

## HAXEY PARISH COUNCIL

**Minutes from the meeting held on Tuesday 18<sup>th</sup> December, 2018 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.**

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

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

**Chairman:** Cllr Knowles presided.

### **Public Participation**

Mrs Pantry stated that the Turbary Road would be dug up again tomorrow after the water leak. Cllr Fiddler added that the traffic will be stopped from 9am-4pm. Mr Phil Morris has informed residents that they are able to use his access. Cllr Fiddler has thanked him for this.

Mrs Jackson stated that she has put in an initial objection to application 2018/469 and a further one with regard to the amended plan. Mrs Jackson stated even though the number of houses has reduced, the size of the houses had increased, so the overall footprint remains the same.

Mr Garner asked Cllr Allcock if he had an update on the repairs carried out just before Low Burnham from Epworth. Cllr Allcock said he had asked for an update from NLC Highways but he advised that in his opinion that whilst not perfect, the road was better than prior to the repair.

**Post Meeting** – NLC have informed Cllr Allcock that the contractors are coming back in January to rectify the problem with the road surface at Low Burnham.

Cllr Booth stated that she has been in contact with the water board with regard to the repairs on the High Street. The repairs are expected to be completed by 24/12.

Mr Hughes stated that he could see that rules for public participation was on the agenda and it should remain as is as he believed the system worked well and residents should have freedom of speech.

Cllr Knowles stated that it was up to the Parish Council if they hold a session prior to the start of the meeting which was instigated several years ago. The session is a time for residents to pass information on to the Council and an opportunity for anyone to address the Parish Council. The idea for any potential changes is to ensure that the Parish Council Public Participation session is the correct forum for any issues raised.

Cllr Knowles opened the meeting.

**1812/01** Apologies for absence received from Cllr Condliff.

**1812/02** **Resolved** - the minutes of the Parish Council meetings held on 27<sup>th</sup> November, 2018 were approved as a true and correct record with the agreed amendment.

**Proposed: Cllr Allcock, seconded: Cllr Booth. 13 for with 1 abstention.**

**1812/03** 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 Orton declared a prejudicial interest in agenda item 1812/06 2018/2361.

**1812/04** 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 1812/14 with regard to the Parish Council being Sole Trustees of the Westwoodside Playing Field Association.

**1812/05** To consider the rules of conduct for public participation determining any actions required.

Cllr Knowles stated that the current Standing Orders only covered disorderly conduct.

The suggested notes have been circulated along with the NALC recommendations.

Cllr Carlile went on to say that over the past several months complaints have been raised in public participation which is not the correct forum to do this and some comments/attitudes have been potentially abusive. Parish Councillors do not expect to be treated like this.

The notes will be made available to residents ensuring those participating address the council in the correct way. Once the rules have been agreed they will be advertised in the Arrow, notice boards, website and put up in the meeting room.

The points will be consolidated and re-sent out to Cllrs who will provide comments as directed.

Cllr Harris suggested that 12b with regard to the public including Councillors being able to speak on a subject prior to leaving the room is, if not already included in the Standing Orders.

It was suggested that the rules are not too restrictive which could stop residents coming. There would be a 6 months trial to see how this would go. Clerk to ask ERNLLCA for comments on the suggested rules. The rules are listed below for residents to make comments to the Clerk by 22<sup>nd</sup> January.

**Rules of conduct for public participation**

1. To bring to the council's attention matters of importance relating to the parish. Any complaints should be made in writing to the Clerk of the Parish Council.
2. Matters relating to the previous month's minutes should be notified to the clerk in writing and a reference to the agenda item, no less than 24 hours prior to the Parish Council meeting if members of the public wish to speak on an amendment (to be proposed and a notice be placed in all subsequent minutes).
3. Matters relating to an agenda item are addressed to the full council for them to consider during public participation. It is for the speaker to ensure they have included all points they consider relevant to the item that they wish to make before the meeting starts, the meeting will not be closed for failure to provide information in the public participation.
4. Any comments once the meeting has started that require the Parish Council to close the meeting will only be considered if it is of significant importance. All such requests should have properly framed request on which the council can base its decision to close the meeting and allow the council to be addressed fully.
5. Briefing reports for the parish council are confidential to the parish council and not shared externally. As per North Lincolnshire Council procedure.
6. The Chairperson maintains the right to rule on matters not covered in these rules of conduct.

**1812/06** **Planning**

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

The following decisions were received from NLC.

**2018/413** – appeal has been dismissed by the Planning Inspectorate for the planning permission to retain a static caravan for residential use at Rose Cottage, Turbary Road, Haxey. Clerk to obtain land registry documentation to confirm the caravan's location with regard to parish land.

**2018/1292** – refusal of planning permission to erect a detached dwelling on land between 47 and 51 Akeferry Road, Westwoodside.

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

**2018/1765** – full planning permission granted to erect two detached houses with detached garages on land to the rear of 30 Doncaster Road, Westwoodside.

**2018/2014** – full planning permission granted to erect a single storey side extension (including demolition of existing conservatory) at White House, 10 Lowcroft Avenue, Haxey.

**2018/2037** – full planning permission granted to erect a detached single garage at 16 Lowcroft Meadow, Haxey.

**2018/2089** – full planning permission granted to erect a general-purpose storage building 7.5m x 10m for the fishery at Oak Tree Fishery, Station Road, Graizelound.

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

**2018/469** – planning permission to erect 3 dwellings with associated parking and garden areas including demolition of dwelling and outbuildings – amended description at 10 Haxey Lane, Haxey.

**Resolved** – object with the previous comments and the following additional comments.

The application will have a detrimental effect with regard to the demolition to the adjoining property.

While there is a reduction to the previous application of one house, we still have concerns on the impact of road safety on a road that is heavily monitored for speed and is close to the bend in the A161. The dwellings have reduced in number but the size of the properties have increased so the overall footprint remains the same.

The plot appears to have been previously developed and contains a number of sheds. The proposed dwellings all appears to fall within the building envelope on what is a large site. We have concerns that it will require one of the older buildings in the area to be demolished and to our knowledge it is not listed, care should be employed to ensure no damage occurs to the attached property number 8. There is a mix of housing types in what is string development and although plot 2 seems to fall within the building envelope we are concerned the inclusion of 2 dwellings to the rear is back land development and will affect the overall street scene. It is proposed they are affordable housing, we are concerned we can find nothing to support this and would welcome evidence to support this as there is a plentiful supply in the open market for houses of this size and type. It is situated on a bend in the A161 and we believe this limits the visual distance and an increase in traffic of as much as 8 vehicles presents safety issue and while not wishing to see this site developed, we consider the appropriate housing if affordable should be 2 along the frontage in order to preserve safety and the street scene.

This development will mean the loss of one of the older properties and while there is no listing status, we again feel it will affect the character of the settlement.

The site is in an area predominantly of bungalows but not exclusively again we feel it would be out of character with its street scene.

Were this application for infill on the frontage we believe this would be more in keeping with the street scene and character of the area.

**Proposed: Cllr Orton, seconded: Cllr Booth. 11 for and 3 abstentions.**

**2018/2165** – planning permission to erect a detached garage and relocate vehicular access – amended plan at Netherhaven, 34 Nethergate, Westwoodside.

**Resolved** – no objection with the following comments.

The splay on to Nethergate has been increased to provide a better line of site, we consider it should be reduced to the south in order to guarantee vehicles will use the drive entrance at the point of line of site. This is a highway concern with regard to road safety.

**Proposed: Cllr Carlile, seconded: Cllr Foreman. 13 for with 1 abstention.**

**2018/2303** – planning application to vary condition 2 of PA/2016/777 to bring forward building line and parking spaces at The Old Chapel, Commonsides, Westwoodside.

**Resolved** – object with the following comments.

We see no need to move the building, it will put the line of the building well forward of other buildings and affect the overall street scene and character of the area, it will mean vehicles protruding forward of adjacent gardens boundaries. What we cannot ascertain is who owns the proposed land the vehicle will be parked on, given the grassed verge to both sides of it are owned

and maintained by NLC. Highways have not commented and we feel a site visit is appropriate to determine this.

The current planning permission was granted based on the plans provided and should remain as detailed in those plans.

**Proposed: Cllr Foreman, seconded: Cllr Booth. 13 for with 1 abstention.**

**2018/2322** – planning permission for the demolition of the existing first floor side extension and replace with two-storey extension at 6 Alhambra, Akeferry Road, Westwoodside.

**Resolved** – no objection and no comment.

**Proposed: Cllr Carlile, seconded: Cllr Harris. 13 for with 1 abstention.**

**2018/2361** – planning permission to change area of residential land use, erect detached bungalow thereon and re-site Dutch barn.

Cllr Orton left the room.

**Resolved** – object with comments.

It is accepted it has recently been established a right to site a residential caravan at this site by gaining a certificate of lawfulness to site a static residential caravan. This new proposal seeks to move this grant of the certificate of lawfulness, build a dwelling and move the Dutch barn.

While we have every sympathy relating to the burial site, this however is not a planning consideration and therefore we see no significant change to planning policy. We also note the new owner has done some considerable work in clearing the site and we welcome this, we must consider this relates planning enforcement section 215. Number 66.

There is some merit in the argument that it will be an improvement to the area, it is our view that this does not constitute a reason within planning law to justify overriding the material consideration of RD2, CS2, CS3, CS8, DS16 & CS19. It is a location in the LC14 Isle of Axholme historic landscape. NPPF100,101&102

We note the current owner recently acquired the property and he should have been aware of the restrictions in place and the failure of planning application PA/2017/1493 and we see no material change in this application that would justify a grant of permission. It remains outside the building envelope and some distance from other dwellings which have been granted permission due to meeting a variety of planning requirements.

We must once again object to planning applications being quoted from other parishes, we have no information available as to why it was allowed. Circumstances for allowing its change of use did not as best as we are aware require the change in location or movement of a barn and therefore the circumstance are wholly different.

We conclude it still remains outside the building envelope and is a significant distance from other dwellings and fails planning for the same reasons as the previous application PA/2017/1493. We resubmit our previous comments for PA/2017/1493 as we feel they are relevant and are detailed below.

2017/1493 - It is accepted that the applicant has established a right to live at this site by gaining a certificate of lawfulness to site a static residential caravan. It was agreed with the authority that a single caravan could be sited at this location for the purpose of residency. The question is do we agree with the proposal, as it will require in affect 2 units. There is some argument that it will be an improvement to the area, however given the types of property in the proximity of the site, it falls far short of improving the overall street scene. It also seeks to establish outline planning for a dwelling which is in the open countryside, we object most strongly to this part of the application as clearly it would not normally be granted under the NLC local plan.

**Proposed: Cllr Henwood, seconded: Cllr Smedley. 12 for with 1 abstention.**

Cllr Orton re-joined the meeting.

The following application received from NLC will be submitted under the Clerks Delegated Powers due to the time constraints.

**2018/2403** – outline planning permission to erect two dwellings with access not reserved for subsequent consideration at The Willows, 9 Nethergate, Westwoodside.

**Resolved** – strongly object with comments.

The access and egress proposed are onto the narrow point of the road between the village hall and school.

The plots are outside the building envelope in an area of LC14 and it extends far beyond the built form of the school and surrounding properties. The plots do not wholly occupy as stated the area of dog kennels, but a much larger part of the garden. The area has a high amenity value within the village providing a large open space and enhances the character of a rural village.

The application is for outline planning and therefore no information is available as whether it is affordable or social housing or of a type required in Westwoodside and therefore it will not conform to the requirements of sustainability.

Social role - no identified housing needs.

Environmental role - contributing to protecting and enhancing our natural, built and historic environment.

It may form part of the residential amenity of the Willows but has not been granted a lawful certificate and were it to be granted it would be on the basis of being a residential garden use, as the kennels did not have planning and were subject to enforcement within the 20-year period.

Enforcement notice number 95 non-compliance of condition 4 of PA/2006/0576. Was it to be regarded as a garden it is still be contrary to NPPF and we consider this argument has no value?

**Proposed: Cllr Harris, seconded: Cllr Booth. 13 for with 1 abstention.**

b. To receive an update on planning issues.

**Willow Fields/Clampit Creek** - visit to be conducted by NLC. There has been a new advertisement sign placed on the entrance track from the A161. Clerk to report to Enforcement.

**Walkabout Farm** - visit to be conducted by NLC.

**Sheppard's Place & Akeferry Road/Langholme Lane – Advertisement boards** - both expressed intents to submit retrospective application to NLC.

**Sheppard's Place caravan** - planning application for c/u of garage to dwelling undetermined, caravan expected to be removed if approved.

**Haxey Carr Study Centre** - appeal undetermined.

**Haxey Carr Barn** - planning application undetermined.

**1812/07** Clerks Report

- a. HWRA – Village Hall Event – Clerk to attend on behalf of WPFA.
- b. Residents have reported children riding motorbikes along the Greenway between Low Street and The Nooking on Sunday afternoons to the police.
- c. Certificate of thanks received from The Soldiers charity.
- d. Trade Watch Event scheduled for 30/01/19 at 5-7pm, Winterton Rangers. Clerk to attend.
- e. NALC 2019/20 Salary Award – agenda item for the next meeting.
- f. My Community Alert information.
- g. ERNLLCA November Newsletter.
- h. ERNLLCA Election 2019 information – Clerk has placed onto the website.
- i. Application for a summary review of a premises licence at Kings Arms, Haxey. As NLC were unable to supply any further information for the meeting, Cllr Allcock to arrange a meeting on Friday when he will attend with the Clerk who will provide information to full council in the form of email for comments by mid-morning on 24/12 to submit to NLC.

**Improvement / Projects**

**1812/08** To determine actions required with regard to the report and actions taken on Westwoodside Pond.

Item deferred. Cllr Hunt-Siwy to take a look for the grid which Cllr Whitehead stated had disappeared.

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

- 1812/09** To determine actions required with regard to the highway issues on Newbigg including the introduction of a traffic plan.

Cllr Allcock has been speaking with NLC Ian Jickells who has informed him that the TRO is with the legal department and it is hoped that it will be in place by the end of January.

- 1812/10** 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.

Item deferred.

- 1812/11** To review the Grass Verge Pilot Scheme and the Winter Maintenance Plan on Parish Paths determining any actions required.

The Clerk has received a letter from NLC today with regard to the above but there are some discrepancies and a meeting is to be arranged in the new year to discuss further.

- 1812/12** To receive and update with regard to the meeting held for the traffic issues on Church Street and Low Street in Haxey determining actions required.

NLC are arranging a meeting with the Doctors Surgery in the new year.

Clerk to ask NLC Gareth Denovan if the Haxey Church Hall signage can incorporate 'and car park'.

### **Reports / Updates**

- 1812/13** To receive a report from the Ward Councillor on activities within North Lincolnshire Council.

Cllr Allcock stated that Mill Lane has now been resurfaced and both he and Cllr Rose as a Ward Priority have put on the resurfacing of High Street, Church Street and Low Street.

A resident had complained to the Clerk about standing water on the Nooking after heavy rain. Cllr Allcock has been in contact with the Highway department and work is in progress.

Cllr Allcock along with the Clerk and Cllr Condliff attended the NLC T & PC Workshop which included a Winter Maintenance update. Cllr Allcock is the lead Snow Warden with Cllr Smedley being the area Snow Warden.

Information sent to Cllr Allcock from Inspector Harvey with regard to burglaries in the area has been circulated to Cllrs.

Cllr Smedley asked when the new village signs will be installed – Cllr Allcock is chasing this up on a regular basis. NLC have all the information for the signs.

- 1812/14** To receive a report from the Westwoodside Playing Field Management Committee.

The next meeting is scheduled to be held on 11<sup>th</sup> January, 2019.

A new dance group will begin at the centre on a Tuesday and Wednesday from 15<sup>th</sup> January, 2019.

- 1812/15** To receive an update report on hydro-carbon activities in the area.

Cllr Fiddler stated that there are two sites in the area – one at Misson and the other at Bardney Moor. Bardney Moor site is more advanced and has reached the target depth but not to the level the shale gas is. Discussions are in progress but this will not affect the plans at Misson.

- 1812/16** To receive an update on the ACV Tribunal process determining any further actions required.

The Parish Council are up to date with the actions and the next meeting is scheduled for 20/12.

### **General Items**

- 1812/17** To be notified of the vacancy for a Parish Council Representative for the Haxey Parish Combined Charity determining actions required.

**Resolved** – Cllr Orton to take on the position as Parish Council Representative. Clerk to inform the Charity.

**Proposed: Cllr Booth, seconded: Cllr Foreman. 12 for with 1 abstention.**

**1812/18** Request for article (s) for the next month's Arrow article.

- Public Participation information.

**1812/19** To notify the Clerk of items to be placed on the agenda for the next meeting.

- IGAS presentation.
- NALC 2019/20 Salary Award.

### **Finance**

**1812/20** To receive a copy of the Financial Statement up to 18<sup>th</sup> December, 2018.

**1812/21** To consider the budget and precept for 2019/20.

**Resolved** – the precept to be set at £40,000 including the Council Tax Grant. The Parish Council meet all the conditions to obtain the grant.

This is a reduction from last year which was set at £42,000.

**Proposed: Cllr Lindley, seconded: Cllr Fiddler. 13 for with 1 abstention.**

**1812/22** To consider the quotes to complete the East Lound Pinfold floor determining actions required.

**Resolved** – P Scott was selected from the 3 quotes to complete the flooring at a cost of £627.34.

**Proposed: Cllr Harris, seconded: Cllr Henwood. 13 for with 1 abstention.**

**1812/23** To consider a donation to the Walkers are Welcome Group.

Cllr Smedley informed the Council that the Group has had a good first year and carried out 4 community walks which were enjoyed. They have a good website with local photographs.

**Resolved** – donation of £60 was approved.

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

**1812/24** **Grant Requests**

### **Expenditure**

**1812/25** To approve the following accounts.

Salary, expenses & admin		
HMRC	Employers NI	£70.19
HMRC	Employees NI & Tax	£95.43
Arrow Publication	December Issue	£108.00
S Coggan	Ground Maintenance - plants	£70.00
J Smedley	PL – Ground Maintenance	£148.35
Norton Security Systems	CCTV Maintenance	£67.50
A Eyre	FCC Decoration	£2,405.00
BT	Phone & Broadband	£113.71
Signs Express	Heritage signs	£261.60
<b>Total Expenditure 18<sup>th</sup> December, 2018</b>		<b>£4,614.96</b>

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

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

**1812/26** To confirm the date and time of the next meeting as being Tuesday 29<sup>th</sup> January, 2019 at 6.30pm to be held in The Foreman Carter Centre, Westwoodside.

**1812/27** To consider the exclusion of the public and press in accordance with the Public Bodies (Admission to Meetings) Act 1960 s1(2) due to the confidential nature of the item to be discussed.

**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
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