

## HAXEY PARISH COUNCIL

Minutes from the meeting held on Tuesday 28<sup>th</sup> January, 2020 at 7pm at The Foreman Carter Centre, Westwoodside Playing Field, Westwoodside.

**Present:** Cllrs Bond, Booth, Carlile, Condliff, Fiddler, Foreman, Harris, Holgate, Knowles, Parkin, Smedley & Thorpe.

**Also Present:** Deb Hotson – Parish Clerk, Cllr Allcock, Cllr Rose & 6 residents.

**Chairman:** Cllr Knowles presided.

**2001/01** Apologies for absence received from Cllrs Layton & Lindley.

**2001/02 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 Condliff, seconded: Cllr Carlile. All in Favour.**

A resident provided further photographs of the issue he was having with access and egress from his property on Church Street. The resident had sent a letter to NLC Highway and the Parish Council had received a copy. The resident stated with regard to the current proposed highway changes, if residents were unable to park on the north side of the street and all parked on the south side, he would not be able to access and egress from his property.

Cllr Knowles stated that the Parish Council were meeting with NLC Highway representatives on 24<sup>th</sup> February. Arrangements would be considered to discuss the resident's concerns over access to his property.

A resident asked for NLC Ward Cllrs to take a look at the state of repair to the road on the Turbary which they agreed to do.

**2001/03 Resolved** - the minutes of the Parish Council meeting held on 17<sup>th</sup> December, 2019 were approved and signed as a true and correct record. **Proposed: Cllr Thorpe, seconded: Cllr Booth. 11 for with 1 abstention.**

**2001/04** 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 Thorpe declared a personal interest in agenda item 2001/16 and 2001/17.

Cllr Harris declared a personal interest in agenda item 2001/17.

Cllr Carlile declared a personal interest in agenda item 2001/22.

**2001/05** To note dispensations given to any member of the Council in respect of the agenda items listed.

Dispensation granted with regard to item 2001/12 due to the Parish Council being Sole Trustee of WPFA.

**2001/06** **Planning**

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

The following decisions were received from NLC.

**2019/1778** – full planning permission granted to erect a first-floor rear extension at 7 Beau Moude, Graizelound Fields Road, Haxey.

**2019/1811** – full planning permission granted to erect a single storey side extension with pitched roof and associated works at 10 Hayfield Close, Haxey.

**2019/1868** – full planning permission granted to erect a first-floor extension including associated works at Mere House, Tower Hill, Westwoodside.

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

**2019/2111** – determination of the requirement for prior approval for an agricultural building at White House Farm, Ferry Road, Graizelound is not required.

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

**2019/1738 – amended plans** - application for approval of reserved matters (appearance, landscaping layout and scale) pursuant to outline PA/2017/298 to erect a dwelling at Redlands, 108 Akeferry Road, Westwoodside.

**Resolved** – object with the previous comments and those as detailed below.

**Previous comments** – Haxey Parish Council did not object to the original request for outline planning, however it is now noted that the original block plan for outline planning occupied a much smaller area. It is the view that the current proposal is much larger and is a 3-storey building, although no 2<sup>nd</sup> storey drawings are available. The current proposal is over development of the site and is out of keeping with its street scene and therefore will be dominating, over bearing and out of character to a rural hamlet and does not conform to the original footprint for outline permission.

**Additional comments** –

- amended size of the footprint of the building which have been separated but the footprint remains overall large.
- The height of the building at the eaves has only reduced by 75mm to the original.
- The link to the garage has been removed but could easily be reinstated at a later date.
- There is a mix of housing types and it would appear to be higher than most and would still present a dominating feature.
- A number of windows would overlook neighbouring properties presenting a privacy issues to the east.

**Proposed: Cllr Holgate, seconded: Cllr Booth. 8 for with 4 against.**

**2019/2094** – planning permission to erect a dwelling including associated works on land between 47 and 51 Akeferry Road, Westwoodside.

**Resolved** – object with the previous comments and those as detailed below.

**Previous comments** - The site is large; it is not been previously developed and therefore is not a brownfield site and can best described as former garden between 47 and 51 Akeferry road, albeit the numbering suggests it was intended for development; it cannot be regarded as other than greenfield and subject to NPPF 48 and 53. No identified need or community benefits are demonstrated CS8. The immediate street scene is largely dormer or bungalows on the site side of the road with modern houses on the opposite side of the road. The proposed building has been reduced in size but remains large, it will create a dominant feature and we have concerns about the rear balconies and loss of privacy to neighbours. The design of the development reflects a more traditional style of building and this element is a welcome feature of the proposal.

The historic environment record identifies the historic value of the farm house close to the proposal, it is our understanding the grant of permission at number 47 included a requirement to demolish the farmhouse and this has not been carried out. We do however support the views expressed in relation to the farmhouse and the possible damage such a development may have on it.

No evidence is provided of a current housing need for this type of development. CS1 CS2. It is not affordable or social housing and Westwoodside is on the settlement hierarchy is a rural village and ranked 18 this means there are limited facilities and a proven need has to be demonstrated as it is not social or affordable, no such evidence has been provided CS8. It is our view it fails the sustainability test.

1. economic role is not the right type of land in the right places.
  2. Social role it will place further pressure on the limited resources
  3. environmental role it neither enhances or protects the environment.
- It is not supported by policies in the NLC Local Plan.

CS1 5.43

To support this aim small-scale development will be allowed in rural settlements. However, the scale of new development will be limited and reflect local needs as well as the availability of facilities, services and infrastructure. Development will also make the best use of existing land and buildings within these settlements.

CS2

3. Small scale developments within the defined development limits of rural settlements to meet identified local needs.

NPPF48 Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

NPPF 53 Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

CS8 the first priority is to re-use previously developed land and buildings within North Lincolnshire's built up areas which will be promoted by setting a target of 30% of the housing provision on such land. Second priority will be given to other suitable infill opportunities in North Lincolnshire's built up areas.

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.

Consideration has been given to the following: -

1. no housing need for the type and size proposed
2. it does not make best use of land garden/greenspace
3. It damages the character of a rural village
4. Historic value of the farmhouse

**Additional comments** – while a lengthy appeal dismissal document it can be summarised in para 22 – “I can conclude that the benefits of the proposal would not outweigh the harm that would result to the character and appearance of the area due to the scale and design of the proposed house.”

**Proposed: Cllr Booth, seconded: Cllr Condliff. 8 for with 4 against.**

**2019/2111** – application for determination of the requirement for prior approval for an agricultural building at White House Farm, Ferry Road, Graizelound. **Due to time constraints and no comments from Councillors, under delegated power the Clerk submitted no comments to NLC on 20/01/20.** Due to the time constraints the following application will be submitted under the Clerks Delegated Powers.

**2020/92** – planning permission to erect single storey side and rear extension following the demolition of existing garage at 27 The Rowans, Westwoodside.

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

The plot is small in relation to the current dwelling and therefore the proposal would be an over development of the site.

Parking in this area would be an issue.

**Proposed: Cllr Holgate, seconded: Cllr Booth. 10 for with 2 against.**

b. To receive an update on planning issues.

**Willow Fields/Walkabout Farm** – no additional information received from NLC.

**2001/07 Clerks Report**

- a. NLC Public Space Protection Order Review – agenda item for the next meeting.
- b. Clerk has cleared with all the relevant officers in NLC and will apply for 50% funding of a bus shelter for the High Street if the Parish Council resolves to take this forward.
- c. Haxey Toilet block update – works are nearing completion. The decorating will take place funded by the Parish Council up to a cost of £590 of which £295 will be reclaimed from the Community Grant fund and the other £295 from the NLC Properties Department.
- d. ERNLLCA Play, Sport & Fitness Area Training Seminar. R Carter to attend on behalf of the Parish Council along with the Clerk.
- e. The Parish Council have been copied in on email with regard to the removal of at least 5 to 6 mature trees that have been felled in Haxey Playing Field for the installation of the new cricket nets. The email stated that NLC Tree Officer had been informed the Parish Council had provided monies to install the nets which implied that they had also provided permission for the removal of the mature trees. The Tree Officer noted that although nothing illegal had been carried out it was not ideal to see a loss of this number of mature and semi mature trees.  
Cllr Parkin stated that at least 3 of the trees had been rotten and he would provide the tree report that Haxey PFA had undertaken prior to the works being carried out.
- f. Concerns raised with regard to an HGV parking on the junction of Vinehall Road with the Nooking and use of the grass verge for parking. Clerk has reported to NLC Community Wardens who will monitor the situation.
- g. ERNLLCA January 2020 Newsletter.
- h. Community Speed Watch initiative – one response received to form a group. This will be kept on file in the hope that more will volunteer. At least 6 required.
- i. Letter received from NLC Leader in response to the thank you letter sent by the Parish Council for the gifting of the parish field.
- j. NLC Highway Issues reported. Clerk to chase up the overhanging hedges on Tower Hill and to report that the footpath needs clearing of leaf debris.  
Concerns were also raised about the dip in the road along Haxey Lane – refer to the Ward Cllrs report, item 2001/10.  
Cllr Harris stated that the manhole cover on the High Street opposite his house had been repaired to a high standard and had passed his thanks on to Ward Cllrs.
- k. NLC Gollands Lane, Westwoodside – traffic management closure to accommodate highway drainage improvement works starting 7<sup>th</sup> January for approximately 2 weeks. Works had now been completed.
- l. Environment Agency – exempt abstraction activity licence application extension. Information had been placed on to the website.
- m. Haxey Walkers are Welcome – due to not benefiting the Parish Council the membership has not been renewed. Cllr Smedley added that there was still a walking group in Haxey who monitored the parish paths on a regular basis.
- n. NATs minutes of the meeting held 19/12/19.
- o. Adoption of the Haxey Kiosk – consultation period ends 17/02/20. The Clerk has sought confirmation from the NLC Planning Officer that this kiosk will not be removed but to date no response received. This has been escalated to Ward Cllrs and Clerk to continue to maintain contact to ensure that the kiosk is not removed by default.

**2001/08 Improvement / Projects****Highways / Neighbourhood Services / North Lincolnshire Council items****2001/09 To be notified of the FP108 access issue determining any actions required.**

A request from NLC has been received for comments on the request to remove the bollards at the entrance to FP108 to allow access of a mobility scooter.

Cllr Harris declared a personal interest.

**Resolved** – although the Parish Council sympathise with the issue raised it was agreed that the bollard to be left in situ due to the potential risk of motorbikes access this area, which would cause problems to pedestrians.

**Proposed: Cllr Thorpe, seconded: Cllr Parkin. All in favour.**

**Reports / Updates****2001/10 To receive a report from the Ward Councillors on activities within North Lincolnshire Council.**

Cllr Allcock stated that he had passed the thanks on to the contractors who had carried out the repairs to the manhole cover adjacent to Greenhill House.

A meeting had taken place at the Westwoodside pond and NLC are working with the Parish Council to install grating, pipework and a man hole for ease of access and cleaning. This will incur costs up to £1500. Cllr Allcock to see if this cost can be shared by NLC.

The discharge from the pond overflow begins on Cove Road and finishes at Monkham Drain. The water discharges to the back of properties into a dyke which need work as it is blocked. NLC are going to write to the riparian owners to take action on the blocked dyke.

As previously mentioned NLC are dealing with the subsidence to part of Haxey Lane which is thought to be drainage issues. Funding has been received from Government to carry out repairs to the A161 from Belton through Graizelound to the level crossing so therefore temporary works will be carried out on the current dips in the road until the funding is received in 2021.

It was suggested that warning signs were also installed near to the junction on A161 and the Nooking, Haxey.

A new village sign in Westwoodside is to be installed due to the other one being damaged by contractor's machinery.

Cllr Rose stated that the Local Development Plan is in its final draft and should be released for consultation very soon.

The Clerk asked about the Grass Verge and Parish Path Agreements – these will be released soon.

**2001/11 To receive a report on the Haxey Library volunteer scheme determining any actions required.**

Cllr Rose stated that training finishes this week. The volunteers will be in place next week and will have support in February from NLC Library staff and then are solo from March.

**2001/12 To receive a report from the Westwoodside Playing Field Management Committee.**

The minutes were circulated prior to the meeting. No comments.

**2001/13 To receive an update report on hydro-carbon activities in the area.**

Cllr Fiddler stated that all the tests had been carried out and the site was now dormant with only the security guards left on site. The item will be removed from the agenda until the Government Policy is amended/updated. Cllr Fiddler to maintain a watching brief.

**2001/14 To receive an update report with regard to the NALC VE Day 75 – 8<sup>th</sup> May, 2020 anniversary determining any actions required.**

The notes from the last meeting were circulated prior to this meeting.

Clerk to register the Parish Council to take part on the National register.

Cllrs Parkin & Thorpe to speak with Steve Jones and take over the lighting of the beacon.

Cllr Booth has arranged for 3 silhouettes to be erected for the event.

Clerk to send a copy of the VE Day Grant Fund form to Low Burnham.

Cllr Booth to complete the VE Day Grant Fund form and ensure the Clerk has it to submit to NLC prior to the cut of date of 28/02.

Cllr Bond to ask the Heritage Society if they would like to be involved in the event.

Cllr Booth to provide the Clerk with an article to place into the Arrow – Clerk to also provide this to Cllr Holgate.

It was suggested that there needs to be some form of fire prevention support on site – Clerk to investigate.

A risk assessment to be created.

Clerk to submit a road closure form for the beacon lighting event.

Cllr Carlile declared a personal interest.

**2001/15** To receive an update report on the Westwoodside Pond determining any actions required.

The Clerk was in the process of obtaining quotes to dredge the pond and remove the debris from site. Cllr Knowles to obtain a further quote.

Once the quotes were received the Clerk will apply for grant funding.

**2001/16** To receive an update report on the Townsman & Mere meeting determining any actions required.

A meeting has been held with the Parish Council and We Live Here Haxey Group (WLHH) who are taking on the process of re-electing a Townsman for Haxey.

A draft constitution has been provided to the group, the previous Townsman will be contacted and then notices will be erected in February for a meeting with residents and the election process.

**General Items**

**2001/17** To be notified of the application to vary a premises licence at Stanholme Guest House, 27 Low Street, Haxey determining actions required.

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

- Impact on residents in terms of noise and disturbance.
- Privacy concerns.
- Impact on highway safety and parking.

**Proposed: Cllr Booth, seconded: Cllr Condliff. 6 for, 5 against and 1 abstention.**

**2001/18** Request for article (s) for the next month's Arrow article.

- VE Day Celebrations.
- Military Memorial Group update.
- Volunteers for planting 2020.

**2001/19** To notify the Clerk of items to be placed on the agenda for the next meeting no later than 14<sup>th</sup> February, 2020.

- NLC Public Space Protection Order Review.
- Spring Litter Pick.

**Finance**

**2001/20** To receive a copy of the Financial Statement up to 28<sup>th</sup> January, 2020.

Item noted. No specific comments.

**2001/21** To consider the budget and precept setting for 2020/21 and approve the minutes of the Finance Committee held on 13<sup>th</sup> January, 2020.

**Resolved** – the precept to be set at £40,000 including the Council Tax Grant. Finance Minutes approved.

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

**2001/22** To approve funds to purchase a plaque to mount on the Beacon.

Cllr Foreman and Cllr Thorpe to provide the Clerk with a sketch with dimension of the proposals for the area which include the installation of paving slabs and a plaque. The Clerk will then ask permissions from both NLC and the Westwoodside Mere Townsman.

**2001/23** To approve attendance to the ERNLLCA Being a Good Employer Seminar.

**Resolved** – Cllr Condliff and Cllr Booth to attend along with the Clerk whose cost will be shared by all 5 Councils. Sum not to exceed £200 approved.

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

#### **Grant Requests**

**2001/24** To consider a grant request from the Haxey Allotment Association for work on the main footway through the site.

**Resolved** – a sum of £180 was approved as a donation toward the repairs.

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

Clerk to send Cllr Bond a further copy of the tree survey. Councillors reminded of the Parish Council legislative responsibilities to the adopted Closed Churchyard and Parish land trees

#### **Expenditure**

**2001/25** To approve the following accounts.

Salary, expenses & admin		
HMRC	Employees Tax & NI and Employers NI	
PKF Littlejohn	External Audit Fee	£360.00
Haxey Cricket Club	Donation	£3,000.00
BT Business	Phone & Broadband - January	£125.27
Kyanite	Website works	£24.00
N & A Durdy	Parish Land works	£1,050.00
Arrow Publication	January Issue	£216.00
Viking Trees	Closed churchyard works	£3,972.00
P Clay	Cemetery gates	£825.00
PCC	Remembrance Refreshments	£75.00
Royal British Legion	Poppy Appeal donation	£125.00
BT Business	Phone & Broadband - February	£64.93
Total Expenditure 28 <sup>th</sup> January, 2020		£6,703.25

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

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

**2001/26** To confirm the date and time of the next meeting as being Tuesday 25<sup>th</sup> February, 2020 at 7pm to be held in The Foreman Carter Centre, Westwoodside.

#### **Appendix A**

##### **Summary of continuing and newly agreed actions.**

<b>Minute number</b>	<b>Action</b>	<b>Review Date / Completion Date</b>
2011/234	Investigate the status of the Pinfolds	On-going. East Lound has now been completed. Funding has been obtained for Haxey and works to be completed by mid-Feb 2020.
2011/254	Repair of Greenhill wall – NLC are responsible for these costs.	On-going as part of discussions with NLC.
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
2001/22	Parish Beacon	Slabs to be laid and 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
WLHH	We Live Here Haxey
WP	Working Party
WPFA	Westwoodside Playing Field Association
WPFMC	Westwoodside Playing Field Management Committee
WWS	Westwoodside

DRAFT