

HAXEY PARISH COUNCIL

Minutes from the meeting held on Tuesday 17th December, 2019 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.

Present: Cllrs Bond, Booth, Carlile, Condliff, Fiddler, Harris, Holgate, Knowles, Layton, Lindley, Orton, Parkin, Smedley & Thorpe.

Also Present: Deb Hotson – Parish Clerk, Cllr Allcock, Cllr Rose & 11 residents.

Chairman: Cllr Knowles presided.

1912/01 Apologies for absence received from Cllr Foreman.

1912/02 Resolved - to temporarily suspend the meeting for a period of normally, up to 15 minutes, but at the Chairman's discretion to allow for a period of 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 when the meeting is declared opened.

Proposed: Cllr Carlile, seconded: Cllr Layton. All in favour.

The applicants for PA/2019/1854 stated that a pre-application consultation had taken place and the application does not comply to all policies, therefore they had decided to attend the meeting to see if there were any questions. There were none.

The applicants for PA/2019/1994 stated the reasons for attending and what their application consisted of. Information was provided to Cllrs and the applicant explained the application. The applicant was thanked for a comprehensive presentation.

A resident stated that the disclaimer that had been placed by the Parish Council on the newly acquired piece of land in their opinion was not adequate and he will be speaking with HSE about liability.

Cllr Knowles stated that as far as the Parish Council were concerned as stated in the disclaimer the Parish Council have not given permission for any event to take place on any parish land.

A resident of Church Street reminded the Parish Council that he had first raised concerns about the road he lived on. The police had told him that the road was not fit for purpose as too narrow for vehicles to pass if vehicles were parked on both sides of the road. The resident went on to say that the issue has occurred due to the local authority granting planning permission with no parking facilities.

Cllr Allcock stated that he had attended at least 4 meetings along with NLC and the Parish Council and a plan had now been created which will go out to consultation. This is an agenda item later on in the meeting. **Resolved** – to re-open the meeting.

1912/03 Resolved - To approve the minutes of the Parish Council meeting held on 26th November, 2019 with the agreed amendments.

Proposed: Cllr Carlile, seconded: Cllr Parkin. All in favour.

1912/04 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 Smedley declared a personal interest in agenda items 1912/06 PA/2019/1854 and 1912/24.

Cllr Lindley declared a personal interest in agenda item 1912/24.

Cllr Orton declared a prejudicial interest in agenda item 1912/06 PA/2019/1854.

Cllr Layton declared a personal interest in agenda item 1912/06 PA/2019/1994.

Cllr Fiddler declared a personal interest in agenda item 1912/06 PA/2019/1854.

Cllr Carlile declared a personal interest in agenda items 1912/06 PA/2019/1854, 1912/08 and 1912/25.

1912/05 To note dispensations given to any member of the Council in respect of the agenda items listed.

Dispensation granted with regard to item 1912/12 due to the Parish Council being Sole Trustee of WPFA.

1912/06 **Planning**

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

2019/1541 – refusal of planning permission to erect a dwelling including associated works at 31 Haxey Lane, Haxey.

2019/1673 – refusal of outline planning permission to erect a dwelling with all matters reserved for subsequent approval at land adjacent to 9 The Willows, Nethergate, Westwoodside.

2019/1733 – full planning permission granted to erect a single storey extension to front at Day Nursery, Coneygarth Farm, 12 Turbary Road, Haxey.

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

2019/1854 – planning permission to erect a replacement farmhouse at Tassle Croft Farm, Turbary Road, Haxey.

The planning history for proposed site - PA/2011/0837 grant of permission for prior approval for an agricultural building and PA/2014/0091 prior approval of an agricultural building, decision undetermined. There is currently a farm building at the site, what is not quite clear is under which application this was approved.

Location of current and proposed property within the Isle of Axholme Historic Environment (LC14) designated Early Enclosed Land (EEL) and is adjacent to Ancient Open Strip Fields (AOSF). It is a particularly sensitive area as identified in the report by head of infrastructure to the planning committee dated 02/08/2011. The older property falls in an area designated EEL; significantly the proposed dwelling is much closer to the identified AOSF in the report and should be considered in that context.

The current property is a much older building and is not listed but it could be considered important in its environment. It is without doubt in a poor state of repair and could be considered not fit for human habitation. We must consider whether if planning is granted that some form of condition should be placed either for its demolition or restriction on further human habitation to stop any future development taking place that would proliferate further development in this sensitive area. On this point we would consider HERS should be consulted as to its heritage value.

We note in the Design Access Statement (DAS) that it is considered necessary to relocate the site of the dwelling due to its low-lying position in relation to the road. This could easily be mitigated if development were to take place on the current site by placing a few more courses of brickwork and infilling. However, we do consider its location close to the road is inherently poor due to heavy use of modern road traffic.

The proposed site is close to a modern barn over which we had no planning control and as to why this site was chosen, we cannot determine. The site itself is large and we recognise the screening of trees in the locality and its position set back from the road mitigates its impact on the area.

We also note the authority has already secured a reduction in size to the original proposal, there is some argument in the size of some other properties in the area however we feel that this does not mitigate, as an argument the further damage a large property may have on the area. We have also considered some of the other photos which do represent more accurately a rural farm house for the area and a design along similar lines would be more acceptable. The DAS refers to NLC plan RD 10 (i) which states - The replacement dwelling would not exceed the volume of the original dwelling, which is to be replaced, by more than 20%, exclusive of the normal permitted development rights, **and would not be substantially higher in elevation.**

The proposed dwelling plan has no indication of specified height and given it accommodates 3 storeys we draw a conclusion it is significantly higher than the original dwelling therefore would not be in keeping with NLC local plan policy and is a material consideration and again HERS should be consulted on the overall impact of the proposal.

We welcome the applicants desire to produce well designed and of a high standard plan that are in keeping with its location and take into consideration the reduction in size of the proposal, it is still considered overall it will be a dominating feature in its environment. While a heritage statement is included, we feel it is important HERS should be asked to comment on this application as they are a qualified body within NLC as at the time of decision making no report was available and we ask this should be rectified before any decision is made.

Any grant of permission should include agricultural tie, in relationship to it being an agricultural business in the open countryside.

Considerations

1. Location within the Isle Axholme Historic Environment
2. Relationship between current and proposed site
3. Plot Size
4. Impact of proposed dwelling on its environment

Resolved – no objection with the comments as stated above.

Proposed: Cllr Harris, seconded: Cllr Fiddler. 11 for with 3 abstentions.

Cllr Orton left the meeting.

2019/1994 – planning permission to change area of residential land use, erect detached bungalow thereon and re-site Dutch barn including associated works at Caravan, The Meadows, Carr Lane, East Lound.

Resolved – no objection or comments.

Proposed: Cllr Thorpe, seconded: Cllr Parkin. 6 for, 5 against and 2 abstentions.

Cllr Orton re-joined the meeting.

2019/2032 – planning permission to erect a two-storey & single-storey rear extension at Rotherlea, A161 between Epworth and Haxey, Low Burnham.

Resolved – no objection, stating that the materials should all be matching.

Proposed: Cllr Orton, seconded: Cllr Smedley. 13 for with 1 abstention.

b. To receive an update on planning issues.

Willow Fields/Walkabout Farm – NLC have stated that it is impossible to advise when these matters will be resolved. A lot currently depends on available resources but even when resources allow time to be spent on this case, a prosecution will not necessarily bring resolution to the issues. This year NLC have had less planning enforcement resources than previous years and have received a greater number of alleged breaches of planning controls than in recent years and have had to prioritise those new investigations over those where Notices have already been issued and stopped the clock.

That said NLC intend to revisit and assess whether further Notices are required in respect of any newer uses, structures or operations; or untidy land.

Cllr Knowles asked if Ward Cllrs could clarify if HERS is still active and a formal response to planning applications should be available for the Parish Council to view. Cllr Allcock to confirm. 2 residents left the meeting.

1912/07 Clerks Report

- a. NLC are writing to the property with regard to the installation of a PROW to identify Vicars Trod, if the resident will not accommodate lifting the slab then NLC will look to install in the tarmac pavement.

- b. ERNLLCA – Being a Good Employer – Clerk to provisional book a place for Cllr Condliff, this will then go on to the next agenda for approval.
- c. Environment Agency – River Idle Maintenance Update.
- d. NATs minutes of the meeting held 05/09/19.
- e. Low Street, Haxey BT Kiosk adoption update. Cllr Bond was thanked for the report provided.
- f. ERNLLCA s137 increase is from £8.12 to £8.32 for 2020/21.
- g. Police & Crime Commissioner – North Lincolnshire Engagement Officer update and Fraud Forum update - Nov 19.
- h. MMG sculpture, North Lindsey College visit update.
- i. ERNLLCA December 19 Newsletter.

1912/08 Improvement / Projects

Highways / Neighbourhood Services / North Lincolnshire Council items

1912/09 To receive any update about the traffic issues on Church Street and High Street in Haxey determining actions required.

A meeting is to be arranged with the PCC to discuss the issue of putting out cones. Cllr Booth stated that an elderly lady is currently doing this when weddings are conducted at the church. A further resident has offered to store any cones provided near to the site, as the PCC have stated they have no storage facilities. It is hoped that arrangements can be made with the Church Event organisers to put out and recover any cones used.

It was stated that a resident is parking on the double yellow lines at Newbigg. Cllr Allcock to inform Enforcement. There are other residents deliberately parking on the road and not using their driveways which again is causing problems at the old Post Office, Westwoodside.

A proposed plan has been received from NLC and this will be put on to the notice board, website and circulated to residents close to the site. The plan will also appear in the Arrow with a 2-month window for residents to comment. Comments to be shared with NLC and the Parish Council will discuss with a view to finalising a plan at the February 2020 meeting. The plan is attached as appendix c.

Cllr Carlile stated that he did not like yellow lines and preferred limited parking but this issue was down to how residents are parking on this street.

Cllr Harris reiterated what had been stated earlier by a resident that the issue had been created by NLC Planners approving applications with no parking facilities and asked that Ward Cllrs take this back to NLC.

1912/10 To be notified of the future of Haxey Library determining any actions required.

Cllr Rose stated that the volunteers are being trained this month with a view to starting mid- January.

Reports / Updates

1912/11 To receive a report from the Ward Councillors on activities within North Lincolnshire Council.

Cllr Allcock stated that the road resurfacing on High/Low Street has been completed. Cllr Booth stated that some of the manholes were raised.

Cllr Thorpe stated that the contractors had finished at Lowcroft but had not done the pot holes. Cllr Allcock stated this would not have been part of the contract.

1912/12 To receive a report from the Westwoodside Playing Field Management Committee.

There have been no further meetings since the last Parish Council Meeting.

1912/13 To receive an update report on hydro-carbon activities in the area.

Cllr Fiddler stated that fracking is now temporarily banned, there were currently no other updates.

1912/14 To receive an update report with regard to the NALC VE Day 75 – 8th May, 2020 anniversary determining any actions required.

The notes were circulated prior to the meeting. Cllr Booth to amend highlighting that the refreshments on the Friday would be held at the Church Hall and not the Village Hall as stated in the notes. The next meeting is scheduled for 13/01/20. An interim sum not to exceed £1000 for the events was approved. **Proposed: Cllr Booth, seconded: Cllr Smedley. All in favour.**

1912/15 To receive an update report on the Westwoodside Pond determining any actions required.

Cllr Allcock stated that Severn Trent, NLC and the Drainage Board have been out to look at the pond due to the instances of flooding in the area. A preliminary report has been received and the drainage feeding the pond from the highways will be looked at for improvements.

The Parish Council are responsible for the pond and the drain outlet which needs cleaning – Cllr Parkin and Cllr Foreman to undertake this.

Cllr Booth to provide details to the Clerk of someone who has stated that they are able to clean the pond.

Cllr Harris stated that the Parish Council should commission a consultation report with regard to the pond. Cllr Allcock to seek advice from NLC on suitable engineers.

1912/16 To receive an update report on the LWP meeting determining actions required.

The notes of the meeting were circulated prior to the meeting.

The contractor was selected at the LWP meeting to undertake the clearing of the parish field, the only one received and the quote was under the sum approved at the last meeting. This work has begun.

Resolved – the one tenancy application received was approved. **Proposed: Cllr Thorpe, seconded: Cllr Condliff. All in favour.** Clerk to arrange for the FBT Tenancy Agreement to be signed.

The Land Transfer has been completed apart from the registration documents from the Land Registry which were ongoing.

The Clerk went through the invoice breakdown and this will be approved under expenditure.

It was agreed to write to Cllr Waltham thanking NLC, particularly Cllr Rose for his work on securing the field for the parish.

Cllr Harris was also thanked for his professional input and other Parish and Ward Councillors' efforts in completing the project were acknowledged.

Cllr Harris asked for a tree to be planted on the parish land denoting the boundary on the south east corner of the field.

It was agreed to have the land cleared should be undertaken first and then look at planting a specimen tree. The tenant to be informed that this may be a possibility but the planting would be in consultation with the tenant as not to be in the way of his agricultural requirements.

General Items

1912/17 To be notified of the information received to support the Local Electricity Bill determining actions required.

Item noted. No further immediate action, but the project to be continue to be monitored.

1912/18 To be notified of the NALC Strengthening Police Powers to Tackle Unauthorised Encampments determining actions required.

Cllr Carlile had provided a positive response to the consultation and the Clerk will complete and submit. **Proposed: Cllr Fiddler, seconded: Cllr Parkin. 13 for with 1 abstention.**

1912/19 Request for article (s) for the next month's Arrow article.

- Church Street plan.
- VE Day – to also be placed into the Church Magazine and a copy provided to Mr Shipley for the Epworth Times who had attended the meeting tonight.

1912/20 To notify the Clerk of items to be placed on the agenda for the next meeting no later than 17th January, 2020.

- ERNLLCA Being a Good Employer seminar.

Finance

- 1912/21** To receive a copy of the Financial Statement up to 17th December, 2019.
Item noted.
- 1912/22** To consider the cost to repair the pot holes in the lane leading to the Centre.
Resolved – a sum not to exceed £250 to repair the pot holes. **Proposed: Cllr Holgate, seconded: Cllr Condliff. 13 for with 1 abstention.**
- 1912/23** To be notified of the information received from NLC with regard to the precept setting 2020/21.
Item deferred until the grass verge and parish path offers had been received from NLC.
- 1912/24** To consider the costs to refurbish the Jubilee Garden in Haxey.
Resolved – a sum not to exceed £100 was approved to refurbish the garden. **Proposed: Cllr Thorpe, seconded: Cllr Fiddler. All in favour.**
- 1912/25** To approve funds to purchase a plaque to mount on the Beacon.
Cllr Thorpe updated the meeting stating that costs would be provided to slab the area and erect a mount for a plaque. The Clerk will require measurements and material which she will use to ask permission from NLC and the Westwoodside Townsman to install.

1912/26 Grant Requests

No pending grant requests.

Expenditure

- 1912/27** To approve the following accounts.

Salary, expenses & admin		
HMRC	Employees Tax & NI and Employers NI	
WLHH	Donation – Christmas lights	£300.00
Arrow Publication	December Issue	£216.00
D Knowles	Travel expenses	£16.20
HSR Law	Professional Services	£1,859.00
Total Expenditure 17 th December, 2019		£3,751.37

Resolved – the accounts were approved for payment.

Proposed: Cllr Fiddler: Cllr Holgate. All in favour.

- 1912/28** To confirm the date and time of the next meeting as being Tuesday 28th January, 2020 at 7pm to be held in The Foreman Carter Centre, Westwoodside.

Appendix A

Summary of continuing and newly agreed actions.

Minute number	Action	Review Date / Completion Date
2011/234	Investigate the status of the Pinfolds	On-going. East Lound has now been completed. Funding has been obtained for Haxey.
2011/254	Repair of Greenhill wall – NLC are responsible for these costs.	On-going as part of discussions with NLC.
	Potential Fracking Issue	On-going
2013/245	Cemetery requirements	On-going
	NHP – future development plans	On-going – registration for designated area submitted to NLC.
	WWS Pond ducks	Monitor
2014/81	Gollands Lane Traffic	On-going
2014/177	Enforcement Issues	On-going
1608/08	Parish Beacon	Plaque to be sourced.

Appendix B – Abbreviations

AA	Allotment Association
CCC	Caravan & Camping Club
CEP	Community Emergency Plan
Cllrs	Councillors
DPD	Development Plan Document
EA	Environmental Agency
ERNLLCA	East Riding & North Lincolnshire Local Council Advisors
FP	Footpath
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

Appendix C – Church Street Proposed Traffic Plan

