

HAXEY PARISH COUNCIL

Minutes from the meeting held on Tuesday 29th August, 2017 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.

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

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

Chairman: Cllr Knowles presided.

Public Participation

Cllr Knowles presented Cllr Boor with a certificate and gift for his retirement. Mr Boor left the meeting after his presentation.

Cllr Lange updated the Council on the well-being of Cllr Harris.

Mrs Evans addressed the Council with regard to PA/2017/1300. This application had a detrimental effect on her property with a loss of light, was overlooking her property and would see the removal of a 200-year-old dove cote. The proposals were modern, very large and not in keeping with the surrounding properties. Mrs Evans was advised to put in all her concerns to NLC.

The landlord and landlady, Bill and Ellie from the Carpenter Arms addressed the Council with regard to a letter they had received with regard to parking concerns from the Westwoodside Action Group to which they had responded stating they would be prepared to work with the Parish Council.

A Low Burnham Resident asked if a dog/litter bin could be provided at Low Burnham. A suitable location would be looked into for the Clerk to check with NLC and the Clerk will also get costs for discussion at the next meeting.

Cllr Knowles opened the meeting.

1708/01 Apologies for absence received from Cllrs Harris & Lindley. **Resolved** – Clerk to advise Cllr Harris to write to the Parish Council for a 3-month absence extension which can be extended if necessary.

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

1708/02 The minutes of the Parish Council meeting held on 25th July, 2017 were approved as a true and correct record. **Proposed: Cllr Orton, seconded: Cllr Booth. 10 for with 2 abstentions.**

1708/03 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 and Cllr Booth declared a personal interest in agenda item 1708/05 2017/1300.

Cllr Carlile declared a personal interest in agenda item 1705/05 2017/1300 and agenda item 1708/08.

1708/04 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 1708/15 with regard to the Parish Council being Sole Trustees of the Westwoodside Playing Field Association.

1708/05 **Planning**

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

The following decisions were received from NLC.

2016/1252 – appeal decision has been dismissed for the proposed tree works at Pond Edge Cottage, Cove Road, Westwoodside.

2016/637 - appeal decision has been dismissed to erect a mixed-use barn on land adjacent to Star Croft, Turbary Road, Haxey.

2016/990 – appeal has been allowed to erect a dormer dwelling at Lavenir, 38 Brethergate, Westwoodside.

2017/89 – full planning permission granted to erect replacement dwelling at 2 Nethergate, Westwoodside.

2017/290 – planning permission for variation of house type to plot 1 previously approved under PA/2015/1139 at 34 Low Street, Haxey has been withdrawn.

2017/848 – full planning permission granted for change of use of land for storage of 12 caravans at Forge House, 6 Idle Bank, Westwoodside.

2017/883 – full planning permission granted for change part of existing dwelling to bed and breakfast at Forge House, 6 Idle Bank, Westwoodside.

2017/1007 – planning permission for conversion of existing outbuildings into a one-bedroom dwelling at Westview Farm, 121 Akeferry Road, Westwoodside will be considered at the Planning Committee Meeting scheduled 30/08/17.

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

2017/1120 – planning permission to erect extensions to dwelling – Westward Ho, Owston Ferry Road, Low Burnham.

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

2017/1207 – planning permission to erect a detached dwelling at Ashlawn, Brackenhill Road, East Lound. **Resolved** – object with the following comments: -

Large plot in what was a farm it is proposed to have a 3-story house which is considerably higher in its street scene and to the best of our knowledge no other property in the hamlet is this size. We consider this out of place and would open the door to further such developments which would inherently spoil this hamlet and we feel the overall height should be limited. The presumption in favour as stated in the design access statement para 5.4 - It is our belief this would significantly outweigh the benefits to this hamlet. Para 6.13(c) the development is in keeping with the scale and character of the settlement, is we believe a matter of opinion and is not in keeping in terms of scale. The application lacks a detailed site plan and

1. It would appear the proposed house may go beyond the current building line and is set further back to other properties CS3 development limits and we disagree with the planning statements conclusion.
2. It would appear to require the demolition of a barn not shown on the plans.
3. The access to the new garage may require the partial demolition of a building in order to provide vehicle access.

Once again, the spectre of whether the local plan is up to date, we contend it is neither absent silent or out of date. In principle, we do not object to the development of this site or its design given housing needs, just the scale of this proposal. The planning statement para 4.10 it appears to us that planning consultants seek to find fault to satisfy the needs of individuals rather than the protection of our rural towns and villages as it was the intention in the local plan. While the applicant is requesting a 5-bedroom house presumably for his own needs, we do not believe it accords with the NPPF in terms of sustainability as there is no evidence to support a need for this type of house and it does not meet any affordable housing need.

We should remind the authority this is a small rural hamlet and is as such a minimum growth settlement and we would hope the authority recognises the need to protect these hamlets from

further erosion of their character. As it is clear from the Haxey parish plan local people are opposed to large new builds and it is view in particular for our small hamlets.

Policy CS 1, 2, 3, 5e and 8 it is not a small-scale development.

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

2017/1257 – planning permission to erect a ground floor extension at Linden House, Brackenhill Road, East Lound.

Resolved – no objection or comment. **Proposed: Cllr Condliff, seconded: Cllr Orton. 11 for with 1 abstention.**

2017/1299 – planning permission to erect a new dormer bungalow at land adjacent to 13 Craycroft Road, Westwoodside.

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

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) at Ashdene, Low Hall Road, East Lound.

Resolved – objection with the following comments: -

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.

There is a 200-year-old dove cote which the Parish Council have concerns with regard to its removal. Any approval will affect the neighbouring property over several issues including the positioning of the garage. The issue of the ancient Dove Cote needs to be investigated by NLC Historic/Heritage Experts BEFORE it is lost.

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

b. To receive an update on planning issues.

Clampit Creek/Walkabout Farm – Expected to go to court in September.

Haxey Carr Study Centre – NLC are to submit a letter to the owner.

Haxey Carr Barn – the appeal has been dismissed – keep monitoring.

Caravan – East Lound – a notice is being prepared to be served to remove 3 of the 4 caravans on site. Agreement was for one only.

Shed – Tindale Bank – a site visit is to be arranged.

Children’s Home – Low Burnham / Haxey – ongoing.

Garage – Low Burnham – ongoing.

Croft Bank Farm, Langholme Lane – the play equipment is to be removed from site by 03/10.

Static caravan – Langholme Lane – no further reports have been received.

Clerk to contact NLC Enforcement with regard to a static caravan that has been located at Windy Ridge, High Burnham to ascertain its purpose.

1708/06 Clerks Report

- a. Confirmation from Friends of Earth that the FOI information has been received.

- b. NALC – share your council’s thoughts on citizenship and civic engagement. Cllr Knowles to complete on behalf of the Council.
- c. HWRCC confirmation of membership renewal.
- d. Brethergate and Akeferry Road hedges have been logged as overhanging the highway. Brethergate has been cut back.
- e. Thank you note from Cllr Harris for his get-well card.
- f. Resignation letter received from Cllr Boor.
- g. Thank you letter from the Isle of Axholme Physically Handicapped Society for their recent grant.

Improvement / Projects

- 1708/07** To receive an update on the Isle of Axholme Hatfield Chase projects determining if any further actions are required.

Cllr Condliff stated that the East Lound pinfold was nearly complete and looks great. The flooring has been agreed and will be slate. The hole for the Christmas Tree is to be reinstated.

Cllr Booth had spoken with Mr Matthias and he is prepared to make a bench for the area. Cllr Smedley to follow this through.

The other projects will be started in due course. Clerk to contact NLC Tim Allen with regard to a further quote from Phil Scott for the mounting stone which needs to be completed for January 2018.

- 1708/08** To receive an update/report with regard to the Parish Beacon, determining any further actions required.

The shield is now on the Beacon. Thank you letter to be sent to Mr Jones in due course. Clerk to contact NLC Highways with regard to formal approval for its siting.

Highways / Neighbourhood Services / North Lincolnshire Council items

- 1708/09** To receive an update with regard to the Tour of Britain Cycle Race determining actions required.

Cllr Booth updated the Council on the progress of the group. The majority of the bikes are out in situ and look great. NLC are offering a £100 prize for the best displays. The bus has been booked for Westwoodside Academy and the route has to be confirmed.

- 1708/10** To review the cutting of the Parish Path determining actions required.

The Clerk has reported various overgrown footpaths prior to going on holiday and since her return which have now all been cut.

- 1708/11** To be notified of the correspondence received with regard to speeding traffic on Park Lane and the proposed 30mph stickers with slogans on wheelie bins, Westwoodside determining any actions required.

The NLC 2014 survey was circulated prior to the meeting. Cllr Allcock to request a further survey to be carried out in the area.

The Chairman has corresponded with the Resident; however, the Clerk to contact the Resident with regard to the placement of 30mph stickers on wheelie bins stating that this is not recommended or encouraged but could be purchased on an individual basis.

- 1708/12** To be notified of the correspondence received with regard to flooding at Burrells Corner determining actions required.

The Chairman had corresponded with the Resident and Cllr Allcock had arranged for a tanker to attend site. The issue had previously been temporarily fixed and it was due to tree roots destroying the pipe. Further investigation has revealed a larger repair and bigger scheme is required, funding has been made available for work to commence in Nov/Dec of this year. Cllr Allcock to ensure work does not interfere with the Remembrance Service.

- 1708/13** To determine any further actions with regard to the Westwoodside Business Action Group and the highway issues.

The Parish Council will now take the lead on this project and arrange a meeting to include the Action Group, The Carpenter Arms and NLC Highway representatives.

NLC had originally provided a proposed solution to the Parish Council which included yellow lines which was not acceptable. Cllr Booth stated that the contributory factors to the issue with parking include the lack of parking to the rear of the Nisa shop, provision of which was supposed to have been carried out and drop kerbing the full width of the shops could be more beneficial for the current available parking. Cllr Carlile to Chair. Agenda to include current parking issues, grant funding and all potential solutions to alleviating the problems.

Reports / Updates

1708/14 To receive a report from the Ward Councillor on activities within North Lincolnshire Council.
Cllr Allcock reported that NLC had now successfully purchased the land to the side of Haxey school and work to turn this into parking would hopefully commence in the October ½ term. Traffic signs are frequently damaged in the parish particularly along the B1396 and Idle Bank Road by large farm vehicles – article to be placed into the Arrow for more consideration.

1708/15 To receive a report from the Westwoodside Playing Field Management Committee.
The Committee have erected new signage along the lane and the gate has been fixed. Clerk to ask for the nettles to be cut back by the contractor along FP113. Cllr Booth has provided the Clerk with contact details for the lane to be repaired.

1708/16 To receive a report for Haxey Playing Field Association.
Cllr Lange informed the Council that if Haxey Cricket Club win the forthcoming game they will be promoted to the Lincolnshire Premier League. It was noted that litter was raised again in the Best Kept Village Results on Haxey Playing Fields and it was stated that the bins are only emptied once a month. Clerk to contact the PFA with the results and to see if the litter collections can be increased.

1708/17 To receive an update report on hydro-carbon activities in the area.
Cllr Fiddler stated that all the conditions of the 106 have been addressed and further information will be obtained from the meeting scheduled on 31/08.

1708/18 To receive an update report from the Planting Working Group.
Cllr Smedley to obtain a quote for winter planting. It was agreed the floral display this year had been lovely.

General Items

1708/19 To receive an update with regard to the location of a memorial plaque in memory of William Eckhardt determining actions required.
Item deferred. Clerk to contact Mrs Eckhardt.

1708/20 To be notified of the Allotment Associations BBQ/Presentation event and an update to the break-in determining any further actions required.
The presentation will take place on 10th September and all Cllrs are invited. Anyone wanting to attend to inform the Clerk by 5th September.

1708/21 To be notified of the correspondence received with regard to policing in the area determining actions required.
Summary of recent problems experienced by local Resident received by the Council. There are still serious issues of unlawful activity taking place in parts of the Parish. Following an initial meeting, the Clerk has an action to call a meeting in September with all relevant organisations to address this major issue.

1708/22 Request for article (s) for the next month's Arrow article.

- Stan Boor presentation.

- Remembrance Service.
- Traffic signs v large farm vehicles.

1708/23 To notify the Clerk of items to be placed on the agenda for the next meeting.

- Low Burnham dog/litter bin.
- Best Kept Village results.
- State of Kings Arms.
- Working from home allowance.
- ERNLLCA AGM.
- 2017 Remembrance Arrangements.
- LCAS Arrangements.

Finance

1708/24 To receive a copy of the Financial Statement up to 29th August, 2017.

1708/25 To consider the insurance renewal quotes for 2017.

Resolved – Zurich Municipal selected on a 3-year contract. **Proposed: Cllr Carlile, seconded: Cllr Booth. All in favour.**

Grant Requests

Expenditure

1708/26 To approve the following accounts.

Salary, expenses & admin		
HMRC	Employers NI	£60.14
HMRC	Employees NI & Tax	£52.30
Arrow Publication	July issue	£288.00
JP Gardening Services	Grass Cutting	£334.00
D Knowles	Travel Expenses	£14.85
H Condliff	Allotment Rosettes	£12.50
P Booth	Presentation gifts	£14.29
Kingfisher print	Parish Path leaflets	£288.00
S Coggan	Ground Maintenance	£170.00
BT	Broad & Phone - July	£82.67
Total Expenditure 29th August, 2017		£2,577.18

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

1708/27 To confirm the date and time of the next meeting as being Tuesday 26th September, 2017 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. 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.	On-going.

DRAFT

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