

HAXEY PARISH COUNCIL

Minutes from the virtual meeting held on Tuesday 21st July, 2020 at 7pm.

The meeting was conducted via a Zoom platform as directed by Government Guidelines for the personal protection and social distancing due to the current Coronavirus Pandemic.

Present: Cllrs Bond, Booth, Carlile, Condliff, Fiddler, Foreman, Harris, Holgate, Knowles, Layton, Lindley, Orton, Smedley & Thorpe. Ward Cllr Allcock.

Chairman: Cllr Knowles presided.

Clerk: Deb Hotson

- 2007/01** Apologies for absence received from Cllr Parkin.
- 2007/02** No matters raised via email or phone by members of the public.
- 2007/03** **Resolved** - the minutes of the Parish Council meeting held on 30th June, 2020 were approved and signed and a true and correct record. **Proposed: Cllr Condliff, seconded: Cllr Booth. All in favour.**
- 2007/04** 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.
None declared.
- 2007/05** To note dispensations given to any member of the Council in respect of the agenda items listed.
Dispensation granted with regard to item 2007/14 due to the Parish Council being Sole Trustee of WPGA.
- 2007/06** To review and approve the Standing Orders.
Resolved – review and approval of the Standing Orders. **Proposed: Cllr Harris, seconded: Cllr Thorpe. 13 for with 1 abstention.**
- 2007/07** To review and approve the Co-option Policy.
Resolved – the co-option policy was reviewed and will remain the same with no amendments. **8 for with 7 against on the Chairman’s casting vote.**
- 2007/08** **Planning**
- a. To receive any decisions from NLC and to discuss the following applications received from NLC.
The following decisions were received from NLC.
- 2019/1521** – appeal dismissed for the development of 4 residential building plots on land adjacent to 76 Akeferry Road, Westwoodside.
- 2019/1994** – appeal dismissed to re-site residential land use and erect a chalet bungalow, re-site Dutch Barn, lower ridge line and re-erect and provide new access onto highway at Caravan, The Meadows, Carr Lane, East Lound.
- 2020/112** – appeal has been made to the Secretary of State for planning permission to erect a dwelling including associated works at Beckville, Owston Ferry Road, Low Burnham.
- 2020/695** –planning permission to change area of residential land use, erect detached chalet bungalow thereon and re-site Dutch Barn at Caravan, The Meadows, Carr Lane, East Lound will be considered at the NLC Planning Committee Meeting scheduled for 29/07.
- 2020/744** – application for technical details consent has been granted for residential development (PA/2019/1117) for the erection of three dwellings at land adjacent to 61 Haxey Lane, Haxey.
- The following applications received from NLC were discussed by the Parish Council.
- 2020/741** – planning permission to erect a two-storey side extension at 1 Holly Villas, Station Road, Graizelound.
- Resolved** – no objection or comments. **Proposed: Cllr Orton, seconded: Cllr Thorpe. All in favour.**

2020/799 – planning permission to convert outbuilding into dwelling at Burnham Farm, Main Street, Low Burnham.

Resolved – object with the following comments: -

The plans were not viewable in full and had been uploaded incorrectly onto the portal. The quality of the plans was not very good as it is not clear if this is a single or double height building.

Proposed: Cllr Carlile, seconded: Cllr Condliff. 11 for, 2 against and 1 abstention.

Cllr Allcock to take the concerns with regard to the quality and viewing of the plans and raise with the Head of Planning.

2020/858 – planning permission to erect a first-floor rear extension at Beckville, Owston Ferry Road, Low Burnham.

Resolved – no objection with the following comments: -

The site currently has an appeal for a dwelling (PA/2020/112, given this it is difficult to assess certain impacts of the proposal.

No block plan of site, and we refer to the block plan PA/2020/112. It appears a reasonable size plot.

Privacy, we see no issues to this proposal if the proposed new dwelling proceeds, this may become an issue as a number of windows will overlook this proposal site. Overshadowing may also be a problem as the new proposed dwelling is to the west.

Access is already established for the dwelling and should not affect the highway.

Street scene should not be affected by the proposal as it is to the rear.

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

2020/886 – planning permission to erect single storey rear extension, replace windows and doors and apply render finish to existing house at 19 Haxey Lane, Haxey.

Resolved – no objection and no comments. **Proposed: Cllr Booth, seconded: Cllr Thorpe. All in favour.**

2020/929 – planning permission to erect a single storey rear extension including demolition of existing conservatory at 52 Akeferry Road, Westwoodside.

Resolved – no objection with the following comments: -

The plot can accommodate this application, we observe the plot is close to becoming over developed.

No privacy or overshadowing.

As it is a rear extension should have no impact on the street scene.

It is noted that yet again the documentation is of poor quality.

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

2020/980 – application for the determination of the requirement for prior approval for a single storey rear extension at 40 Haxey Lane, Haxey.

Resolved – this was submitted under the Clerks delegated powers due to the time constraints with a comment that the application appears to conform to the requirements of the GDPO's.

2020/992 – application for the determination of the requirement for prior approval for a proposed agricultural building at Willow Farm, East Lound Road, Haxey.

Resolved – this was submitted under the Clerks delegated powers due to the time constraints with the following comments: -

This application meets the test for the related GDPO. We do not dispute the land in use for agriculture of 9.4 hectares, we are concerned that as undeveloped land it remains agricultural in planning terms and the use of 150 years is clearly not the current owners use of the land.

PART 6 Agricultural and forestry - *Class A – agricultural development on units of 5 hectares or more*
A.1 Development is not permitted by Class A if - d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

In relation to this section we are content that provided it is used for the purposes stated it meets the test should it be used for any other purpose within 10 years we would expect the authority to withdraw permission and take all necessary actions to have it removed.

In terms of reasonable use, the question arises that the owners proposed a barn conversion to a dwelling on the current farm, why do they now need an additional building?

2020/1001 - application for the determination of the requirement for prior approval for an agricultural building land south of Barns off Owston Ferry Road, Low Burnham.

A letter has been submitted to NLC Head of Planning to request an Article 4 to protect the historical environment.

Cllr Booth stated that this application was in the parish of Haxey and not Epworth.

Resolved – the Parish Council object to the application and will submit the following comments: - This application meets the test for the related GDPO. We do not dispute the land in use for agriculture of 29.1 hectares and the site, while identified as 1 hectare is sited in a much larger area and would therefore qualify.

We are concerned that as undeveloped land its remains agricultural in planning terms and the use of 250 years is clearly not the current owners use of the land, which we understand has been inherited and while we do not doubt its intended use as such has no proven agricultural business use for the purpose of the GDPO by the applicant.

We are concerned this development is isolated and it will lack on site security and is it reasonable to allow such a development which may give rise to further development in the Isle of Axholme Historic Environment which may meet with planning opposition and consider the applicant should be advised.

PART 6 Agricultural and forestry

Class A – agricultural development on units of 5 hectares or more

A.1 Development is not permitted by Class A if—

(c) it would consist of, or include, the erection, extension or alteration of a dwelling.

Given the NLC Local Plan LC14 this request is not reasonable in terms of its siting and should be subject to full planning as it appears at odds with the aims of the local plan below:

“The site is located within an area identified as an Area of Special Historical Landscape Interest (LC14) Policy states:

“The Isle of Axholme is designated as an area of Special Historic Landscape Interest.

Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the Historic landscape or any of its features of the area”.

We consider it will impact on this sensitive part of the Historic Environment and could damage or adversely affect its location. Due to its size, design and position within its environment and will therefore be a dominating feature. We therefore have asked that this area be made subject of an Article 4 direction, so that HERS and proper planning can take place.

Cllr Allcock will also pass on these views to the Head of Planning.

Proposed: Cllr Carlile, seconded: Cllr Layton, 12 for with 2 against.

2020/972 – planning permission to erect a single storey rear extension at Laburnham House, Uppertorpe Hill, Westwoodside.

Resolved – this will be submitted under the Clerks delegated powers due to the time constraints as no objection with the following comments: -

Extension/conservatory to the south of the property, only observation it looks directly on to Lavender, the property to the south. This may cause some privacy issues, should the owners of Lavender object to this we would support their comments.

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

- b. Planning Enforcement – no update received in respect of the items detailed below. Item to remain on the agenda until responses received from NLC.

Cllr Carlile asked Ward Cllr Allcock if he could keep an eye on these enforcement issues to which Cllr Allcock stated the Clerk had asked him to chase which he will do.

- Hairdressers Signage – 2-4 Greenhill Road, Haxey and Newbigg, Westwoodside.
- Potential building appeared on the site related to PA/2011/0500.
- Allendale, A161 – containers, horse boxes on site.
- Update on the letter submitted to Head of Planning and CEO of North Lincolnshire - Willow Field and Walkabout Farm.
- 20 Vinehall Road – potential change of use.

2007/09 Clerks Report

- a. NLC response to the LGA Consultation on Draft Model Member Code of Conduct. Item noted.
- b. VANL membership renewal – agenda item for the next meeting.
- c. Two emails received with regard to rat sightings at Westwoodside Pond. Clerk to ask Cllr Parkin to engage a pest controller to obtain a quote and report and assess the area and if appropriate arrange for signage to be erected along the lines of ‘do not feed the ducks as this causes pests.
Cllr Parkin to also contact Cllr Booth as the barley straw is yet to be put into the pond.
It was agreed the increase in rats was possibly due to Covid19 with less traffic and footfall in the area.
Cllr Orton left the meeting.
- d. The Clerk has made enquiries for future funding for the creation of an NHP. There is funding of up to £10k available from central Government.
- e. Highway issues reported to NLC.
- Clerk was contacted by a resident with regard to low level branches encroaching on to the highway from the end bungalow on the Nooking to the junction with Epworth Road. These have been reported and are programmed in for works. Cllr Booth stated that these were planted by the owner of a property and concerns had been raised at the Parish Council many years ago when these were planted and they have never been maintained by that owner.
 - Clerk to request a site meeting for Gollands Lane with regard to the encroaching bushes and trees onto the highway and passing places.
- f. Confirmation has been received from the previous owner of the parish land recently acquired that he is prepared to sign documentation to agree he has managed the land for 12+ years. Clerk to work with Cllr Harris to create a Statutory Declaration for signing. Clerk to send Cllr Harris the relevant information.
- g. The Youth Club are putting the Keep Britain Tidy September Clean into the autumn programme and are hoping to take part.
- h. Request for a dog/general waste bin for Turbary Road and Sandbeds Lane. Maps to be provided to the Clerk of proposed locations which will be circulated to full council. Agenda item for the next meeting.
- i. ERNLLCA Communities framework & devolution white paper – Comments to be submitted to Cllr Knowles prior to 10 Aug 20.
- j. ERNLLCA – newsletter no 6.

Improvement / Projects

- 2007/10 To consider the plans and costings for the area under the Beacon, determining actions required.**

Item deferred.

Cllr Booth informed the meeting that she had a letter from the Westwoodside Townsman stating that she had no problem with the proposal with the site for the beacon. Cllr Booth to confirm if the placements of the slabs are also acceptable.

Clerk to submit the plan to NLC to see if planning would be required.

Cllr Carlile declared a Personal Interest.

2007/11 To receive an update on the BT Kiosk works located on Low Road determining any further actions required.

Cllr Bond was thanked for the work he had undertaken at the kiosk.

Cllr Bond to look into fitting a lock to the door and the possibility of turning off the light so this will not attract any bad use of the kiosk as it had some slight vandalism last week.

Cllr Knowles to obtain some footpath and bridleway maps to put in the kiosk from the Centre.

Cllr Booth to put in the Parish Magazine once she had read it.

Cllr Smedley has a detailed map of the land that the kiosk sits on and will send a copy to Cllr Harris who will look into the land registry ownership.

Cllr Layton stated that when it was owned by the chapel there was a definitive boundary between the kiosk and the exchange.

Highways / Neighbourhood Services / North Lincolnshire Council items.

2007/12 To determine further actions required with regard to the status of the land and large trees located on Graizelound Field Road.

Cllr Smedley had met with the contractor who had cut the grass and this will be included in the verge cutting at Haxey.

Cllr Allcock to follow up a report from NLC with Cllr Rose.

Action required by NLC to decide who will take the necessary action on the maintenance of trees and ownership/responsibility for the maintenance of the land.

Reports / Updates

2007/13 To receive a report from the Ward Councillors on activities within North Lincolnshire Council.

Apologies received from Cllr Rose.

Cllr Allcock updated the Council with regard to the Westwoodside Pond overflow connection which was still on the programme of works but there was a backlog due to the current situation with Covid19. NLC and the Voluntary Alliance are keen to meet representatives of groups who have been supporting their communities during this time. They would like us to share our experiences with them and also see if there are things that can be developed for the benefit of our community moving forward. An invite has been sent out and I will be attending. Cllr Booth has also been invited to attend as a valued volunteer in the group.

Cllr Harris suggested there should be something in the CEP to which the Clerk informed him that she had been told NLC are working on this to provide a model for Town & Parish Councils.

2007/14 To receive a report from the Westwoodside Playing Field Management Committee.

The minutes were circulated prior to the meeting.

The Centre is looking to open from 1st September for the exercise groups and are meeting to go through the regulations required to do so.

The Clerk has shared the information on how to open up halls and centres with the various groups in the parish.

Cllr Harris updated the Council by informing them Cricket would be starting again next weekend.

Clerk to also obtain advice from the Insurer on requirement of opening all of the hall.

2007/15 To receive an update on Westwoodside Pond determining any actions required.

Cllr Booth stated that the flooding of the pond was mainly down to there being no drains on the western side of Uppertorpe and therefore all the water just runs into the pond. Cllr Knowles stated that Ward Cllr Allcock was well aware of this and it was part of the drainage review in the area.

General Items

2007/16 To notify the Clerk of items to be placed on the agenda for the next meeting no later than 14th August.

- Dog/waste bins.
- Haxey school donation request.
- VANL Membership renewal.

2007/17 To notify the Clerk of any items to be included in the information to be placed into the Arrow.

- BT Kiosk
- Foreman Carter Centre request for new Committee members, help on working days.

Finance

2007/18 To receive a copy of the Financial Statement up to 21st July, 2020.

Item noted.

2007/19 To consider the purchase of a notice board for Graizelound and the updating of a notice board.

Cllr Condliff explained that several locations are being reviewed and more information will be provided at the next meeting. Item deferred.

Grant Requests

Expenditure

2007/20 To approve the following accounts.

Salary, expenses & admin		
HMRC	Employees Tax & NI and Employers NI	
BT	Phone & Broadband	£63.59
NS Groundcare	Various grass verges	£210.00 £370.00 £1,535.00
Low Burnham Village Centre	Planting expenditure	£300.00
JB Rural Services	Epworth verge cutting West Butterwick, Owston Ferry & Gunthorpe verge cutting	£1,100.00 £354.00
P Cooper & Son	Allotment paths	£1,200.00
Arrow Publication	July edition	£216.00
S Ewen	Ground Maintenance - planting	£184.14
Total Expenditure 21 st July, 2020		£6,854.56

Resolved – the accounts were approved for payment. **Proposed: Cllr Condliff, seconded: Cllr Fiddler. All in favour.**

2007/21 The time and date of the next meeting is Tuesday 25th August at 7pm via a Zoom Platform.

NORMAL PARISH COUNCIL MEETINGS HAVE BEEN SUSPENDED FROM 23 MARCH UNTIL FURTHER NOTICE.

THE PARISH COUNCIL MEETINGS WILL BE CONDUCTED VIRTUALLY ON A ZOOM PLATFORM WITH AGENDA AND MINUTES BEING PUBLISHED AS NORMAL.

IF YOU WOULD LIKE TO ATTEND THE NEXT MEETING PLEASE PROVIDE THE CLERK WITH YOUR EMAIL AND AN INVITE WILL BE SENT ACCORDINGLY.

Residents are also able to raise any issues prior to a meeting through the Clerk to the Parish Council.

Appendix A

Summary of continuing and newly agreed actions.		
Minute number	Action	Review Date / Completion Date
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 – consultation in progress for designated area.
	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
WPFA	Westwoodside Playing Field Association
WPFMC	Westwoodside Playing Field Management Committee

WWS

Westwoodside