

HAXEY PARISH COUNCIL

Minutes from the meeting held on Tuesday 24th April, 2018 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.

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

Also Present: Deb Hotson – Parish Clerk & 5 residents.

Chairman: Cllr Knowles presided.

Public Participation

Mr Chapman stated that the plans for the Duke William development had been submitted to NLC and provided some basic plans for the Parish Council to view. Mr Chapman stated that the Duke William building would remain and be converted into a 5-bed dwelling, the restaurant will be taken down and there would be access to the rear, having a further 4-bed house built on the street line and 7, 2-bed retirement bungalows to the rear. The plan had been made in consultation with NLC Planners/Enforcers and the Leader of the Council. Cllr Knowles asked Mr Chapman if the NLC had carried out the valuation promised at the Public Meeting. He advised that this had not taken place yet and he would remind NLC of the action the Leader took.

Mr Hughes asked that the Planning Working Group notes that are provided to assist Cllrs make a decision on the planning applications are provided to a resident that has an interest in an application. It was explained to Mr Hughes that this information is provided to the Full Council who make the final decision on what is to be submitted as a response to the local authority and therefore not available to residents as what was detailed in the report may not be the decision made by the Full Council.

Cllr Condliff added that all Cllrs had a duty to look at each planning application to ensure they were familiar with the details and the PWG report was a summary to assist.

Cllr Knowles stated it was the local authority who ultimately made the final decision, Cllr Booth adding that if the applicant felt anything was incorrect on submission to the NLC Portal these could be addressed directly to NLC.

Cllr Carlile stated that the PWG would consider the request further but at this time the information would not be available to the general public.

Cllr Knowles opened the meeting.

- 1804/01** Apologies for absence received from Cllrs Allcock & Harris. Cllr Harris had submitted a letter requesting a further 3 months absence and Cllr Booth provided an update on his current health situation. **Resolved** – acceptance of the letter.
- 1804/02** The minutes of the Parish Council meeting held on 27th March, 2018 were approved as a true and correct record. **Proposed: Cllr Lindley, seconded: Cllr Condliff. 11 for with 1 abstention.**
- 1804/03** 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 Orton declared a prejudicial interest in agenda item 1804/06 2018/598.
Cllrs Condliff & Smedley declared a personal interest in agenda item 2018/598.
- 1804/04** 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 1804/16 with regard to the Parish Council being Sole Trustees of the Westwoodside Playing Field Association.
- 1804/05** Members were notified of the date for the Annual Parish Meeting as Monday 21st May, 7pm.
- 1804/06** **Planning**
- a. To receive any decisions and the following application received from NLC.
The following decisions were received from NLC.

2017/1300 – planning permission to erect a two-storey and single-storey extensions including alterations to existing dwelling and erection of detached garage (including demolition of existing) as Ashdene, Low Hall Road, East Lound will be considered at the Planning Committee on 18/04/18.

2017/1990 – full planning permission, with conditions, granted to erect a building for use as a play barn with associated works including a new car parking area at Shepherds Place, Akeferry Road, Westwoodside.

2018/100 – full planning permission granted to erect a new dormer bungalow (resubmission of PA/2012/1299) at land adjacent to 13 Craycroft Road, Westwoodside.

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

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

2018/598 – planning permission to erect a pair of semi-detached dwellings at land adjacent to East View, Station Road, Graizelound.

Cllr Orton agreed with the PWG's conclusions and gave a view on two particular areas.

Parking for East View has been skilfully avoided though the cause of this application and the extension plans for East View, considering this and the proposed development to all but the naivest the proposed parking solutions are woeful. This proposal without doubt will give rise to vehicles protruding up to the most likely onto the roadside presenting a clear danger to road traffic and most notably impinging on the ability to enter and exit The Cottage, Clare Lodge and Tarn House safely and this is before the issue of crossing the road to the footpath opposite, which my children do daily. This road, although a 30mph speed restriction, is very dangerous and a completely different road to when my house was first purchased 20 years ago.

Flooding – this development would present a flood risk to at least my property, Clare Lodge and East View, the ditch running west along the side of Clare Lodge and north onto Akeferry Road carries surface water. Twice in the last few years this has overflowed and flooded gardens. The addition of two properties would exasperate the possibility of future flooding being much higher and therefore entering the properties. This development in any form should not proceed.

Cllr Orton left the room.

Resolved – object with the following comments: -

A large plot which consists entirely of garden as described in the design access statement (DAS) within the building envelope of the rural hamlet of Graizelound. It is inaccurate to describe it as brownfield later in the DAS, as it has not been previously developed and is therefore not a windfall site. We believe one of the key features of rural villages and particular hamlets is the large gardens and impact of their loss affects the overall attraction of them. The overall size of the dwellings is large and will create a dominant feature within its immediate street scene.

While provision is made for turning on the site we have concerns as to the impact of additional vehicles accessing the busy A161 at a point where there is poor visibility due to the curve of the road.

We see no evidence to substantiate it will be affordable housing or that it meets the criteria laid down by government, therefore any grant of permission should include a condition that it meets local authority and government criteria for affordable housing, in the form of a s106 agreement. The proposal lacks evidence to substantiate the scale of the development or that it meets an identified need CS9. The application is not consistent with 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.

CS9 - Rural Exception Sites - Planning permission will be granted for the release of small rural exception sites within or adjacent to the development limits or within rural settlements for 100% affordable housing where a local need has been clearly identified. All proposals must be substantiated by evidence that the scale of development proposed meets the identified needs.

8.53 Affordable housing will be secured by a s106 legal agreement to ensure, where applicable, the provision remains affordable indefinitely. It is the council's preference for affordable housing to be transferred by the developer to a Registered Social Landlord working as one of the council's partners.

Haxey Parish Plan. Section housing and development. Action points. Restrict new housing development in certain locations e.g. On greenfield sites and in gardens. There is an issue with the water level in this area which has resulted in properties flooding.

The objection submitted by a neighbouring Resident was noted by the Council.

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

Cllr Orton re-joined the meeting.

2018/629 – planning permission to erect a two-storey rear extension at Millstones, A161 between Epworth & Haxey, Low Burnham.

Resolved – no objection with the following comments: -

Large plot in the historic isle of Axholme open countryside, the proposal is large and will create a dominating feature which is mitigated by the presence of other large properties in the proximity. In principle it appears an acceptable development but should be subject to conditions that do not overall change its finishes or current building style and screening should be enhanced to mitigate its impact.

Proposed: Cllr Condliff, seconded: Cllr Orton. All in favour.

2018/653 – planning permission to erect a two-storey rear extension at Spondon House, access road to Willow Tree House, Low Burnham.

Resolved – no objection or comment.

Proposed: Cllr Henwood, seconded: Cllr Foreman. All in favour.

2018/665 – planning permission to convert loft space into additional residential accommodation to include dormer window and the installation of bay window to front elevation at 3 Mill Lane, Westwoodside.

Resolved – no objection or comment.

Proposed: Cllr Henwood, seconded: Cllr Foreman. All in favour.

2018/678 – planning to erect extensions to dwelling at Westwood Ho, Owston Ferry Road, Low Burnham.

Resolved – no objection or comment.

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

b. To receive an update on planning issues.

The Clerk provided an update on issues which Cllr Allcock had emailed through.

Clampit Creek/Walkabout Farm - The original witness now appears not keen to be a witness for a prosecution. NLC will therefore be investigating other avenues of attaining evidence to support a prosecution.

Haxey Carr Study Centre – no further information received.

Haxey Carr Barn – no further information received.

Caravan – East Lound - Caravan and site at East Lound – an untidy Land Notice served requiring clearance of site - due for compliance 3/6/18.

Children’s Home – Low Burnham / Haxey - Haxey Children’s Home - Awaiting appeal decision against refusal of planning application. Low Burnham Children’s Home - Appeal submitted against Enforcement Notice and refusal of PP; awaiting start dates from Planning Inspector.

Garage – Low Burnham – the Clerk had sent on information with regard to work being carried out. Clerk to ask Cllr Allcock to take the matter up with the Enforcement Officer.

Cllr Carlile asked if Cllr Allcock could also ask if the business was being carried out hidden from the local authority could a certificate of lawfulness still be issued?

1804/07 Clerks Report

- a. Highway Issues – retaining wall reported which some of it is crumbling, split or fallen on Tower Hill. NLC inspected on 29/03 and no hazard or actions required were reported. Pot hole on Graizelound Field Road reported which has now been repaired.
- b. Doncaster Sheffield Airport Masterplan – any comments to be provided to the Clerk by 04/05.
- c. After receiving an email from a resident with regard to the state of the land bordering the housing estate on the corner of Graizelound Field Road and Low Street the Clerk asked NLC to view the area. NLC have confirmed that they own the land and the Public Open Space Officer is looking into this and will provide a full report in the next few days. Although on initial inspection the land was not thought to be that untidy other than the area round the substation and the overhanging and large trees have been reported to the tree officer at NLC. There is a possibility that some land may have been taken over by a Resident and this needs to be clarified by the Planning Authority/Developer.
- d. NATs minutes of the meeting held 22/03/18.
- e. Email received for Feast of Forties asking for any ideas for individuals to arrange themselves this year. The Room21 Big Band will be playing at Nicholas House on 16/06/18 with a BBQ from 12 noon – 4pm.
- f. ERNLLCA NALC Employment Briefing – 2018/19 National Salary Award – agenda item for the next meeting.
- g. ERNLLA NALC National Survey on Diversity – Cllr Knowles encouraged Cllrs to participate in the survey.

Improvement / Projects

1804/08 To receive an update on the Isle of Axholme Hatfield Chase projects determining if any further actions are required.

An update on information provided by NLC Paul Schofield to be addressed and a response provided.

Highways / Neighbourhood Services / North Lincolnshire Council items

1804/09 To determine any further actions with regard to the Westwoodside Business Action Group and the highway issues including the consideration of a temporary traffic regulation order restricting parking on Newbigg.

Cllr Knowles stated that all the consultations had been completed. This week a response had been received from Mr Stapleton and a site meeting is to be arranged to move this item forward. Clerk to also arrange a meeting with NLC Ian Jickells and representatives of the Parish Council/Ward

Councillors to discuss options. Once these meetings have taken place a further meeting to be arranged with the Business Action Group.

1804/10 To determine actions required with regard to the installation of a balustrade on the Greenway footpath near to Haxey School.

The Clerk had been informed by NLC Dave Sanderson that they would attend a Parish Path Working Group meeting to move this forward. Cllr Smedley to arrange.

1804/11 To receive the quotes for the NLC grass cutting pilot determining actions required.

Resolved – the Parish Council will take on the pilot project for a year. **Proposed: Cllr Foreman, seconded: Cllr Henwood. 9 for, 2 against with 1 abstention.**

The Clerk had gone out to 6 contractors and received 2 quotes.

Resolved – the quote received from NS Ground Maintenance was selected. **Proposed: Cllr Henwood, seconded: Cllr Foreman. 11 for with 1 abstention.**

Clerk to inform NLC and sign the agreement. The areas under contract would need to be monitored.

1804/12 To be notified of the comments received from NLC with regard to the registration of FP97 on to the definitive map.

Cllr Smedley had responded to an email received from NLC Colin Wilkinson stating that the FP is a mere and is walked regularly. NLC are investigating to see if this can be included on the definitive map.

1804/13 To be notified of the application for the grant of a premises licence at Mowbrays Café, 35 High Street, Haxey determining actions required.

Cllr Condliff stated that she had attended the recent Local Plan meeting in Haxey and several residents attending had raised concerns with her with regard to the possible parking issues in light of the uniformed group moving into the area. Cllr Smedley stated he would like to support this but his neighbour was not happy due to potential disturbance on a Sunday.

Cllr Booth stated that she had spoken to the owners who had informed her that they had initially put in a planning application to change the opening hours and this had been returned by NLC as not required due to no restrictions on the hours. Cllr Carlile stated that the Parish Council had been under the impression that there was a restriction on opening hours to which Cllr Booth added this had been overlooked by the Parish Council when permission was originally granted.

Resolved – licence will be supported and will monitor for 6 months and provide any information to NLC if any issues are raised. **Proposed: Cllr Foreman, seconded: Cllr Henwood. 11 for with 1 abstention.**

1804/14 To determine actions required with regard to the removal of the Newbigg BT Kiosk.

The Clerk had enquired into the removal of the kiosk which was undertaken in June 17. NLC were informed of the proposed removal of approx. 80 kiosks in the area but had not asked Town & Parish Councils for their comments thus resulting in all but 1 kiosk being removed.

Resolved – this item would not be taken any further. **Proposed: Cllr Booth, seconded: Cllr Whitehead. All in favour.**

Reports / Updates

1804/15 To receive a report from the Ward Councillor on activities within North Lincolnshire Council.

Cllr Allcock provided a report to the Clerk as follows: -

Cove Road had been resurfaced including the installation of passing places. Clerk to inform Cllr Allcock that due to the diversion of HGV, the junction of Park Lane and Cove Road had been badly damaged and now needed some work.

Cllr Allcock had also attended the Local Plan meeting in Haxey where residents were asked to provide ideas/comments. These will be summarised by NLC and a report provided to the Parish Council. This was a similar event to the one attended by Councillors in Epworth earlier in the year.

1804/16 To receive a report from the Westwoodside Playing Field Management Committee.

The minutes were circulated prior to the meeting.

Cllr Knowles updated the meeting stating that a new remote heating system had been installed, the WPFA were instigating an assessment on the showers with regard to Legionella and the centres lighting is to be replaced with LED.

There has been a regular problem with the gate lock by users, the cleaner and WPFA members and a locksmith had been approached who had provided a quote to replace with a more robust system. Funds had been secured of £230 and a further £170 was required to undertake this upgrade.

Resolved – a sum not to exceed £170 was approved. **Proposed: Cllr Fiddler, seconded: Cllr Orton. All in favour.**

1804/17 To receive a report for Haxey Playing Field Association.

No further report/minutes received.

1804/18 To receive an update report on hydro-carbon activities in the area determining actions required.

Cllr Fiddler provided a report from the latest meeting that he had attended: -

- The site is nearly completed with over 3,000 vehicle movements.
- The noise report only picked up the surrounding wildlife resulting in IGAS applying to extend the operating hours.
- IGAS are responsible for the maintenance of the highway, measures were taken prior to work commencing and if any damaged occurs this will be rectified.
- Only 12 vehicle incidents reported with HGV not maintaining the correct route.
- Cllr Fiddler will be able to undertake a site visit within the next month.

1804/19 To receive an update report from the Planting Working Group including the North Lincolnshire in Bloom project and the allocation of a planting budget for 2018/19 determining further actions required.

Cllr Smedley informed the meeting that the compost had been delivered and he was undertaking a site visit with the handyman to discuss this years planting and putting up the window boxes and planters. It was stated the flower beds look great. Thanks, were passed to Mr Coggan and his wife. The plants are to be delivered at the end of May.

£2,500 had been spent in 17/18 and the budget which had been agreed for 18/19 is £4,500.

1804/20 To consider the registration of any further community assets in the parish, determining actions required.

The Duke William was now registered. Cllr Carlile & Clerk to go through the application form for the Carpenters Arms and Cllr Carlile to obtain advice from NLC with regard to the registration of the Kings Arms.

General Items

1804/21 To determine actions required with regard to the imminent retirement of Rev Green.

Cllr Booth has spoken with Rev Greens wife and it was agreed that a photo presentation like the Hood one with relevant photos included such as the church, school and the soldier would be acceptable. Cllrs Booth & Fiddler to discuss and a price to be provided for approval at the next meeting.

1804/22 To determine actions required with regard to the ERNLLCA Plunkett Foundation Call to Action and the NALC Consultation on unauthorised developments and encampments.

Cllr Knowles stated that this organisation could help with advice particularly on Community Assets on how the community could run and fund. The membership fee is £75 and could be considered if and when required. ERNLLCA would be the interface.

With regard to the NALC consultation on unauthorised developments and encampments, NALC are in the process of gathering evidence so therefore any information should be provided to the Clerk for submission. Consultation to be advertised on the Parish Council website.

1804/23 Request for article (s) for the next month's Arrow article.

No items for the forthcoming Arrow.

1804/24 To notify the Clerk of items to be placed on the agenda for the next meeting.

- ERNLLCA NALC Employment Briefing – 2018/19 National Salary Award.

Finance

1804/25 To consider the 2018/19 membership renewal of VANL.

Resolved – approval of the membership for 2018/19.

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

1804/26 To consider the 2018/19 membership renewal for ERNLLCA.

Resolved – approval of the membership for 2018/19.

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

1804/27 To receive a copy of the Financial Statement up to 24th April, 2018.

Clerk to provide a more detailed statement and email to Cllrs prior to the meeting.

Grant Requests

Expenditure

1804/28 To approve the following accounts.

Salary, expenses & admin		
HMRC	Employers NI	£48.31
HMRC	Employees NI & Tax	£44.81
Arrow Publication	March Issue	£102.60
G Fiddler	Travel expenses	£9.00
BT Broadband & Phone	April & May	£174.05
Information Commissioners Officer	Data Protection Registration	£35.00
Total Expenditure 24th April, 2018		£1,618.70

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

1804/29 To confirm the date and time of the next meeting as being the: -

The Annual Meeting of the Parish Council at 7pm followed by the May Parish Council meeting on Tuesday 22nd May, 2018 to be held in The Foreman Carter Centre, Westwoodside.

Please note: The Annual Parish Meeting will be held on Monday 21st May, 2018 at 7pm in The Foreman Carter Centre.

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.

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