

## HAXEY PARISH COUNCIL

**Minutes from the meeting held on Tuesday 26th June, 2018 at 6.30pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.**

**Present:** Cllrs Allcock, Booth, Carlile, Condliff, Fiddler, Foreman, Henwood, Hunt-Siwy, Knowles, Orton & Smedley.

**Also Present:** Deb Hotson – Parish Clerk, Reverend Green & his wife, Stephanie & 10 residents.

**Chairman:** Cllr Knowles presided.

### Public Participation

Cllr Knowles welcomed Jeremy and Stephanie Green to the meeting and thanked Jeremy for breaking his retirement and attending. The Parish Council acknowledged that Jeremy would be leaving the Parish last month but resolved to express its gratitude separately on behalf of the Community and recognise Jeremy's hard work over the past 12 years and in particular the co-operation, pragmatism and support he provided the Council and the wider community during his tenure as Vicar of St Nicholas Church Haxey.

From my personal perspective it has been a pleasure working with him and I would like to think that the Parish Council's relationship with Jeremy and the PCC has proved to be constructive particularly when dealing with the various sensitive issues we have encountered over the last few years.

In particular, it would be remiss of me with my Royal Air Force background not to mention the continuing success of the Remembrance Day commemorations over the past many years which Jeremy or his representative has officiated at on the 11<sup>th</sup> of the 11<sup>th</sup> at the "Soldier" memorial and the related Sunday service. Over his period as Vicar we have seen an increased attendance at both services and in particular the attendance of the younger Parishioners, who have continued to acknowledge the sacrifices of previous generations in past conflicts and of course current military operations.

Finally, on behalf of the Parish Council and the Community of Haxey Parish, I would like to wish Jeremy and Stephanie all our best for his retirement and hope that he takes an active part in his local Town Council activities. To mark the occasion, we have commissioned our in-house expert to provide a momento of Jeremy's time in Haxey Parish, which I have great pleasure in presenting and hope it will take pride of place in one of the rooms of their new home.

Cllr Knowles presented Rev Green with a framed collage of the church and plaque. Rev Green thanked the Parish Council stating if he could have stayed he would and thanked the Council for all their past support.

Rev Green and his wife left the meeting.

Cllr Knowles welcomed Cllr Hunt-Siwy and introductions were made around the table.

Mr Ken Embleton of Stanholme Guest House informed the Council that he currently had a conditional full premises licence. Mr Embleton stated he was approaching the Council in the first instance hopefully gaining support prior to submitting a planning application to the local authority. The application would be to allow fine dining and restaurant facility to guests and extend the current licence to a private members club allowing control of the number of guests.

Mrs Embleton joined the meeting.

Mr Embleton stated that he would like advice from the Council and will provide all information required. At present the facility offers meals to guests and the licence is tied to guests or those having a substantial meal. The Guest House is the only 5 star rated facility in the village.

Cllr Orton joined the meeting at 6.55pm.

Cllr Henwood stated that he had attended the Guest House in conjunction with the Haxey 1940's event and it was a very enjoyable event.

Mr Embleton stated that in his opinion the village was being desolated and he and his family want to provide a facility for the community to enjoy.

Mr Embleton was advised to contact NLC for guidance and then prior to his application being submitted to provide the information for the Parish Council to consider.

Mr Embleton informed the Council that the licence has been running for 2 ½ to 3 years.

Cllr Carlile stated that the Guest House was doing a good job and as a Parish Councillor his door was always open to offer advice wanting to represent and get balanced views.

Cllr Allcock stated that the NLC Planners are there to provide advice and guidance.

1 further resident arrived and 2 residents left.

Mr Chapman stated that his planning application was on the agenda and he urged the Parish Council to 'go with it'. The application was for retirement bungalows suggested by Cllr Rob Waltham. Mr Chapman had also attended the Summit Conference at Normanby Hall with regard to retirement dwellings. Spatial Planning and the Case Officer were happy to go ahead with the application.

Mr Parkin stated that he was representing both the Haxey Hood and We Live in Haxey Group and thanked the Parish Council for applying for the Asset of Community Value for the Duke and if any further help was required with regard to the Kings Arms then this would be forthcoming. Thanks, was also providing for organising the Public Meeting, and it was hoped the relationship is maintained. A drop-in event had been arranged for tonight helping residents object to the Duke William planning application and it was hoped the Parish Council will object and support the overwhelming public response at the public meeting.

Mr Hughes again brought up the subject of providing more transparency with regard to the PWG recommendations to the Parish Council by providing this information to applicants so they could comment if needed on those recommendations.

Cllr Knowles stated that if the recommendation was accepted by the full council this was published in the minutes, Cllrs are provided the overview to make a decision.

Mr Hughes stated that in order to be more transparent the Council should provide this information to the applicant to be able to respond.

Cllr Carlile stated that residents were encouraged to bring items to the Parish Council not to debate issues month after month. The Parish Council is unable to address the Local Authority other than providing this feedback on applications where as the applicant and residents could address them and the applicant should ensure a case has been made with submitting the planning application.

A Low Burnham Resident thanked the Parish Council for the beautiful hanging baskets and planter and asked if the Parish Council or Ward Cllrs were aware of an incident that occurred on the 1<sup>st</sup> June concerning the Low Burnham Children's Home to which they were not but would look into this.

Mr Garner stated that the draft minutes from the last meeting were truly remarkable.

Mrs Pantry stated that Turbary Road was and has been in a terrible state since January and she was now gathering evidence for her insurance company. It had been stated that she was the 100<sup>th</sup> claim at NLC.

Cllr Allcock stated that he and Cllr Rose had worked tirelessly to try and get this issue resolved and would follow this up. 4 residents left the meeting.

Cllr Knowles opened the meeting.

**1806/01** Apologies for absence received from Cllrs Cooke, Lindley & Harris.

**1806/02** The minutes of the Parish Council meetings held on 22<sup>nd</sup> May, 2018 were approved and signed as a true and correct record. **Proposed: Cllr Condliff, seconded: Cllr Allcock. 9 for with 2 abstentions.**

**1806/03** 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 Hunt-Siwy declared a prejudicial interest in agenda item 1806/05 2018/814.

Cllr Carlile declared a personal interest in agenda item 1806/05 2018/814 as he had been lobbied on the previous application and has attended several meetings of the We Live in Haxey Group.

Cllr Booth declared a personal interest in agenda item 1806/05 2018/959.

Cllr Knowles declared a personal interest in agenda item 1806/05 2018/814 and went on to say that during the evolution, discussions with the media and the public meeting called by the Parish Council following the publication of the previous Planning Application for the development of the Duke William site, I have received personal criticism and accusations from both sides of the

argument, some of which has been in the social media domain, that in particular I was pre-determined both for and against the development. Therefore, to avoid any further unwarranted criticism or confusion and in the prime interest of transparency, I have taken no part in any formal discussions of this new Planning Application and whilst I will carry out my duty as Chairman during the consideration by the Parish Council on this application, again I will take no part in the discussion and I will also abstain in any subsequent voting.

Cllr Booth stated that in all her years of being on the Council she had never come across an instance where a Parish Councillor could not vote due to be accused of having preconceived views and it was disgraceful.

**1806/04** 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 1806/14 with regard to the Parish Council being Sole Trustees of the Westwoodside Playing Field Association.

**1806/05** Planning

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

b. The following decisions were received from NLC.

**2017/1007** – appeal allowed and planning permission granted for a change of use from a dwelling house (C3) to residential care home (C2) at 31 Low Street, Haxey.

**2017/1539** – appeal allowed and approval granted for change of use of agricultural building to 3 dwelling houses (C3) at grading shed, Ferry Road, Graizelound.

**2017/1963** – appeal has been made for 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. Clerk to submit all previous comments to the Inspectorate.

**2018/58** – outline planning permission to erect a dwelling with appearance, landscaping, layout and scale reserved for subsequent approval at 26 Doncaster Road, Westwoodside will be considered at the Planning Committee Meeting scheduled for 04/047/18.

**2018/364** - outline planning permission granted to erect a two-storey detached dwelling and garage and all matters reserved for subsequent approval (including demolition of existing single storey bungalow) at Westholm, 31 Haxey Lane, Haxey.

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

**2018/598** – planning permission to erect a pair of semi detached dwellings at land adjacent to East View, Station Road, Graizelound will be considered at the Planning Committee Meeting scheduled for 04/047/18.

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

**2018/640** – full planning permission granted to erect a front porch extension at 8 Ash Tree Drive, Haxey.

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

**2018/684** – refusal of outline planning permission to erect a detached dormer bungalow with appearance, landscaping, layout and scale reserved for subsequent approval at land adjacent to 51 The Nooking, Haxey.

**2018/827** – full planning permission granted to retain current use of part of building for the purposes of sale of Koi Carp at Forge House, 6 Idle Bank, Westwoodside.

**2018/877** – full planning permission granted to erect a single storey side extension at 11 Farriers fold, Haxey.

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

**2018/264** – planning permission to change the use of land for the grazing of horses and to erect a stable block at OS field 8023, Carr Lane, East Lound (amended proposal).

**Resolved** – object with previous comment as detailed.

We can find no difference other than a request for permission for the land to have a change of use to keeping horses. Our objections remain the same, as this proposal is remote from urban areas, is in the isle of Axholme historic environment and the owner is absent from the local area.

Previous comments - There is no apparent business, no information on application for its need other than to provide shelter for horses, while we are not experts clearly these animals are hardy and would appear to not have required shelter since the last of several applications which have been allowed to lapse by the owner. The land to horse ratio appears to fall well short of the recommendation of the British horse Society of 1 to 1.5 acres per horse. We note there is no provision for storage of food stuffs or a tack room for equipment. We can see no evidence of waste storage or disposal and are concerned at the proximity of the building to watercourses. It is our understanding the pasture field it is sited in is currently ploughed and therefore cannot support horses.

It is a permanent structure of concrete block which is sited in open countryside, it appears to have no purpose other than shelter of horses and no other reason why it is required or whether there are plans for commercial horse use. It would appear from the application the applicant does not live locally and therefore it is questionable as to its sustainability or how the stables would be used. The previous grant of permission has lapsed and should not influence current planning policy. It will not provide any additional employment or offer any tourism value, should it gain permission it should be clear as a condition that the site will not gain any grant of use for domestic dwelling. This is in line with our decisions making relating to development in the open countryside.

It is not consistent with Local Plan CS1 CS2 CS3 CS6 LC 14 RD 14 SPG3 SPG5 R8 or NNPF 118 or 187 of the National Planning Policy Framework and we believe it does not secure sustainable development that improves the economic, social and environmental conditions of the area as it appears to be purely for the pleasure of the owner.

**Proposed: Cllr Condliff, seconded: Cllr Henwood. 10 for with 1 abstention.**

**2018/640** – planning permission to erect a front porch extension, rear side extension and a garage conversion with associated internal alterations at 8 Ash Tree Drive, Haxey.

This application had been responded to under the Clerks delegated powers due to the time constraints – the Clerk had circulated and the submission stated that the large plot can accommodate a relatively small alteration to the current building which should not impact on the neighbour's privacy, amenity or light.

**2018/814** – planning permission to erect seven two-bedroomed detached bungalows, a two-storey detached dwelling adjacent to the Duke William and change use of main building of Duke William to residential use (including demolition of existing side extension to Duke William and rear chalets at Duke William Hotel, 27 Church Street, Haxey.

Cllr Carlile summarised the report produced by the PWG.

The site is located in village of Haxey, which is in an area the Isle Axholme Historic environment, which both nationally and internationally recognised for its high value landscape.

The application is for the demolition of the chalets and side extension which is currently a restaurant. The proposal is to develop seven bungalows to the rear of the current Duke William public house, which is currently the car park and grassy area, which was formerly a play area. Proposal is also to build one house on the remaining frontage.

The site it is in, is largely previously developed and could be regarded as brownfield or windfall site, were it not for the fact the site is still in use as a business as previously described and is not vacant as required under NLC local plan policies.

To the north the site is split by the current building line, it is misleading to say in the Design Access Statement. (DAS) "A track runs along the northern site boundary and open countryside is further away behind the site" It has been difficult to determine accurately as the site layout plan does not show the full site how many new bungalows fall outside the building line, we have determined no 5 and 6 bungalows are outside the building envelope and fall in an area **LC14** or greenfield. We must stress the purpose of the building lines are to divide open countryside from urban areas and to stop urban sprawl **CS3**, and in particular **CS8**. **Section 109 of the NNPF** states protecting and enhancing and we take the view the building limits constitute an important part in protecting the open countryside.

**CS3** Development outside these defined boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as that related to agriculture, forestry

or other uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry. The extent of the development limits will be defined in the Housing & Employment Land Allocations Development Plan Documents and shown on the accompanying Proposals Map and settlement Insets.

**CS8** in rural settlements in the countryside and in the open countryside outside development limits, housing development will be **strictly limited**. Consideration will be given to development, which relates to agriculture, forestry or to meet a special need associated with the countryside. All development should not have an adverse impact on the environment or landscape.

Development on greenfield sites will only be allowed where it can be demonstrated that this will bring additional community benefits, contributing to building sustainable communities and is acceptable in terms of its impact on the high-quality environment of the urban space and adjoining countryside.

It is our understanding the site was formerly a blacksmith in 1730 by the mid 1850's it had become a public house/hotel. A conservatory/restaurant were added to the Public House in the early 1990s and the chalets are the most recent addition being built in the late 1990s. It is central to the village of Haxey and forms part of the historic heart of the village.

The main reason for this development is the public house, restaurant and rooms are it is considered by the owners no longer financially viable, although they are still open for business. We have not seen the accounts and it is not for the PC to challenge their validity; however, they would have been professionally produced and accepted by HM Revenue. We contend the Public House and its associated Restaurant and Rooms should, with good management practices, be profitable and sustainable.

We accept that in some ways the pub trade is currently struggling but consider the Duke William is well placed (and benefits from a huge boost on Hood day.) Regrettably, many of the traditional pub pastimes such as darts teams etc. are no longer encouraged; Quiz Nights and Karaoke Nights discontinued and these obvious ways of boosting profits have been lost. There are a number of pubs in the area that encourage innovative ways to boost profit and are thriving. We consider the accounts may indicate it is not financially viable but they are more a symptom of poor management initiatives.

The DAS refers to the Loco which is currently under the management of Duke William and its Landlord and while not strictly a planning matters it is relevant in our response. No indication is given as to how long the land lord intends to keep the Loco. It is obvious that of the two pubs the Loco has the biggest financial drain. It no longer runs a Restaurant as it has failed several times since coming under the common management with the Duke William and according to the late sub tenant, in part due to the restrictive practices placed on it by the Duke Williams landlord. The bar side did have managers but is now run directly by the Duke William. It opens only 2 days a week and has unpredictable opening times that must affect takings through loss of custom. Whether the rooms are viable, we cannot say, but staying is less attractive with the loss of the facilities mentioned previously. We do not know to what extent the Loco losses can be attributed to the Duke Williams overall finances, which are run by the same landlord, but consider if they are included in the financial statement, they should be assessed as separate to the overall viability of the Duke William and be regarded as a different entity.

The Duke William is considered a valuable community asset (now registered as an asset of community value) both in terms of being a local facility and for attracting tourism. One cannot stress the importance of the Haxey hood both in cultural wellbeing terms but also in boosting the areas tourist trade. The Hood' itself is recognised nationally and internationally, attracting in excess of 1000 people to the area both for prior festivities and on hood day. The significance of the Duke William to the Hood is well documented and as the modern game relies on the pubs to provide a competitive game, relying on the hood to be delivered to a local landlord to signify a winner. The loss of any pub in the parish means the hood itself could cease or be less attractive to visitor's, it would represent a significant loss of revenue not only to the Duke William but all the other pubs and retail outlets and significantly reduce the benefits to tourism in the area. And is not consummate with the aims of **CS1, CS14 and CS15**

**CS1 c)** In the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism making the most of the area's important natural and built environments.

**CSI 5.44** Outside the area's rural settlements or in those villages without a defined development limit, the priority will be to maintain and enhance the countryside including the area's landscapes. This will involve limiting future development to the type which needs a countryside setting such as agriculture, forestry, rural diversification and tourism development.

**CS14 10.22** In respect of culture and tourism, the council will support these sectors as a growing part of the area's economy. Both have an important role to play in securing the vitality and viability of the area's town centres by ensuring that there is a mix of uses provided within them. Until recently the value of green tourism to the local economy has been understated within North Lincolnshire. However, it has now a key role to play in assisting the diversification of the rural economy with environmental assets that include the internationally significant Humber Estuary and Crowle and Thorne Moors proving to be significant visitor draws in their own right

**CS15** Existing tourist facilities and infrastructure will be protected and enhanced and the development and promotion of sustainable tourism focusing on the area's natural and built assets will be supported, particularly the Humber Estuary, Thorne and Crowle Moors and Market Towns. Given the Duke provides considerable amenity to Haxey not just in terms of the sale of beer but in providing food from the restaurant outlet for both locals and visitors the chalet's which provide valuable additional rooms for people visiting the area, which offer comfortable affordable overnight accommodation and a valuable food outlet both to the community and for tourism in the area. The overall effect of all these losses to tourism we believe does not support the aims of **CS15**. The Loss of both the chalets and restaurant and attracting visitors to the area can only impact further on the overall tourism to the area.

This proposal is supported By a Design Access Statement(DAS) that relies heavily on planning law which is more applicable to a site that is clear or derelict and not a working business and therefore in planning terms is not a windfall site. The proposed housing is not affordable or social housing and is of a type and size that has not been identified in any housing need survey as necessary to Haxey. We do not take the same view as the DAS which quotes NPPF we do not consider this development "by ensuring sufficient land of the right type in the right place and at the right time to support growth and innovation" is intended to be at the expense of an important community and tourist facility.

The majority of the properties proposed are 2-bedroom bungalows however it is clear there is a good supply of such private bungalows and in particular at the Nooking, all the evidence would suggest most people opt to use vehicles rather than public transport or walking and cycling. ONGO (NLC housing partnership) after much opposition agreed to replace the sheltered accommodation they planned to demolish at Hallcroft with new bungalows for elderly residents, after a successful campaign by local people. We feel this demonstrates Haxey already has a good supply of both social and private bungalows and are not convinced the DAS provides any substantial evidence of needs for this type of dwellings.

The DAS section 5 Material considerations principle of development "this location will help discourage the future residents of the dwellings of using pollutant fuel vehicles in favour of environmental friendly means of transport such as walking and cycling for many trips." Haxey does benefit from extensive footpath bridle ways which are used largely for pleasure and attract visitors. It is unrealistic to suggest they would form a useful means of alternative transport for local people. While it can be argued the new dwelling may be occupied by people who will prefer to walk, cycle or use the very limited public transport, it cannot be guaranteed and it is evident that Haxey is a dormitory village and much more likely the occupiers will need to travel outside the area to use the facilities of the larger conurbation or travel to work by car due to the limited public transport network, meaning it is more likely to introduce a need for polluting vehicles and have the opposite environmental impact intended within the local plan. **CS1 Para 5.43** the application of this

paragraph appears to overlook the settlement hierarchy to which it should be applied, Haxey is currently classed as rural settlement and while it is one of the larger ones it has not got the infrastructure of the larger towns in the settlement hierarchy. While the original local plan 2003 Haxey had a zero requirement for residential development and is now superseded by **CS1** of the local plan. Haxey does provide small housing developments in line with this policy and sufficient to meet local needs.

The Duke William car park is owned and operated by the Duke, it is also open to users of the Loco its sister pub. The owner has made quite clear in the DAS his intention to transfer the business to the loco. The loss of this valuable parking facility and the plans to transfer the business to the loco which has no parking would impact on the amenity of the area and increased road parking in an area that already has a significant problem, as the Duke Williams hours of operation are very different to the Loco and in particular during the period 11.30 to 4.00. While this is not strictly part of the planning application, it is quoted in the **DAS CS22** and we believe therefore it is a material consideration that relates to that application.

We have to disagree with conclusion of the DAS, it is accurate to say the loss of community facilities will be resisted, but to suggest blandly the Loco is a suitable alternative is misleading, as it is another source of rooms, restaurant and venue to meet socially. It cannot fill the gap or loss of facilities the Duke William as a whole presently provides. The public meeting held on the 21st February and the number of objections to this development show the strength of feeling at the proposed loss of this facility.

The conclusion of this PC is that it gives no significant benefit to the overall housing need of the parish and a significant loss of amenity provision within the Parish and does not meet the needs of sustainable development as set out in the DAS

1. The proposal does not contribute to an economic role clearly quite the opposite
2. It does not fulfil a social role as there is no requirement for the proposed type of housing would and mean the loss of an important community, tourist facility and endanger the historic event of the Haxey Hood, therefore it does nothing for the social cultural wellbeing of Haxey.
3. It does not fulfil an environmental role, as it does not provide protection or enhance the historic environment and actually invades it. No proof is offered or guaranteed the occupants would use less polluting cars in favour of limited alternatives

We consider it does have an adverse impact on Haxey and conclude the authority should consider the benefits are outweighed by this proposal in other parts of the NLC local plan. The authority should consider any transfer of the business require a section 106 of at least 10 years to satisfy the requirement of CS27

**CS27 4.** Provides for the ongoing maintenance of facilities provided as a result of the development.

Cllr Foreman commented on the detail included to which Cllr Carlile stated this was in response to information included in the Design Access Statement. Cllr Condliff added that as this was available and provided in mitigation the Parish Council are within their rights to make comments on the information provided.

**Resolved by Majority** – meeting closed for 5 minutes to allow Mr Chapman to respond to the comments detailed above. Mr Chapman stated that the Duke William car park was currently used by the users of the Loco and this was the fault of NLC allowing the planning to go ahead with no parking facilities.

For each proposed property there would be 3 parking spaces and 4 additional spaces for anyone to use – if needed a further parking space could be put in creating 5 additional spaces in total. There would be no parking on Church Street from users of the Duke William, which would alleviate current highway issues. Mr Chapman went on to say that he has been informed by NLC that he can build up to the west boundary as he has an open planning application and some of the chalets are already built outside the development boundary.

**Resolved** – the meeting was re-opened.

Cllr Foreman stated that there would be no difference to the street scene as there is a lot of occupation on the back lane to which Cllr Carlile stated that within the comments there was no

reference to the street scene as that had been addressed in the resubmission of this application. Cllr Carlile added that there was not a problem as far as parking on the street, but the knock-on effect of the proposal would create parking issues, an amenity issue for the street.

Cllr Booth stated that ONGO's comments refer to the elderly as over 50 which, at that age, would still be working and using cars.

Cllr Carlile stated that it was the view of the Parish Council that the parish has a sufficient supply of housing, which was subjective but where was the evidence for the housing need?

**Resolved** – object with comments.

**Proposed: Cllr Carlile, seconded: Cllr Condliff. 7 for, 1 against with 3 abstentions.**

**2018/866** – application for approval of reserved matters pursuant to outline application PA/2016/1036 dated 19/10/16 for the erection of a farm managers dwelling at Croft Bank Farm, Langholme Lane, Westwoodside.

While a large building set in the open countryside. We welcome the design which appears to have taken into account a more traditional look of a North Lincolnshire country house and the inclusion of screening which will mitigate its impact on the open countryside. Conforms to relevant policies of the NLC local plan CS5, RD1.

Cllr Carlile added that the Parish Council want to send out the right message that they are not averse to applications but they should fit in with the surrounding environment.

**Resolved** – no objection with comments.

**Proposed: Cllr Henwood, seconded: Cllr Foreman. 7 for, 3 against with 1 abstention.**

**2018/892** – application for approval of reserved matters relating to the erection of a 4-bedroom detached house and garage at land adjacent to 38 Brethergate, Westwoodside.

Condition of the appeal officer schedule 4 Site plan (rev B) is for a dormer bungalow therefore this application is in breach of the condition as it is a 2-storey house with what appears to be a false window in the roof space which would accommodate a third floor.

It is our view this request would produce a large dominating property that would be imposing on its immediate street scene. We objected to the original plan mainly on the grounds of road safety and to a lesser degree development of what is a garden and contrary to NPPF, at the time we expressed a view it was over development of the site. This application not only confirms our view but it is substantially larger both in footprint and height and compounds this, we must object in the strongest terms to this change of the grant of permission of a dormer bungalow to the current application.

**Resolved** – object with comments.

**Proposed: Cllr Henwood, seconded: Cllr Booth. 10 against with 1 abstention.**

**2018/959** – planning permission to erect a detached garage and workshop at The Stonebow, Upperthorpe Road, Westwoodside.

The applicant had submitted a letter which was read out and stated that the boundary has been checked which confirmed that the garden and the property are all within the same boundary and the proposed area for the garage and workshop has been a garden with fruit trees for many years and is a well-established grass garden. The proposed location has been selected as it gives little to no impact to the neighbouring properties who have been consulted during the process and it presents no highway, drainage or access issues. The construction materials and methods were chosen as they fit with the buildings (farm storage etc), adjacent to the property and the materials being used can be recycled. The building will have no commercial or habitation purpose and will store a tractor and gardening equipment only.

Adjacent properties currently have buildings and structures located in the same area of their gardens.

**Resolved** – no objection with comments.

**Proposed: Cllr Carlile, seconded: Cllr Henwood. 10 for with 1 abstention.**

**2018/1044** – application for prior notification of proposed development for the installation of a 13.15m steelworks pole and associated works on footpath outside 62 Doncaster Road, Westwoodside.

Cllr Allcock stated that Ward Cllrs had been approached for comments but stated this should be carried out by the Parish Council and residents.

**Resolved** – no objection or comment.



**Proposed: Cllr Smedley, seconded: Cllr Henwood. 9 for with 2 abstentions.**

The following application will be submitted under the Clerks delegated powers due to the time constraints.

**2018/1100** – planning permission to erect a conservatory at 5 Crackle Hill, Westwoodside.

**Resolved** – no objection or comment.

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

c. To receive an update on planning issues.

**Clampit Creek/Walkabout Farm** – the case has been prepared and is currently with NLC Legal Department. The name has been changed to Willow Farm.

**Haxey Carr Study Centre** – the application has been refused.

**Haxey Carr Barn** – this is pending waiting for a response from NLC.

**Caravan – East Lound** – some work has been carried out to clean up the site.

**Children’s Home – Low Burnham** – there is an appeal pending/ **Haxey** – this has been granted with conditions.

**Garage – Low Burnham** – evidence is still being gathered but it was agreed that while the owner is hiding this business behind closed doors they cannot establish any future rights.

## 1806/06 Clerks Report

- a. The Clerk read out a letter received from Mr Hewson with regard to the placement of gates on FP118. Clerk to circulate the information to Cllrs and send to NLC Colin Wilkinson stating that the Parish Council would be commenting after discussion at their next meeting. Clerk to also ask the LWT if they had erected a gate on this footpath.
- b. The Clerk had been informed that Ashdene in East Lound was now for sale with planning.
- c. ERNLLCA – correspondence stating that any grievances raised by members of staff will now be dealt with by the NLC Monitoring Officer and not via the internal grievance procedures.
- d. Concern raised by a resident whose property backs on to the Haxey playing fields with regard excessive rubbish and nettles. This has been passed to Mark Parkin – HPFA Chairman to deal with.
- e. Competition for residents of the Yorkshire and Humber region – cycling routes.
- f. Public Sector Audit Privacy Policy received from the Internal Auditor.
- g. Thank you note received from a resident with regard to the Over 70’s event in June.
- h. Response received from NLC Colin Wilkinson on consultation prior to making of order to modify the definitive map of PROW - Thank you very much indeed for both referring the draft order for High Burnham to the parish council and giving me the resultant feedback. I should just clarify, however, that section 24 of the Deregulation Act 2015 (1) has yet to take effect and (2) when it does, might not be relevant to the gates in question, as this merely adds byways to current legislation concerning the licensing of gates, on request, to prevent the ingress or egress of livestock into or from agricultural land.  
The gates might well be a red herring anyway at this early stage. Of primary concern, I suppose, is to establish whether the available evidence does indeed establish that the road through the farm is a public way.
- i. The Clerk has sent a note of thanks to both Sam & James Chatwin for their time as Chair and Secretary on HPFA and received a note back thanking the Parish Council for the past support.
- j. Haxey Needs You flyer.
- k. Arrow note detailing an increase in costs to submit articles – this has increased £10 per page.
- l. Confirmation from the Police and Crime Commissioner that he will attend a meeting on 31<sup>st</sup> July at 5.30pm.
- m. NALC – Star Council Awards 2018 – agenda item for the next meeting.
- n. Landscape Partnership Events Programme 2018.
- o. HPFA minutes of the meetings April and May 2018.
- p. Confirmation of the nomination of registration of Asset of Community Value for The Carpenter Arms, Westwoodside.
- q. Isle South NATs minutes of the meeting held 22/03/18.
- r. WPGA grant request – agenda item for the next meeting.
- s. Isle of Axholme Physically Handicapped Society grant request – agenda item for the next meeting.

- t. Walk Cromer AGM.
- u. Definitive Map Modification (Restricted Byway 61, Haxey) Order 2018(1).

### **Improvement / Projects**

- 1806/07** To receive an update on the Isle of Axholme Hatfield Chase projects determining if any further actions are required.

Clerk to arrange a meeting with NLC Paul Schofield.

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

- 1806/08** 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.

A meeting has been held with NLC who are looking at providing an upgraded plan for Newbigg. Clerk to organise a meeting with Mr & Mrs Stapleton with regard to the land to the rear of Carpenter Arms.

- 1806/09** To receive an update with regard to the installation of a balustrade on the Greenway footpath near to Haxey School determining any further actions required.

Item deferred.

- 1806/10** To receive an update from NLC with regard to the management of the Public Open Space on the junction of Graizelound Field Road and Low Street determining any further actions required.

The Clerk had received a further update from NLC asking if Parish Councils had any information on the developer – Cllr Orton stated he would try and obtain contact information.

- 1806/11** To determine actions required with regard to the state of repair to Fields Road, East Lound.

The Clerk read out the response from NLC which stated.

NLC would require a copy of the letter(s) from Anglian Water or Severn Trent which states that they have adopted any foul and surface water sewers.

Once the adoption has been confirmed NLC will contact various departments within the Council to ensure that they have no objections to the adoption of the road. If no concerns are raised within the Council NLC will then contact the Parish Council advising them and the residents of Fields Road to form a residents committee and to nominate a person who will deal with the financial matters as the cost of any works within the road to bring it up to adoptable standards must be funded by the residents.

The next step will be to employ a construction site accredited Laboratory to undertake coring of both roads and footways to determine the construction thickness ensuring that they comply with the Councils Estate Road Construction Guide.

Then an assessment of any existing street lighting will have to be undertaken by the Councils Street Lighting Team and if any street lights do not meet current specifications they will require replacing. Finally, a formal inspection of the roads/footways/street lighting to determine any remedial works.

Once all of the above has been completed to the satisfaction of the Council there will be legal and admin cost in preparing a Section 228 Notice (1980 Highways Act). This notice declares the intention of the Highway Authority to adopt Fields Road, East Lound and must be erected within the road for a period of 28 days. Once this period has lapsed and no objections have been received by the Highway Authority the road will then be formally adopted as Publicly Maintained Highway. If you wish to proceed with the adoption of the road please let me know and I will pass this on to our Highways Development Control Team to start the process.

Cllr Condliff to present to the residents who raised the issue for feedback – agenda item for the next meeting.

- 1806/12** To determine actions required with regard to the state of repair to Station Road, Graizelound from the cross road with Akeferry Road up to the railway crossing.

Item deferred as it is the footpath and not the road – agenda item to be amended.

### **Reports / Updates**

- 1806/13** To receive a report from the Ward Councillor on activities within North Lincolnshire Council.

2 residents left the meeting at 8.35pm.

Cllr Allcock informed the Council that a group has been formed called the Axholme Regeneration Group with the Isle. With all three Wards in the Isle being involved, Leader of the Council and

Officers looking to promote activities and projects in the Isle. The next meeting is scheduled for July and Cllr Allcock will provide an update to the Parish Council at the next meeting.

**1806/14** To receive a report from the Westwoodside Playing Field Management Committee.

The minutes of the meeting were circulated prior to this meeting.

**1806/15** To receive a report for Haxey Playing Field Association.

The Association had elected a new management team at their AGM in May.

**1806/16** To receive an update report on hydro-carbon activities in the area determining actions required.

Nothing further to report from the last meeting.

**1806/17** To receive an update report from the Planting Working Group.

Cllr Smedley stated that the majority of planters and hanging baskets were out.

Concerns were raised with regard to the state of some of the verges which it was thought were not within the remit of the pilot scheme. Clerk to provide Cllr Allcock with the map showing the remit of the Parish Council.

The grass surrounding the toilet block at Haxey is being priced to decide if this comes under the remit of the Parish Council and issues were raised with regard to the cutting at Haxey School verge which was being looked into.

**1806/18** To receive an update report on works carried out at the NLC toilet block at Haxey determining any further actions required.

The toilets are now opened but have yet to be refurbished to the front – Clerk to chase.

#### **General Items**

**1806/19** To determine actions required with regard to the request from the Allotment Association to plant a new hedgerow on the allotment site.

**Resolved** – approval to plant a new hedgerow with the proviso that the Allotment Association maintain. **Proposed: Cllr Henwood, seconded: Cllr Orton. All in favour.**

**1806/20** To determine actions required with regard to the ERNLLCA CIL (Community Infrastructure Levy) correspondence.

The Clerk stated that NLC were not adopting this process. Item noted.

**1806/21** To be notified of the Keadby Pumping Station Briefing note and the Environment Agency – Rationalising the Main River Network consultation determining actions required.

Cllr Allcock informed the meeting that a considerable amount of work is being carried out to determine options for upgrading Keadby Pumping Station.

**Resolved** – Parish Council to write a letter of support to the Environment Agency on the rationalising of the main river network which will see the IDB take on the responsibility of the Snow Sewer. **Proposed: Cllr Booth, seconded: Cllr Carlile. All in favour.**

**1806/22** To consider options for future Haxey 1940s event determining actions required.

Clerk to place an article in the next Arrow asking for residents to come forward if they would like to arrange future events. The event was run by Room21 for the two years previous.

**1806/23** Request for article (s) for the next month's Arrow article.

- Rev Green Presentation.
- 1940's event committee.
- Best Kept Village.

**1806/24** To notify the Clerk of items to be placed on the agenda for the next meeting.

- CEP – approval of.
- The Clerk had received concerns with regard to the pump at the pond which was currently not adequate. Mr Dean from the Pond Committee stated that there was another pump but this was not suitable. Cllr Hunt-Siwy agreed to contact the fishing ponds on Station Road to ask for advice on installing a pump adequate for the pond. The outlet also needed clearing and Cllr Foreman to speak with Neal Smith and show him where this is located.
- WPFA grant request.
- NALC Star Council Awards.
- Isle of Axholme Physically Handicapped Society grant request.
- Fields Road adoption.

- Remembrance Day road closures.
- FP118 – erection of gates.
- Station Road, Graizelound footpath.
- Committee Meeting Room Chair refurb.

### Finance

**1806/25** To receive a copy of the Financial Statement up to 26<sup>th</sup> June, 2018 and to discuss the requirements for the Financial Statements.

It was agreed that those on email would receive a soft copy of the accounts and those currently receiving documents via the post would continue to receive hard copies.

**1806/26** To be notified of the status of the dog/litter bin on FP119 determining actions required.

**Resolved** – a sum not to exceed £250 to replace the bin.

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

**1806/27** To be notified of the outcome of the War Memorial Community Grant determining actions required.

The Clerk informed the Council that a grant has been received from the Community Fund for £1,675. Clerk to arrange for the cleaning of the memorials to be undertaken prior to 11/11.

**1806/28** To consider the costs to re-upholster the current meeting room chairs determining actions required.

**Resolved** – approval to refurb the chairs. Cllr Condliff to arrange for 3 quotes to be provided for the next meeting. **Proposed: Cllr Fiddler, seconded: Cllr Smedley. All in favour.**

### Grant Requests

#### Expenditure

**1806/29** To approve the following accounts.

Salary, expenses & admin		
HMRC	Employers NI	£51.20
HMRC	Employees NI & Tax	£51.33
Arrow Publication	June Issue	£66.00
G Fiddler	Presentation Gift – Rev Green	£48.00
NS Groundcare	Ground Maintenance – May & June cuts	£675.00 £210.00
Crossed Keys	FCC gate lock	£406.00
Mr & Mrs Kuchnir	War Memorial Planting	£50.00
George Tune & Son	Plants 2018	£1,614.00
S Coggan	Planting and maintenance	£350.00
<b>Total Expenditure 26<sup>th</sup> June, 2018</b>		<b>£4,685.38</b>

**Resolved** – the accounts were approved for payment.

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

**1806/30** To confirm the date and time of the next meeting as being Tuesday 31<sup>st</sup> July, 2018 at 7pm to be held in The Foreman Carter Centre, Westwoodside.

**Please note there will be a Police & Crime Commissioners meeting for Parish Council members on at 5.30pm on 31<sup>st</sup> July, 2018.**

**Appendix A**

<b>Summary of continuing and newly agreed actions.</b>		
<b>Minute number</b>	<b>Action</b>	<b>Review Date / Completion Date</b>
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