

## HAXEY PARISH COUNCIL

**Minutes from the meeting held on Tuesday 25<sup>th</sup> September, 2018 at 6.30pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.**

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

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

**Chairman:** Cllr Knowles presided.

### **Public Participation**

Andrew McLeod was welcomed from the Frack Free Group, he went on to say the following.

“The government and the fracking industry have utterly failed to convince a majority of the public that fracking for shale gas in the UK is a good idea. Despite their offers of cash for local communities impacted by shale gas exploration and production, opinion polls continue to show that many more people oppose fracking than support it, and wherever this toxic industry try to impose themselves on communities, local people rise up against them.

It is obvious that the government and industry are never going to gain the social licence they seek. So now the government are resorting to changing the planning rules to take away our democratic right to comment on and determine applications for shale gas sites, and the industry are resorting to civil injunctions to silence local protest.

IGas have recently been granted such an injunction covering Misson Springs and Tinker Lane. They have also given up on working with community groups that their injunction explicitly targets the Misson Community Action Group and their chair Jayne Watson, who is also a parish councillor, threatening them with asset seizure and imprisonment if they interfere with IGas activities. Jayne and MCAG have for several years been very effective in disseminating information from the Community Liaison Group about progress at the Springs Road drill site, and have never engaged in activity that was not entirely peaceful and lawful. By naming Jayne and MCAG in their injunction, IGas are threatening and intimidating the very community that they claim to be engaging with and are deterring some individuals from freely expressing any negative opinions about IGas activities for fear of repercussion. How can we have any measure of trust and confidence in this industry when they behave in this disrespectful, contemptuous way?

As for the government, their specific proposals are firstly to remove the need for planning permission for shale gas exploratory wells by granting permitted development status, and secondly to take planning decisions for shale gas production away from local planning authorities by declaring shale gas production to be a Nationally Significant Infrastructure Project. As I'm sure you are well aware, permitted development is intended for minor developments like small domestic extensions, garden sheds, fences and the like, not for major developments like we see at Misson Springs, involving significant traffic issues, huge, noisy, visually intrusive drilling rigs and potential for environmental and public health impacts. Nottinghamshire County Council rightly imposed many conditions when they granted planning permission for Springs Road, largely as a result of pressure from the huge public consultation response. None of those controls and protections would now be in place if exploratory shale gas drilling was a permitted development, indeed local residents could in theory have been kept completely in the dark about it until the trucks started rolling through their village.

These proposals are an affront to the principles of local democracy and community consultation. Frack Free Isle request that you ask yourselves as a council if you are content to lose your right to be informed about and comment upon shale gas planning matters, and if you are not, we ask you to voice your opposition to these proposals in writing to our MP, to the Minister of State for Energy and Clean

Growth and to the Secretary of State for Housing, Communities and Local Government. A growing number of counties, town and parish councils are formally adopting motions opposing these proposals. We request that you consider joining them, and asking North Lincolnshire Council to do likewise. We respectfully offer a suggested text for such a motion, based on those adopted by other councils, which I have left along with some leaflets with more information about these proposals.

Frack Free Isle have arranged a public meeting for tomorrow evening at 7:30pm in Haxey Memorial Hall to talk about this issue and update the community on the current local situation. You are all most welcome to join us. Thank you very much for listening”.

It was agreed that this will be added to the next agenda for discussion and Mr McLeod also provided some further information for Councillors to read.

Cllr Fiddler stated that he had read the court order and he didn't see any mention of individuals or groups to which Mr McLeod stated that the Frack Free Group was named.

Cllr Fiddler stated that the IGAS group that he attends is still viable.

Mr McLeod left the meeting at 6.45pm.

Mr Hughes stated that the minutes did not reflect what he had said and ask the Parish Council to consider changing them when discussed in the agenda to read as follows - Mr Hughes asked for confirmation that the Parish Council could not be represented at the Planning Committee to which this was confirmed. He then went on to ask why had Cllr Orton been permitted to speak and object at an NLC Planning Committee Meeting to a planning application that had been discussed by the Parish Council to which he was told he would have been there as a resident.

Cllr Allcock stated that residents were pleased with the repairs to Haxey Carr Lane and there is still some more works to be carried out.

Cllr Knowles thanked the Council for the Get-Well card received for his wife.

Cllr Knowles opened the meeting.

**1809/01** Apologies for absence received from Cllrs Carlile, Harris & Lindley.

**1809/02** The minutes of the Parish Council meetings held on 28<sup>th</sup> August, 2018 were approved and signed as a true and correct record.

It was resolved to close the meeting to allow Mr Hughes to provide details of his comments to the August minutes. **Proposed: Cllr Booth, seconded: Cllr Condliff.**

The meeting was re-opened and the following amendment was agreed.

Mr Hughes asked for confirmation that the Parish Council could not be represented at the Planning Committee to which this was confirmed. He then went on to ask why had Cllr Orton been permitted to speak and object at an NLC Planning Committee Meeting to a planning application that had been discussed by the Parish Council to which he was told he would have been there as a resident.

**Resolved - Approval of the amendment - Proposed: Cllr Booth, seconded: Cllr Allcock. All in favour.**

**Resolved – approval of the minutes with the agreed amendment – Proposed: Cllr Booth, seconded: Cllr Condliff. 9 for with 3 abstentions.**

**1809/03** 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 personal interest in agenda item 1809/06 2018/1446 and 2018/814.

Cllr Orton declared a personal interest in agenda item 1809/06 2018/1446.

Cllr Booth declared a personal interest in agenda item 2018/1643.

**1809/04** 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 1809/17 with regard to the Parish Council being Sole Trustees of the Westwoodside Playing Field Association.

**1809/05** To approve the updated Community Emergency Plan.

**Resolved** - approval of the CEP. Cllr Henwood stated that the skills sheet will be reviewed every couple of months to ensure it is up to date. It will be detailed on the sheet that it will be constantly reviewed. Cllr Condliff stated that all those included in the skills sheet should sign a consent form – Clerk to arrange. **Proposed: Cllr Foreman, seconded: Cllr Fiddler. All in favour.**

**1809/06** Planning

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

The following decisions were received from NLC.

**2017/1963** – The Old Barn, Owston Ferry Road, Low Burnham – appeal allowed and planning permission granted for the proposed change of use from dwelling house (C3) to Children’s Home (C2).

**2018/454** – refusal of planning permission to erect a detached bungalow on land adjacent to Rosedene, Uppertorpe Road, Westwoodside.

**2018/866** – refusal to approve reserved matters pursuant to outline application 2016/1036 for the erection of a farm managers dwelling at Croft Bank Farm, Langholme Lane, Westwoodside.

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

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

**2018/1306** – full planning permission granted to erect a sensory hub at Westwoodside C of E Primary School, Nethergate, Westwoodside.

**2018/1327** – outline planning permission to erect a detached chalet bungalow with appearance, landscaping, layout and scale reserved for subsequent approval at land adjacent to 20 Vinehall Road, Haxey will be considered by the Planning Committee on 03/10.

**2018/1343** – full planning permission to erect a single storey rear extension (including demolition of existing outbuildings) and pitched roof to existing side extension at 1 Church Street, Haxey.

**2018/1449** – outline permission for 4 dwellings (access and layout not reserved for subsequent approval) on land adjacent to 76 Akeferry Road, Westwoodside.

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

**2018/989** – Planning permission to demolish existing residential dwelling and erect a steel-framed warehouse at 1 Doncaster Road, Westwoodside.

This is not yet available from NLC for discussion.

**2018/1441** – application for determination of the requirement for prior approval for a proposed change of use of agricultural building to dwelling house (C3) at agricultural building, Sandbeds Lane, Westwoodside.

Cllr Knowles declared a personal interest.

Cllr Foreman asked why the Council were going through the consideration information if there had been no meeting. Cllr Booth stated that she was happy to continue using the information and Cllr Condliff concurred adding that the notes detail the salient points from a legal situation and she appreciated this to assist in her decision as part of the democratic process.

Cllr Booth suggested that the PWG could meet at a weekend or evening – this will be placed on to the next agenda for consideration. Cllr Knowles acknowledged the non-quate Planning Working Group and advised the Council he would not be referring to the informal briefing paper when introducing this month's Planning Applications.

**Resolved** – object with the following comments – outside the development line and in the open countryside. The previous comments to also be included again which read as follows: –

The application site is outside the building envelope of Westwoodside in the open countryside LC14 and therefore is subject to rural development as set out in the local plan, CS1 5.44 CS3 CS8 and NPPF section 109. The application is for a domestic bungalow which does fulfil any identified housing need and is not related to any form of rural pursuit as required in the open countryside. It is not affordable or social housing. The applicant does not justify or provide any evidence of housing need and in particular outside the building envelope. We would like to remind the authority the purpose of the building envelopes is to control urban sprawl into the countryside and in effect it sets limits to what type of development is acceptable outside the building envelope. Section 109 Of the NNPF states protecting and enhancing and we take the view the building limits constitute and important part in protecting the open countryside. At no time has any attempt been made to have this plot included in land allocation process for development, which is both the legal and democratic process for inclusion in development of land within a rural village and consider this the appropriate route to development of the site. While it is a bungalow that is proposed there is no guarantee it will be occupied by someone wholly living and working in the area and with limited rural transport it is more likely to require travelling by car, equally to suggest walking and cycling are an alternative is questionable as the site is some distance from the central location of services and therefore is not consummate with the goals of less polluting transport as stated in the Design Access Statement (DAS) principle of development.

It is not consummate with T1 of the local plan in terms of the settlement hierarchy to which we believe this was intended for the larger urban areas, where such infrastructure exists. While we would not argue the barn, which is proposed will be demolished is not the prettiest feature in the area, it met with the approval of the planning authority and has become a feature of its environment and we consider the argument for its demolition minor and a side issue. The access is via a footpath which exits onto Nethergate and is narrow and we are concerned it may impact on road safety. Currently, the NLC deliverable housing supply is at least 3.9 years and with the expected inclusion of a major housing build in the urban area which has yet to receive full planning, the Government target of 5 years should be achieved. On the basis of this we believe the NPPF presumption in favour no longer applies. Contrary to policies: - CS1. 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 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. 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.

**Proposed: Cllr Booth, seconded: Cllr Condliff. 9 for, 2 against and 1 abstention.**

**2018/1446** – outline planning permission for the erection of 5 dwellings including the demolition of redundant farm buildings at the Farm Yard, Ferry Road, Graizelound.

Cllr Knowles read out the objection from a resident who had not been able to put onto the website yet.

Cllr Hunt-Siwy informed the Council that the large barn to the rear of the site had already been granted permission and will use the same entrance.

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

Graizelound is a minimum growth hamlet no evidence has been presented as to need for the type of housing proposed CS2. “small scale developments within the defined development limits of rural settlements to meet identified local needs.”

The site exit/entrance is on a potentially dangerous corner and the 5-house development could be considered overdevelopment of the site and no provision is made for visitor/services parking within site.

Ask that NLC take into consideration the objection on the portal made by residents and neighbours.

**Proposed: Cllr Booth, seconded: Cllr Smedley. 6 for, 5 with 2 abstentions.**

**2018/1578** – application for approval of reserved matters to erect a detached dwelling and garage at 38 Brethergate, Westwoodside.

**Resolved** – object to the application with the following comments, include the previous comments submitted as follows: -

The Parish Council objected to this development when it was first proposed and the initial planning application was for a bungalow, which was approved by the Planning Authority. The current proposed building is a large 2/3 storey executive house which is out of keeping with area and surrounding houses; moreover, notwithstanding the comments from Highways, the exit/entrance to Tower Hill is a potential accident black spot considering the large number of dwellings there are and the number of vehicles entering and leaving the area on the main road with a blind corner running between the villages of Haxey and Westwoodside.

The plans do not show clearly the extent of the bends in the highway and the Parish Council consider these are a major factor in their objection. The Parish Council have previously objected to a dangerous highway entrance, over development of the site and contrary to the Haxey Parish Plan, this remains the position.

The proposal is out of keeping with the street scene, overbearing and there are several highway issues as identified by the NLC Highway department.

**Proposed: Cllr Booth, seconded: Cllr Orton. 9 for with 2 against and 1 abstention.**

**2018/1620** – outline planning permission to erect a dormer bungalow with all matters reserved for subsequent approval at land adjacent to 51 The Nooking, Haxey.

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

Outside the building line and submit the previous comment as follows: -

It is proposed to build a large dormer bungalow in what is a large paddock. The site is outside the development limits of Haxey, in the historic isle of Axholme landscape LC14 it has not been previously developed. This site has been proposed for inclusion previously in land allocation

process but rejected and remains outside the building envelope of Haxey, several applications have also been made to develop but again have been refused, we see nothing that changes these previous decisions. It is our view that until it is included in the building envelope through the proper legal and democratic process, it should be refused. Any application should it be included in the building envelope should then be subject to planning rules relating to rural village policies. This proposal is not consummate with policy CS3, it is subject to CS1, RD1 of the local plan and NPPF 111 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. We are concerned by statements in the Design access statement (DAS) 5.3 the quote is misleading as it asserts and we quote: "The policy goes on to say that small scale development required to meet the social and economic needs of rural communities and small-scale tourist and outdoor sport and recreational development will be permitted." It fails to mention the remainder of the paragraph which states "provided such development is related to the historic landscape and its features. "Neither does it have any associated agricultural or rural needs, which is required in Rural development section of the local plan to which this application being outside the development limit apply. We must therefore challenge the conclusion in DAS 5.4 it does not in our view meet the exception in the policy. We are also concerned that the DAS asserts CS8 applies. 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. 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. CS3 development limits are clear that gardens and paddocks should be excluded and this is reflected in the current building envelope for this site. We must point out that NPPF 48 is clear gardens should not be regarded as windfall site's, we feel it equally applies to paddocks and should have the status as recognised in CS3. It remains agricultural and not previously developed and therefore cannot be regarded as best use of land or a windfall site. CS3 • Character - the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages-built form will also be excluded. 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. Not a windfall site for the purposes of policy this outside the development limits and is subject RD1 of the local plan. Were it within the defined development limit it would not qualify as it would be subject to planning policy CS3 as it is currently a large paddock. Currently, the NLC deliverable housing supply is at least 3.9 years and with the expected inclusion of a major housing build in the urban area which has yet to receive full planning, the Government target of 5 years should be achieved. On the basis of this we believe the NPPF presumption in favour no longer applies. We view with

great exception that grants of planning permission in other parishes should not be quoted to dictate planning policy in Haxey. While the policies are for North Lincolnshire other parish councils may have very different reasons as to why these were granted. It is noticeable the applications quoted had one common feature stated in the DAS that they were brownfield. Clearly using development in another area undermines the principle of localism and we reserve the right to represent the people of Haxey as to how we develop locally. This council in its decision making is mindful of aiming to protect and enhance the character of the area and we feel this development fails to meet the NLC policies in this respect and Haxey parish plan. No evidence is provided to show the need for this development and it does not fulfil any identified housing need within the parish of Haxey or any other identified need. It is not affordable or social housing and we believe fails the test of CS2. ‘Small scale developments within the defined development limits of rural settlements to meet identified local needs. Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as that related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry. The offer of land for parking while welcome, comes too late as the new carpark has been developed by NLC, it is in our view an attempt to circumnavigate the clear rules relating to the open countryside. It is our understanding it is an offer of land only and that the infra structure costs of developing spaces for 6 cars will fall to NLC, given the investment already made on a new car park it is not clear there will be any great benefit and does not in our view offer value for money to local tax payers.

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

**2018/1630** – application for approval of reserved matters following the grant of outline 2015/0669 relating to the erection of a dwelling house and garage at plot 1, Chapel Farm, Main Street, Graizelound.

Cllr Hunt-Siwy stated that the land is where the Methodist Chapel used to stand and it has been said that the land was gifted to the parish some years ago. There were railings for the boundary but these have been replaced by a wall which hinders visibility when approaching the bend.

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

The design of the house is acceptable but the wall should be reverted back to railings to aid better visibility.

**Proposed: Cllr Hunt-Siwy, seconded: Cllr Booth. All in favour.**

**2018/1643** – resubmission – detached garage / workshop at The Stonebow, Upperthorpe Road, Westwoodside.

**Resolved** – no objection or comments.

**Proposed: Cllr Whitehead, seconded: Cllr Foreman. 11 for with 1 abstention.**

**2018/1705** – planning permission to erect 7 dwellings with detached garages at land adjacent to 61 Haxey Lane, Haxey.

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

The proposal is an overdevelopment of the site, is a brownfield site and contravenes the parish plan with regard to back land development. The drainage is a concern and should be looked into by the relevant authority.

**Proposed: Cllr Condliff, seconded: Cllr Booth. 9 for, 2 against and 1 abstention.**

**2018/1738** – planning permission to erect a two-storey rear extension at Old Orchard Lodge, Low Street, Haxey.

**Resolved** – no objection but suggested that NLC consider privacy, light and the appropriate building materials are used.

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

**2018/1799** – application for non-material amendment to 2015/1139 at 32 Low Street, Haxey.

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

NLC should ensure that they are satisfied that the area is safe for pedestrians particularly the children that use the route to school.

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

**2018/1825** – planning permission to erect ground and first floor extensions to include a balcony to the rear of Manor Garth, Church Street, Haxey.

**Resolved** – no objection or comment.

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

The following applications will be submitted via the Clerks Delegated Power due to the time constraints.

**2018/1573** – planning permission for change of use of agricultural land to residential garden at land adjacent to Langholme Farm, access road to Langholme Lane, Westwoodside.

**Resolved** – no objection or comment.

**Proposed: Cllr Orton, seconded: Cllr Foreman. 10 for with 2 abstentions.**

**2018/1874** – planning permission to erect a single storey side and rear extensions (including demolition of existing garage) and detached garage and alterations at Heatherlands, 82 Akeferry Road, Westwoodside.

**Resolved** – no objection or comment.

**Proposed: Cllr Fiddler, seconded: Cllr Foreman. 11 for with 1 abstention.**

**2018/814** – planning permission to erect seven two-bedroomed detached bungalows, a two-storey detached dwelling adjacent to 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) – Amended Plans – change to layout and one house type at Duke William Hotel, 27 Church Street, Haxey.

**Resolved** – re-submit the previous comments as follows: -

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 modern bungalows to the rear of the current Duke William public house, which is currently the car park and grassy area, and which was formerly a play area. Proposal is also to build one house on the remaining frontage.

The site is largely previously developed and could be regarded as a 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. Thus, this is neither a brownfield nor windfall site!

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. None of such grounds apply!

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 mostly by the previous owner in the late 1990s. It is central to the village of Haxey and forms part of the historic heart of the village community.

The main reason for this proposed development is the public house, restaurant and rooms are considered by the owners to be 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. Within the last few days and having been closed for around two years the Kings Arms has re-opened for trade. The faith in its future demonstrated by both the freeholders and new tenant surely bely any argument that the Duke William is financially unviable!

The DAS refers to the Loco which is currently under the management of Duke William and its Landlord and while not strictly a planning matter it is relevant in our response. No indication is given as to how long the land lord intends to keep the Loco. It is believed that the freehold of the Loco belongs to its previous publican and that the Landlord of the Duke William has a lease of it but it is not known how long such lease still has to run. 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 former sub tenant or manager, in part due to the restrictive practices placed on it by the Duke Williams landlord. The bar side did have managers, but was most recently run directly by the Duke William. Until a few months ago it opened only 2 days a week and had unpredictable opening times that

must have affected takings through loss of custom. Whether the rooms were financially viable, we cannot say, but staying became 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. In any event the Landlord of the Duke William has now closed the Loco on a permanent basis.

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 environmentally 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 fewer 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.

**Proposed: Cllr Booth, seconded: Cllr Henwood. 10 for with 2 abstentions.**

b. To receive an update on planning issues.

**Willow Fields** – No evidence of a breach of Notices served.

**Clampit Creek** – Ongoing.

**Haxey Carr Study Centre** – Agents still advise that an application for a lawful development will be submitted. NLC may have to access if this is a breach of planning controls. An appeal has been submitted and NLC are waiting on the Inspectors start date.

**Haxey Carr Barn** – planning application 2018/930 is still undetermined and NLC will wait for a decision before considering what further actions may be expedient with regard to the steel stored on the site.

**Caravan – East Lound** – s215 untidy land notice served, site appears much tidier when viewed through the gates but access to the whole of the site has not yet been achieved.

**Children’s Home – Low Burnham / Haxey** – Haxey and Low Burnham has now been approved.

**Garage – Low Burnham** – no evidence of a breach of the Notices served.

**1809/07 Clerks Report**

- a. Updated from NLC Tree Officer stating that they are currently looking into ownership of south edge of banking on Uppertorpe Road were a tree branch has fallen.
- b. Thank you from David Owen, PCC for the grass cutting this season and the lych gate which has recently been refurbished. Clerk to pass on the positive comments to the relevant contractors.
- c. Overhanging trees into the garden of 49 The Nooking has been reported to NLC who have added to the site inspection schedule. Cllr Booth added that she had numerous areas of overgrowing hedges to which Cllr Allcock asked her to provide a list that he could ask NLC to look into. Cllr Condliff asked if an overgrowing hedge could also be looked at on the A161 near to East Lound. It was stated that the Haxey Lane new village sign was too large. It was agreed to get all the parish signs in situ and then review.
- d. Photos circulated of the war memorials being cleaned – a good start to the cleaning job. Clerk to send a thank you letter to Mr & Mrs Kuchnir who provided water for the cleaning of the soldier.
- e. Thank you note from Haxey Methodist Church for the hanging baskets.
- f. ERNLLCA District Meeting scheduled for 04/10.
- g. Update from Mrs Pantry on the works carried out on Haxey Carr. Works have been completed.

- h. Message received from a resident with regard to local fox hunting and concerns about the hounds attacking domestic pets. Provided the organisation is working within the legalities, there is nothing the Parish Council can do.
- i. Councillors invited to a meeting on 26<sup>th</sup> September at 7.30pm at Haxey Memorial Hall with regard to fracking developments at Misson Springs.
- j. NLC have stated that they will cut the grass along the footpaths on Uppertorpe and Tower Hill but this is only required to be cut twice a year. There could be a consideration for the Parish Council to take this on as part of the pilot scheme next year.
- k. Councillors are invited to attend the St Nicholas Youth Hub opening on Sunday February 24<sup>th</sup>, 2019 at 10.45am. Reminder to be tabled nearer the time
- l. NLC Street Numbering Schedule for 9 Craycroft Road.
- m. NALC – nomination of community business champions - noted.
- n. Painting and repairs have been completed on the Vinehall Road substation box.
- o. Best Kept Village update moves Haxey into joint 3<sup>rd</sup>. The venue for the presentation has been altered to The Angel in Brigg. Cllrs Booth and Smedley to attend.
- p. HWRA Village Hall Networking event 26/09. The Clerk and Richard Carter will be attending.
- q. Thank you note from Mr & Mrs Everatt for the work undertaken with regard to the Low Burnham Children's Home.
- r. Email received from a resident asking for an update on the Newbigg investigations. The Clerk has informed him that investigations are still ongoing.

#### **Improvement / Projects**

**1809/08** To receive an update on the Isle of Axholme Hatfield Chase projects determining if any further actions are required.

The War Memorials were nearly complete with regard to the refurbishments.

There are 3 projects currently being looked at – the Haxey Pinfold, East Lound Pinfold flooring and the Archiving assessment.

**1809/09** To determine actions required with regard to the report and actions taken on Westwoodside Pond.  
Cllr Hunt-Siwy updated the Council stating she had attended a recent Pond Light Committee Meeting and was awaiting the minutes. Information on one of the quotes is to be supplied in due course and Mr Jones had been approached. The pond is in reasonable condition at present. Other Council Members commented on the fact that this particular situation had occurred many times in the past,

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

**1809/10** To determine actions required with regard to the highway issues on Newbigg including the introduction of a traffic plan.

The Clerk read out the response from NLC and it was agreed a further meeting was required with the Business and NLC to discuss the recent proposal.

**1809/11** To be notified of the North Lincolnshire Statement of Community Involvement (August 2018) Adoption Statement determining any actions required.

Item noted.

**1809/12** 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.

Item to be discussed at the next meeting.

**1809/13** To receive an update on the Turbary Road, Haxey repairs determining actions required.

Works have now been carried out and Residents are happy with the repairs.

**1809/14** To be notified of the Duke William ACV appeal determining any actions required.

All paperwork had been circulated prior to the meeting.

Cllr Knowles summarised stating that the ACV submitted by the Parish Council was approved by NLC in February. An appeal has resulted in the appellant taking the matter to a tribunal and the Parish Council have been named as second respondent.

The Parish Council need to decide on whether they require any legal advice/representation.

**Resolved** – The Parish Council to seek legal advice/representation.

**Proposed: Cllr Orton, seconded: Cllr Smedley.** 5 for with 7 against, therefore at the present time **no** legal advice/representation will be sought.

**1809/15** To be notified of the Consultation – Definitive Map Modification Public BR116 Haxey, Order 2018(1) determining any actions required.

**Resolved** – the Parish Council approve the modification with no comments.

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

**Reports / Updates****1809/16** To receive a report from the Ward Councillor on activities within North Lincolnshire Council.

Cllr Allcock stated that a further parking issue had arisen in the parish opposite St Nicholas Church in the form of a broken-down vehicle and complaints that the bus is unable to get past parked vehicles at times. Agenda item for the next meeting. Clerk to chase up a response from the PCC who had been asked if the car park could be used for weddings and funerals.

**1809/17** To receive a report from the Westwoodside Playing Field Management Committee.

The minutes were circulated prior to the meeting. No current issues.

**1809/18** To receive a report for Haxey Playing Field Association.

No minutes received since the last meeting.

**1809/19** To receive an update report on hydro-carbon activities in the area determining actions required.

Cllr Fiddler had nothing further to add.

**1809/20** To receive an update report from the Planting Working Group determining any actions required.

Winter pansies are to be purchased and fixing brackets for the new signs to raise the planters.

**1809/21** To receive an update report on the possibility of the Parish Council taking on the maintenance and responsibility of the toilet block at Haxey determining any further actions required.

Item deferred to the next meeting.

**1809/22** To receive an update report from the ERNLLCA AGM determining any actions required.

Cllr Knowles and the Clerk had attended and the minutes will be circulated in due course.

**General Items****1809/23** To determine any further actions required with regard to the organising of the Remembrance Service 2018.

- Cllr Booth is in talks with Steve Jones with regard to the production of a large soldier silhouette to stand in the Church grounds.
- Cllr Booth has a meeting tomorrow including the church to confirm the proceedings for the day.
- The road closures have been approved.
- The Pageant Master has asked for a poem to be read out at 6.50pm. It is to be agreed who will read this out.
- Clerk to organise the grass to be cut along the road where the beacon stands from the Church.

**1809/24** To receive an update with regard to the sheep roaming on the Westwoodside playing field.

No response had been received from the letter the Clerk sent out but the sheep have been moved from the adjacent field to the playing field so hopefully there will be no more issues.

**1809/25** Request for article (s) for the next month's Arrow article.

- Best Kept Allotment Presentation.
- Remembrance Service.

**1809/26** To notify the Clerk of items to be placed on the agenda for the next meeting.

- Fracking.
- PWG meetings.
- Haxey Toilet Block
- Church Street Parking opposite the Church.

### Finance

**1809/27** To receive a copy of the Financial Statement up to 25<sup>th</sup> September, 2018.

**1809/28** To consider attendance to the ERNLLCA Conference scheduled for 23/11.

**Resolved** – Cllrs Booth, Condliff, Fiddler and Knowles to attend the Conference sum not to exceed £400.

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

**1809/29** Grant Requests

### Expenditure

**1809/30** To approve the following accounts.

Salary, expenses & admin		
HMRC	Employers NI	£51.20
HMRC	Employees NI & Tax	£51.53
Arrow Publication	Sept Issue	£174.00
S Coggan	Ground Maintenance - plants	£240.00
BT	Phone & Broadband	£84.17
MD Signs	Repair to Haxey notice board	£72.00
D Knowles	Travel expenses	£35.40
<b>Total Expenditure 25<sup>th</sup> September, 2018</b>		<b>£1,929.81</b>

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

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

**1809/31** To confirm the date and time of the next meeting as being Tuesday 30<sup>th</sup> October, 2018 at 7pm to be held in The Foreman Carter Centre, Westwoodside.

**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 2018.
2011/254	Repair of Greenhill wall – NLC are responsible for these costs.	On-going as part of discussions with NLC and Hatfield Project Quotations for monument cleaning in train
	Potential Fracking Issue	On-going
2013/245	Cemetery requirements	On-going
	NHP – future development plans	On-going
	WWS Pond ducks	Monitor
2014/81	Gollands Lane Traffic	On-going
2014/99	Haxey Playing Fields	On-going
2014/177	Enforcement Issues	On-going
2015/22	Local Council Awards Scheme (LCAS)	Review nearing completion ready for submission for the Foundation Award.
1608/08	Parish Beacon	Plaque to be erected by Mr Jones.



**Appendix B – Abbreviations**

AA	Allotment Association
BR	Bridleway
CCC	Caravan & Camping Club
CEP	Community Emergency Plan
Cllrs	Councillors
DCO	Dog Control Order
DPD	Development Plan Document
EA	Environmental Agency
ERNLLCA	East Riding & North Lincolnshire Local Council Advisors
FP	Footpath
GPDO	General Permitted Development Order
HPFA	Haxey Playing Field Association
HMRC	Her Majesty's Revenue & Customs
HWRCC	Humber Wolds Rural Community Council
ICCM	Institute of Cemetery & Cremations Management
IDB	Internal Drainage Board
LDF	Local Development Framework
LWP	Land Working Party
LWT	Lincolnshire Wildlife Trust
NATs	Neighbourhood Action Teams
NHW	Neighbourhood Watch
NHP	Neighbourhood Plans
NLC	North Lincolnshire Council
NLH	North Lincolnshire Homes
PCC	Parochial Church Council
PCC	Police Crime Commissioner
PP	Planning permission
PPAG	Parish Plan Action Group
PROW	Public Right of Way
SSSI	Site of Special Scientific Interest
TEN	Temporary Event Notice
T & PC	Town & Parish Council
WP	Working Party
WPFA	Westwoodside Playing Field Association
WPFMC	Westwoodside Playing Field Management Committee
WWS	Westwoodside