwood who will gain information with regard to the CEP.
- d. NLC Town / Parish Council Highway Grass Cutting Pilot – Clerk to gather quotes for a decision at the next meeting.
- e. Gainsborough District Scout invitation to St George's Day Service on 29<sup>th</sup> April. Cllr Booth to represent the Parish Council.
- f. HPFA Minutes of the meeting 22<sup>nd</sup> February.
- g. Correspondence received from John Dean – Westwoodside Pond Lights Committee thanking the Parish Council for assistance with the road closure for 2017. Clerk to be provided details of the 2018 to arrange another road closure. A grant request will be forthcoming in due course. There is also an Egg Hunt arranged for 31/03 beginning from The Carpenters Arms at 2pm.
- h. NATs minutes of the meeting held 07/09/17.
- i. Change of Environment Agency Floodline number – CEP to be up dated.
- j. Allotment Association Lincolnshire Co-op Community Champions Scheme.
- k. Highway issues reported and resolved.
- l. Thank you note from the Community Specialist Nursing Team for the recent donation.
- m. NLC Workers Memorial Day to be held 30<sup>th</sup> April at Scunthorpe Baptist Church.

#### **Improvement / Projects**

#### **1803/07 To receive an update on the Isle of Axholme Hatfield Chase projects determining if any further actions are required.**

Clerk to issue the notes from the last meeting.

Cllr Smedley updated the Council on the following footpath issues: -

FP119 – trailer located on the Epworth boundary – Clerk has reported to NLC Dave Sanderson.

FP119 – raised manhole cover – Clerk reported to NLC Dave Sanderson.

FP108 – brick wall leaning into the footpath – Clerk to report to NLC Dave Sanderson.

#### **Highways / Neighbourhood Services / North Lincolnshire Council items**

#### **1803/08 To consider the registration of any further community assets in the parish, determining actions required.**

**Resolved** – register the Carpenter Arms as a Community Asset.

Clerk to chase up the progress of the Duke William registration.

#### **1803/09 To determine any further actions with regard to the Westwoodside Business Action Group and the highway issues.**

Cllr Knowles stated that all the communications had been completed and those involved have been asked to obtain the relevant information and report back to the Parish Council. To date nothing has been received. Clerk to therefore contact all the relevant parties for an update.

Cllr Booth to ask the Westwoodside Village Hall to confirm their comments to the Parish Council.

Cllr Booth to also chase up with regard to a piece of land that could be used in the short term.

- 1803/10** To be notified of the various highway issues raised determining actions required including the following areas: -  
**Newbigg, Westwoodside** – Cllr Allcock has asked if a TRO was still possible to which it was confirmed that this was possible. Outcome of the responses for a potential car park will be sought prior to anymore actions being taken.  
 It was also noted that the Newbigg telephone box was no longer in situ. Due to the recent notification of the kiosk being stolen the Clerk will contact BT for confirmation.  
**Park Lane, Westwoodside** – the information provided by NLC Roy Hindmarsh has been circulated and also passed to the resident who originally raised the concerns.  
**Proposed experimental Traffic Regulation Order – The Nooking, Haxey** – the double yellow lines are now in situ and this seems to have reduced parking issues already. This will be monitored by NLC.
- 1803/11** To determine actions required with regard to the balustrade on the Greenway footpath near to Haxey School.  
 Clerk to ask NLC Dave Sanderson to look at the installation of a balustrade along the area on FP119 at the Nooking side near to the school. Cllr Booth was happy to meet with NLC.
- 1803/12** To determine actions required with regard to the potential requirement for a bus shelter located at to the front of the Co-op in Haxey.  
 The Clerk had received feedback from NLC stating that the footpath was not wide enough to take a bus shelter and that they had no funding at present. It was agreed that no further actions could be taken at this stage.
- 1803/13** To determine actions required with regard to snow clearance/emergency plan.  
 Cllr Booth stated that in her opinion nothing had been done to ease the recent issues caused from the snow and that some residents had been cut off. A local charity had eventually cleared some roads and footpaths.  
 There was some discussion and views expressed that the weather event did not meet the “emergency” criteria and Cllr Allcock stated that as Lead Snow Warden no one had contacted him. NLC had initiated local snow clearing in Westwoodside in accordance with their winter policy. This will be discussed further with the review of the CEP.
- Reports / Updates**
- 1803/14** To receive a report from the Ward Councillor on activities within North Lincolnshire Council.  
 Cllrs Allcock and Rose had produced a list of highway improvements of local roads which had been passed to NLC Highways for inclusion in their scheduled programme of works. Vinehall Road has already been resurfaced.  
 Cllr Allcock has met with NLC Gareth Denovan with regard to the installation of the village signs and these will be in situ by the end of April. Clerk to circulate the East Lound options and provide NLC with the photo required. **Post Meeting – the signs will be ordered by the end of April.**
- 1803/15** To receive a report from the Westwoodside Playing Field Management Committee.  
 A meeting was held on 12/03.  
 A remote heating system has been installed, the carpet from the function room has been installed in the meeting room and the installation of a new locking system to the gate is being looked into.
- 1803/16** To receive a report for /Haxey Playing Field Association.  
 The minutes of the last meeting were circulated. Clerk to send a letter of thanks to Mr & Mrs Chatwin when the resign in May.
- 1803/17** To receive an update report on hydro-carbon activities in the area determining actions required.  
 No report received. Item deferred.

- 1803/18** To receive an update report from the Planting Working Group including the North Lincolnshire in Bloom project determining further actions required.  
Cllr Smedley stated that the large planters will be installed in due course and some compost had been ordered which is funded from the remaining In Bloom.

### **General Items**

- 1803/19** To determine actions required with regard to the request from Haxey PCC/Viking to use the closed churchyard trees for a First Aid Course in exchange for a tree inspection and removal of dead wood.

**Resolved** – allow the course to run for the exchange of the removal of any dead wood.

**Proposed: Cllr Condliff, seconded: Cllr Lindley. All in favour.**

- 1803/20** To be notified of the ERNLLCA Local Government Ethical Standards Review – Code of Conduct determining actions required.

Cllr Knowles encouraged all members to complete the survey on line.

- 1803/21** To determine actions required with regard to the imminent retirement of Rev Green.

Cllr Booth to investigate further and report back.

- 1803/22** Request for article (s) for the next month's Arrow article.

- APM.

- 1803/23** To notify the Clerk of items to be placed on the agenda for the next meeting.

- ERNLLCA Plunkett Foundation Call to Action.
- NLC Grass Cutting Pilot.

### **Finance**

- 1803/24** To consider a donation request received from Lindsey Age UK.

**Resolved** – a donation of £100 to be provided.

**Proposed: Cllr Booth, seconded: Cllr Smedley. 11 for with 1 abstention.**

- 1803/25** To consider the tenders received for ground maintenance 2018-2020.

**Resolved** – Mr N Smith was selected as the preferred contractor for the next 3 years.

**Proposed: Cllr Orton, seconded: Cllr Lindley. 11 for with 1 abstention.**

- 1803/26** To consider renewal and distribution of the Clerk & Councils Direct.

**Resolved** – renewal and 3 copies approved for Cllrs Booth, Carlile and Knowles who will pass on when they have read.

**Proposed: Cllr Henwood, seconded: Cllr Orton. All in favour.**

- 1803/27** To receive a copy of the Financial Statement up to 27<sup>th</sup> March, 2018.

### **Grant Requests**

#### **Expenditure**

- 1803/28** To approve the following accounts.

Salary, expenses & admin		
HMRC	Employers NI	£40.18
HMRC	Employees NI & Tax	£23.74
CPRE	Best Kept Village Entry Fee	£25.00
WPFA	NLC Community Funding	£4,738.16
Arrow Publication	March Issue	£102.60
D Knowles	Travel expenses	£22.00
P Booth	Travel expenses	£31.29

Haxey Memorial Hall	Hire of hall	£29.00
NLC	Church Hall payment	£100.00
Communicorp	Clerk Direct renewal	£36.00
Lindsey Age UK	Donation	£100.00
<b>Total Expenditure 27<sup>th</sup> March, 2018</b>		<b>£1,637.34</b>

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

**1803/29** To confirm the date and time of the next meeting as being Tuesday 24<sup>th</sup> April, 2018 at 7pm to be held in The Foreman Carter Centre, Westwoodside.

#### 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. Further funding for the floor to be applied for in April 2018.
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
2015/22	Local Council Awards Scheme (LCAS)	Review nearing completion ready for submission for the Foundation Award.
1608/08	Parish Beacon	Plaque to be erected by Mr Jones.



**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