

HAXEY PARISH COUNCIL AGENDA

Dear Councillor

You are summoned to attend a meeting of Haxey Parish Council to be held on **Tuesday 31st July, 2018 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.**

Deb Hotson – Clerk to the Council - *D Hotson*

Date of issue – 25th July, 2018

Public Participation

Members of the public may raise subjects, which they wish to bring to the attention of the Parish Council. Items relating to matters on the agenda will be taken first and any decisions will be made within the agenda item. The time will be restricted to 15 minutes maximum unless the Parish Council decides otherwise. Listeners should note that decisions cannot be made at this meeting on items not on the agenda.

Procedural

1807/01 To receive apologies for absence.

1807/02 To approve the minutes of the Parish Council meetings held on 26th June, 2018.

1807/03 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.

1807/04 To note dispensations given to any member of the Council in respect of the agenda items listed.

1807/05 To approve the updated Community Emergency Plan.

1807/06 **Planning**

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

2018/1080 – planning permission to erect a detached garage to the rear of 9a Holm Road, Westwoodside.

2018/1294 – planning permission to demolish existing house and erect 5 detached houses and associated parking at 10 Commonsides, Westwoodside.

2018/1297 – planning permission to erect 2 detached houses with associated garages and barn at The Croft, 10 Commonsides, Westwoodside.

The following applications were submitted to NLC via the Clerks Delegated Powers due to the time constraints.

2018/930 – planning permission to extend mixed use barn, including reduction of ridge height at land adjacent to Star Croft, Turbary Road, Haxey.

Object with the following comments.

Our objection has always been the size and location of this building within the Isle of Axholme Historic Environment Landscape.

This proposal appears almost the same to the most recent applications PA/2017/1764 which was refused and PA/2016/637 which was refused both at planning committee and appeal and to suggest “recommended” in DAS Section 2.3 in our view this recommendation carries no weight. We recognise the ridge height is lower and that it will improve the impact in its environment DAS 1.7 but as indicated the building is larger than that which was approved and so its impact in our view overall is not mitigated by this.

We object in particular to a section being designated non-agriculture and this in our view demonstrates the increase in size is not required for its intended purpose, it is also open to misuse and any grant should require its specific use relating to the keeping of horses and again for the avoidance of doubt.

Suggested wording

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Conditions. Only used in relation to the grants of planning already given, no other business will be allowed that are not directly linked to its purpose as a unit for horses. This should include a clear understanding it is not a commercial livery business, which would require further planning and no residential development including any form of caravans will be allowed

What is not so clear is the history which has numerous quotes from past applications which have been either approved or dismissed and so we will make no apology if our response is not one hundred percent accurate.

As best as we can ascertain the barn that was approved (Emma barn) under PA/2010/0255 and re sited under PA/2012/1107 a minor material amendment. It is clear in the amendment approval condition 1.

The development must be begun before 12/05/2013.

Reason? To comply with section 91 of the town and country planning act 1990.

In our last response to the previous application PA/2017/1764 we felt this application had waned as no work had been started or completed, we have not seen any reply to this from the authority and must regard this part of the application carries no weight.

The siting of this barn is crucial to its impact on the Historic Environment of the Isle of Axholme. In DAS 3.2 we agree were the barn moved closer to Summer Croft to form a cluster location it would fulfil policy RD7 iii and Policy RD2 c. However, the location shown in Block Plan (appendix1 barn position A) and Location and Site Plan appears to be much the same as PA/2016/637 (dismissed on appeal) and shows it lying more or less central to any built areas of Summer Croft or Star Croft rather than close to the highway and adjacent to Summer Croft.

We are conscious that Summer Croft is occupied and to avoid the same problem that exist for Star Croft it would seem more reasonable were the barn granted it should be sited opposite the last farm buildings of Summer Croft adjacent to and close to the highway (25m) this would be more in line with Policies RDiii and Policy RD2c and does not rely on previously dismissed applications.

RD7 iii the proposal should, wherever possible, re-use existing farm buildings, or if new building is necessary, should be sited in, or adjacent to, an existing group of buildings and be of a design, scale and construction appropriate to its surroundings; and

RD2 c the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and

We disagree with DAS 7.1 Landscaping is not considered necessary or appropriate for this structure. We contend the addition of a condition should any grant be given, screening would further mitigate its impact.

DAS additional land appendix 3 –

Clampit Creek - we understand is either owned wholly or in part by Lincolnshire Wildlife Trust and horses were removed after being illegally pastured there. No grant of permission for a change of use exists and we would object to any such application against the owners wishes.

Land at Upperthorpe - a small piece is owned by the applicant, the majority of land is owned by 3 other people and currently cropped, again no change of use exists and we would object to any such application against the owners wishes.

Wroot Road - we understand is/was owned by someone who no longer lives in the area, he went to the high court to have horses removed, we understand there was an order to remove them but it appears never to have been enforced. We cannot verify who is the current registered owner is, as it lies outside the parish of Haxey.

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As the land is included in the application and it appears incorrect at Certificate A of the application, it should be rejected until the facts are verified either by land registry or a signed tenancy agreement

Appendix 2 emails.

These are both dated 2014 and given 2 applications have been made since and refused, we would contend they have been ruled on and therefore carry no weight

The parish council resubmit comments for PA/2016/637 and PA/2017/1764 as we believe they are still relevant and may assist in what is a complicated history of applications.

2018/1299 – application for determination of the requirement for prior approval for a proposed change of use of agricultural building to a dwelling house (C3) at Ashlawn, Brackenhill Road, East Lound.

Comments submitted - this is a prior approval application made under Part Q, we see no significant difference to the previous prior approval application (PA/2018/392) which was refused. We are concerned at the state of the barn which is a wood construction, we are not convinced any of the original structure could be reasonably retained and therefore it would not conform with part Q. We rely on NLC Planning to determine its viability given the specialist report argues it is within the scope of part Q.

It is well outside the building line in the historic Isle of Axholme Historic Landscape, while it would tidy the site it would be at the detriment to the overall setting of a rural hamlet and we consider it contrary to part Q(e).

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

We consider it impractical due to the state of its construction and undesirable as it is sited in the historic Isle Axholme landscape in the open countryside. It is our view it does not fulfil part Q of the GDPO's and should be subject to a full planning application, so that it can be tested against the North Lincolnshire Local Plan and in particular RD 9.

The wooden framework of the existing building is likely to be affected/contaminated with animal effluent and as a wooden structure could be difficult/impossible to de-contaminate to ensure it was safe for human habitation.

b. To receive an update on planning issues.

- Willow Farm.
- Haxey Carr Study Centre
- Haxey Carr Barn
- Caravan – East Lound
- Children's Home – Low Burnham / Haxey
- Garage – Low Burnham.

1807/07 Clerks Report

To receive the Clerks Report – an update on decisions taken at previous meetings and to consider further action.

Improvement / Projects

1807/08 To receive an update on the Isle of Axholme Hatfield Chase projects determining if any further actions are required.

1807/09 To determine actions required with regard to the report and actions taken on Westwoodside Pond.

Highways / Neighbourhood Services / North Lincolnshire Council items

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- 1807/10 To determine actions required with regard to the highway issues on Newbigg including the introduction of a traffic plan.
- 1807/11 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.
- 1807/12 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.
- 1807/13 To determine actions required with regard to the state of repair to Fields Road, East Lound.
- 1807/14 To determine actions required with regard to the state of repair to the footpath along Station Road, Graizelound from the cross road with Akeferry Road up to the railway crossing.
- 1807/15 To receive an update on the NLC/Parish Council site visit to FP118 determining actions required.
- 1807/16 To receive an update on the Turbary Road, Haxey repairs determining actions required.
- 1807/17 To be notified of the email received with regard to the state of repair to Thinholme Lane – footpath and road, Westwoodside determining actions required.
- 1807/18 To be notified of the NLC Gambling Act 2005 – Statement of Principles Consultation determining any actions required.

Reports / Updates

- 1807/19 To receive a report from the Ward Councillor on activities within North Lincolnshire Council.
- 1807/20 To receive a report from the Westwoodside Playing Field Management Committee.
- 1807/21 To receive a report for Haxey Playing Field Association.
- 1807/22 To receive an update report on hydro-carbon activities in the area determining actions required.
- 1807/23 To receive an update report from the Planting Working Group.
- 1807/24 To receive an update report on works carried out at the NLC toilet block at Haxey determining any further actions required.
- 1807/25 To receive an update report on the grass verge contract determining any actions required.
- 1807/26 To receive an update report from the ERNLLCA District Committee Meeting and the Town & Parish Council Liaison Meeting determining any actions required.
- 1807/27 To receive an update report on the Walkers are Welcome Group determining any actions required.
- 1807/28 To determine actions required with regard to the NALC Star Council Awards 2018.

General Items

- 1807/29 To consider options for future Haxey 1940s event determining actions required.
- 1807/30 To determine actions required with regard to the organising of the Remembrance Service 2018.
- 1807/31 To be notified of the resolution to the 2018 ERNLLCA AGM determining actions required.
- 1807/32 To be notified of the letter received from the late Norma Neill's daughter with regard to the placement of a memorial bench determining actions required.
- 1807/33 To be notified of the NALC consultation on Bye Laws on Sites of Special Scientific Interest (SSSI's) determining actions required.
- 1807/34 To determine any actions required with regard to the actions taken from NLC to the Parish Council planning application responses.
- 1807/35 Request for article (s) for the next month's Arrow article.
- 1807/36 To notify the Clerk of items to be placed on the agenda for the next meeting.

Finance

- 1807/37 To receive a copy of the Financial Statement up to 31st July, 2018.
- 1807/38 To consider the costs to re-upholster the current meeting room chairs determining actions required.
- 1807/39 To be notified of the NLC WW1 Centenary grant available determining actions required.
- 1807/40 To determine funds available for the Over 70's 2018.
- 1807/41 To consider the Clerks attendance to the SLCC 2018 National Conference.

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Grant Requests

1807/42 To determine the grant request received from the Isle of Axholme Physically Handicapped Society.

1807/43 To determine the grant request received from WPPFA.

Expenditure

1807/44 To approve the following accounts.

Salary, expenses & admin	Appendix A (as published)
H M Revenue	Employers NI
H M Revenue	Employees NI & Tax
Arrow Publication Ltd	Monthly edition – April
Trevor Ross Occasions J Eckhardt R Allcock Haxey Memorial Hall	Over 70's expenditure
NS Groundcare	Ground Maintenance
D Knowles	Travel expenditure
Kyanite	Annual hosting & maintenance package
BT	Phone & broadband

1807/45 To confirm the date and time of the next meeting as being Tuesday 28th August, 2018 at 7pm to be held in The Foreman Carter Centre, Westwoodside.