

HAXEY PARISH COUNCIL

Minutes from the virtual meeting held on Tuesday 25th August, 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, Carlile, Condliff, Foreman, Harris, Holgate, Knowles, Layton, Lindley, Smedley & Thorpe.

Also Present: 2 residents, Ward Cllrs Allcock & Rose.

Chairman: Cllr Knowles presided.

Clerk: Deb Hotson

- 2008/01** Apologies for absence received from Cllr Orton. Cllr Layton will be attending later due to work commitments.
- 2008/02** Public Participation – to receive any matters raised via email or phone by members of the public. Two residents were present but did not want to speak.
The Clerk advised the members of the public of the process at the meeting and that the meeting would be recorded for the purpose of the minutes only.
- 2008/03** The minutes of the Parish Council meeting held on 21st July, 2020 were approved as a true and correct record with the agreed addition. **Proposed: Cllr Thorpe, seconded: Cllr Harris. All in favour.**
- 2008/04** 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 Carlile declared a personal interest in agenda item 2008/08.
Cllr Condliff declared a personal interest in agenda item 2008/06 2020/959.
Cllr Bond declared a personal interest in agenda item 2008/06 2020/1017.
Cllr Smedley declared a personal interest in agenda item 2008/06 2020/1029.
Cllr Lindley declared a personal interest in agenda item 2008/06 2020/1029.
- 2008/05** To note dispensations given to any member of the Council in respect of the agenda items listed.
Dispensation granted with regard to item 2008/12 due to the Parish Council being Sole Trustee of WPFA.
- 2008/06** **Planning**
- a. To receive any decisions from NLC and to discuss the following applications received from NLC.
The following decisions were received from NLC.
2019/2094 – refusal of planning permission to erect a dwelling including associated works at land between 47 and 51 Akeferry Road, Westwoodside.
2020/732 – full planning permission granted for a dropped kerb at Ferensway, 62 Akeferry Road, Westwoodside.
2020/799 – full planning permission granted to convert outbuilding into dwelling at Burnham Farm, Main Street, Low Burnham.
2020/842 – full planning permission to erect a single storey extension to side, full width dormer window to rear roof slope, dormer windows and projecting gable to front and associated external alterations at 9 Mill Lane, Westwoodside.
2020/858 – full planning permission to erect a first-floor rear extension at Beckville, Owston Ferry Road, Low Burnham.
2020/861 – full planning permission to erect a two-storey rear extension with balcony and covered patio at Henna House, 37 Nethergate, Westwoodside.

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

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

2020/992 – refusal of prior approval for a proposed agricultural building at Willows Farm, East Lound Road, Haxey.

2020/1001 – application for determination of the requirement for prior approval for an agricultural building at Kelsey Farm, High Burnham has been considered and prior approval will be required.

2020/1052 – application for non-material amendment to PA/2015/0669 namely to create a second floor including two dormer windows in south elevation, two roof lights in the north elevation and to increase the garage width to 4.2m at plot 1, Chapel Farm, Ferry Road, Graizelound.

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

2020/959 – planning permission to erect dwelling including demolition of existing agricultural building at Apple Tree Cottage, Brackenhill Road, East Lound.

Resolved – object with the following comments: -

The application is back land development and is outside the building envelope LC14 in the historic environment. The proposal is not required for farming or other related RD development and it will be a large and dominating building in its environment.

Farms are not classed as brownfield

In relation to PA/2018/1299 this council did not support the applications as we consider conversion within the NLC Local Plan RD section, it was not a viable construction, we consider that while it is stated this is a material consideration, it was granted against the view of the Parish Council and allowed due to the specific application of the Local Plan RD and this application should be weighed on this basis. HERS stated “The proposed development would be an unacceptable visual intrusion and extension of the built environment into the historic landscape contrary to the LC14 policy”. We consider this application would be far more damaging to the character of the area.

Whilst it is not a planning consideration it may be worthy of note that the illustration attached to the face of this application is way out of date and incorrect.

The property marked as Ashlea is a bungalow and sits on the street scene and is not set back from the road as shown in the immediate illustration.

The grey area marked as Ashlawn is now occupied by Apple Tree Cottage (ATC). This had permission to demolish what was used as a garage between the two properties (Ashlea and Ashlawn) to allow ATC to be built. The access to the double/triple garage for ATC runs between ATC and the unnamed block to the right and sits behind that unnamed property.

The unnamed property to the right of the block is actually Ashlawn, this is all much clearer on the site plans but could easily be overlooked.

There has been a lot of activity on the site recently, diggers have been in there and there is a large pile of hard-core to the front of the proposed site of this build already. None of this is obvious from the road and can barely be seen from the occupation lane which runs behind the whole site.

If this application is approved and the prior approval of 2018/959 goes ahead there will be a total of 3 large properties and 1 bungalow within the curtilage of the site, this application will not be seen from the roadside so will not enhance the visual impact of the village whatsoever. Presumably all traffic in and out will have to come between ATC and Ashlawn, as access from the rear would be along the Bridleway No 97 and the occupation lane, then down an unadopted lane. The neighbours are already unhappy about the traffic visiting the airfield behind and owned by the applicant (it has been used by drone aficionado’s and more recently hours of helicopter take off and landings practice a very noisy and intrusive activity to which a complaint to the airport officials has been submitted by residents.

This is overdevelopment of a site in a small hamlet.

There has been no farming activity on this site for a considerable length of time, possibly more than 10 years.

Clerk to write to the Aviation Authority to ask if this is a licensed site for training helicopter pilots?

Proposed: Cllr Condliff, seconded: Cllr Carlile. 9 for, 2 against.

2020/993 – planning permission to erect a two-storey extension to the front of Molly Lodge, 64 Doncaster Road, Westwoodside.

Resolved – no objection with the following comments: -

The street scene is a mix of housing types, a large plot and is not forward of the building line.

There are concerns relating to privacy as west elevations are directly onto neighbouring properties door.

Proposed: Cllr Carlile, seconded: Cllr Lindley. 10 for with 1 abstention.

Cllr Layton joined the meeting.

2020/1008 – planning permission to erect a single storey rear extension and a single storey side extension to existing detached garage at Heatherlands, 82 Akeferry Road, Westwoodside.

Resolved – no objection with the following comments: -

This is located outside the building line in LC14 open countryside, some distance from the main hamlet. The proposal joins to an existing building of the bungalow and garage and the extension gives the appearance of elongated. It is a poor design which does not enhance its setting within the LC14 and fails to reflect the design standards for the area.

Proposed: Cllr Carlile, seconded: Cllr Thorpe. 9 for with 2 abstention.

2020/1011 – planning permission to erect a single storey side extension and new porch to the front of 42a High Street, Haxey.

Resolved – no objection or comments.

Proposed: Cllr Thorpe, seconded: Cllr Holgate. All in favour.

2020/1017 – planning permission for the permanent siting of a mobile home in connection with fishing business at Oak Tree Fisheries, Station Road, Graizelound.

Resolved – strongly object with the following comments: -

The site is located in the LC14 Isle of Axholme historic environment.

The Parish Council have been conscious of the location of this site, we have been concerned by some of the development and impact and in particular the number of caravans that can use this site. While the planning statement addresses development in the open countryside it does not address the impact on the Isle of Axholme historic environment and in particular the design requirements (CS6).

The owners purchased the site in full knowledge of the location and conditions. We consider permanent siting of a caravan would establish, in principle, permanent human habitation at the site and lead to further development in principle which would both damaging to the character of the area and further impact on the LC14.

Proposed: Cllr Holgate, seconded: Cllr Parkin. 7 for, 2 against with 2 abstention.

2020/1029 – outline planning permission to erect three dwellings including demolition of existing dwelling with all matters reserved for subsequent approval at 47, The Gables, Low Street, Haxey.

Resolved – strongly object with the following comments: -

The main concern for this is outline permission, given its location we consider the design of the replacement dwellings need to be assessed in the context of the effect on the character of the area (CS5). In particular the loss of a character dwelling which is not listed, the reason for demolition is its poor state of repair; however, no structural issues have been identified or quantified to justify the loss of the important character dwelling in its setting.

It is noted the previous application PA/2020/317 has one less dwelling and we note space is available to the east of the proposed rear dwellings, which would negate the lack of amenity space were the 2 dwellings re-sited to the east and forward of current proposal. Given the lack of amenity space and the current position of the 2 dwellings, we are concerned they do not conform to rural housing density and constitute over-development of the 2 plots. The Parish Council still feel this is an overdevelopment of the site and totally inappropriate.

The 2 semi-detached dwellings constitute back land development, at odds with the NPPF 70 garden development and over development, offer little amenity space and they are in our view out of character in their environment.

The highways comments are noted and we are concerned about the number of access points along this stretch of A161 and are concerned it will affect highway safety on the main route through the village. The proposal is not affordable or social housing and therefore has no identified local need. While the local and national policy encourages less use of polluting fuel vehicles, we believe this policy is at odds with the need to travel to work and the most likely occupants will need to travel to larger conurbations and thus negate the assumption that occupants would opt for less polluting means of travel.

Proposed: Cllr Harris, seconded: Cllr Carlile. 7 for with 4 abstention.

2020/1065 – planning permission to erect a single storey rear extension at 7 Park Lane, Westwoodside.

Resolved – no objection or comments.

Proposed: Cllr Thorpe, seconded: Cllr Lindley. All in favour.

2020/1136 – planning permission to erect a single storey rear extension at 31a Low Street, Haxey.

Resolved – no objection or comments.

Proposed: Cllr Lindley, seconded: Cllr Thorpe. All in favour.

2020/1241 – planning permission to erect a replacement dwelling following demolition of existing dwelling at 2 Nethergate, Westwoodside.

Resolved – object with the following comments: -

The street scene is a mix of housing types, its immediate location is largely bungalows. It is a large dominating proposal within the context of its immediate street scene and is an overdevelopment of the site.

No reason is given for the demolition of the current dwelling which appears a sound structure, we have not opposed previous applications to extend the current dwelling.

Proposed: Cllr Carlile, seconded: Cllr Lindley. 7 for, 3 against and 1 abstention.

The following application was submitted to NLC under the Clerks Delegated Powers due to time constraints.

2020/1209 – application for determination of the requirements for prior approval for an agricultural building to store machinery, produce, animal feed and straw at Oaklands Farm, Cove Road, Westwoodside.

The application appears to meet all the criteria of the GDPO and also appears a large barn for the size of the business

b. Planning Enforcement update

- Hairdressers Signage – 2-4 Greenhill Road, Haxey and Newbigg, Westwoodside – the sign on the side will need advert consent and the proprietors have been advised of their options.
- Dentist – 7 Newbigg, have been advised of the advert consent that is required. **Post Meeting** – the sign has been removed and the Dentist pass on their apologies for any inconvenience caused.
- Potential building appeared on the site related to PA/2011/0500 – no new buildings have been noted but a further look will be taken when next in the area. Cllr Carlile added that the above PA identifies where the site is, wooden building and portable toilet, Clerk to ensure NLC Enforcement are aware of this location.
- Allendale, A161 – containers, horse boxes on site – a site visit has been arranged.
- 20 Vinehall Road – potential change of use – as the operation of a salon operates on an appointment only for family and friends and the room is not for sole use of the operation there is no requirement for a material change of use.
- Signage on the following sites –
 - Sheppard's Place – the sail signs and A-board will be moved to within the curtilage of the business and will benefit from the consent under class 6 of the Advert Regulations. The signage to the boundary fencing has received consent.

- Westwoodside, Children's Club, Nethergate – the banner has been removed and no further action is required.
- Duke William, Haxey - no signage found that would warrant any formal action.
- Update on the letter submitted to Head of Planning and CEO of North Lincolnshire - Willow Field and Walkabout Farm – the Clerk has chased a response on this twice and will do so again.
Cllr Allcock added that he had been in touch with NLC Enforcement as there is now a new owner of the site who is advertising events. Cllr Allcock has requested that a site meeting is carried out as soon as possible. The Head of Planning has also been copied in on the request.
Cllr Condliff added that there had been at least one musical event.

2008/07 Clerks Report

- a. Remembrance Day Service, advice from Humberside Police. Agenda item for the next meeting, in the meantime Clerk to arrange a road closure.
- b. CPRE Membership renewal – agenda item for the next meeting.
- c. LIVES donation request – agenda item for the next meeting.
- d. VANL – Volunteer Recruitment, Retention and training fund.
- e. Environment Agency – Humber August 2020 newsletter.
- f. Age UK Lindsey information.
- g. North Lincolnshire Engagement Officer update – July 2020.
- h. ERNLLCA HR support and advice information – as per the newsletter.
- i. ENLLCA Newsletter.
- j. NLC Emergency Financial Help information.
- k. Time Team Dog Village information.
- l. Thank you, card, from Haxey Methodist Church.
- m. Best Kept Village Results – Low Burnham – 1st in small village and Best Community Planting and Haxey and Westwoodside have come joint 3rd in large villages. Cllr Smedley was thanked for all his work in bringing the planting together with the volunteers.
- n. Cllr Smedley would like to thank Cllrs Bond, Layton and Thorpe for helping out with the watering. Cllr Condliff stated that she can arrange watering in East Lound in the future if required.
- o. Cllr Carlile has spoken with another potential buyer of Lupine Wood providing the same history and advice of who the best authorities are to get in contact with.
- p. PKF Littlejohn have completed the Audit with no further actions.
- q. Another resident has put their name forward to be on the Neighbourhood Plan Working Group once the Local Plan has been implemented.
- r. The Clerk has reported the dangerous bridge on FP85 which is in hand to be repaired.
- s. Clerk has reported the overgrown hedge on Uppertorpe Road. Cllr Carlile asked if Cllr Bond could have a word with the owner to ensure this is cut back annually. Cllr Lindley added that this is a narrow road and cars are being scratched from the hedge.

Improvement / Projects

2008/08 To consider the plans and costings for the area under the Beacon, determining actions required.

The 3 quotes were circulated prior to the meeting.

NLC Planning department have informed the Clerk that planning would not be required and NLC Highway are going to view the area to check that the placement of slabs is acceptable.

Cllr Booth is obtaining permission from the Townsman that the placement of the slabs is acceptable.

Resolved - the lowest price of the quotes was chosen.

Proposed: Cllr Bond, seconded: Cllr Harris. 9 for with 2 abstentions.

2008/09 To receive an update on the BT Kiosk works located on Low Road determining any further actions required.

The Kiosk was mentioned in the Best Kept Village Results although the flower was not at their best as they are now. Costings are to be put in by Cllr Bond to the Clerk.

It was agreed not to install the lock or lights as this may attract unwelcome attention.

Cllr Bond is to paint the floor with red garage floor paint.

Cllr Smedley asked if people were using it for the information stored inside but it was thought not.

Cllr Bond was again thanked for his work.

Highways / Neighbourhood Services / North Lincolnshire Council items.

2008/10 To determine further actions required with regard to the status of the land and large trees located on Graizelound Field Road.

The Parish Council continue to cut the grass in the interim. Cllr Rose has been asked the question with regard to long term maintenance of the grass.

NLC are to cut back the trees from the highway in autumn and the height will be monitored, although NLC Highway do not deem them an issue at present.

Reports / Updates

2008/11 To receive a report from the Ward Councillors on activities within North Lincolnshire Council.

Cllr Allcock informed the meeting that the Greenhill wall had been partial repaired and once the brick-layer returns from his holidays the rest would be completed.

NLC are introducing a new local bus service called Just Go which will replace the Call Connect scheme. Cllr Rose added that this will commence on 7th September and the number of buses will double. The scheme has been designed round a mobile app allowing you to book 30 days in advance and cancel 30 minutes prior to the booking. There is a possibility that a late-night Friday and Saturday service will also be available in due course.

Cllr Parkin asked if school children would be able to use for collections from after school clubs as this was not permitted on the Call Connect scheme. Cllr Rose stated that this should be the case but if there were any issues to contact him direct.

Cllr Lindley raised the question of the resurfacing of the Nooking to which she was told this was still on the scheme of works but had been delayed due to the pandemic.

Cllr Thorpe reported pot holes on the Nooking. Cllr Allcock to report to Highways.

Cllr Rose informed members that there have been some problems with damage along Cove Road and the C202 due to North Lincs Aggregate. The business has been asked to use another route but HGV have been spotted in the village. If members see HGV can they please report to Cllr Rose.

Cllr Smedley asked if NLC Dave Sanderson is to be replaced. Cllr Rose stated that 2 new people had joined the team. Clerk to send a happy retirement note to Dave Sanderson from the Parish Council for the work and support provided to the Parish Council over the many years.

2008/12 To receive a report from the Westwoodside Playing Field Management Committee.

A meeting was held on 24/08 and the minutes will be circulated in due course.

Cllr Booth and Richard Carter are meeting with the users to go through the risk assessments.

The centre is to re-open on 1st September. All signage and floor stickers are in place along with hand sanitisers etc.

2008/13 To receive an update on Westwoodside Pond determining any actions required.

Cllr Parkin has installed the barley bails into the pond and the Pond Lights Committee have maintained the pump.

Cllr Parkin has also met with a pest controller to look into the problems that have been reported of rats at the pond. The pest controller has visited houses surrounding the pond too.

The problem can be controlled but not alleviated due to people feeding the ducks on the pond. Rat Traps will be set around the pond and in residents gardens and these will be visited intermittently. Cllr Condliff asked if residents had reported the issue to the Environment Agency, this was not known, but they should be encouraged to report.

Resolved – traps to be installed and visits to inspect and remove and rats at a cost not to exceed £300 was agreed. The situation to be monitored and discussed again in 2 months. Cllr Parkin to also obtain a couple of signs asking that the ducks are not fed.

Proposed: Cllr Foreman, seconded: Cllr Bond. All in favour.

General Items

2008/14 To notify the Clerk of items to be placed on the agenda for the next meeting no later than 11th September.

- Tender for the parish field on Langholme Lane.
- LIVES donation request.
- CPRE Membership renewal.
- Remembrance Day 2020.
- Insurance renewal 2020.

2008/15 To notify the Clerk of any items to be included in the information to be placed into the Arrow.

- Best Kept Village Results.

Finance

2008/16 To receive a copy of the Financial Statement up to 25th August, 2020.

Item noted.

2008/17 To consider renewal of the VANL membership fee of £20.

Resolved – renewal of the membership was approved.

Proposed: Cllr Condliff, seconded: Cllr Parkin. 10 for with 1 abstention.

2008/18 To consider the purchasing of additional dog bins and confirmation of the locations on Sandbeds Lane and Turbary Road.

3 locations were provided for Sandbeds Lane by Cllr Knowles. Clerk to pass to NLC to seek the best location.

Cllr Fiddler was to provide the location on Turbary Road. Clerk to chase.

Cllr Parkin to look at a more suitable place for the dog bin on Haxey Lane.

2008/19 To consider the purchase of a notice board for Graizelound and the updating of a notice board.

Item deferred.

2008/20 To approve the purchasing of the rosettes for the Best Kept Allotment competition.

Resolved – a sum not to exceed £20 was approved to pay for the rosettes.

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

2008/21 To approve all expenditure incurred for VJ Day.

Cllr Knowles stated that several members of the public attended along with officials.

Clerk to write to the vicar thanking him for conducting a good service.

Resolved – a sum not to exceed £300 was approved. Clerk to obtain detailed costs from Cllr Booth.

Proposed: Cllr Smedley, seconded: Cllr Lindley.

2008/22 To consider the Insurance Renewal for 2020.

Item deferred until at least one more quote had been received.

2008/23 To note the External Audit review of the 19/20 Year End AGAR determining any actions required.

Item noted. No further actions required.

Grant Requests

2008/24 To consider the grant request from Haxey Primary School.

The request for reading room cushions was circulated prior to the meeting.

Resolved – as sum of £350 was approved.

Proposed – Cllr Harris, seconded: Cllr Thorpe. All in favour.

Expenditure

2008/25 To approve the following accounts.

Salary, expenses & admin		
HMRC	Employees Tax & NI and Employers NI	
BT	Phone & Broadband – August	£63.59
	Phone & Broadband – September	£77.03
D Roberts	Parish Paths x 2 cuts	£4,544.59
Arrow Publication	August edition	£216.00
NS Groundcare	Haxey grass verges	£1,495.00
JB Rural Services	Various grass verges & PROWs	£240.00
		£30.00
		£1,110.00
		£192.00
		£582.00
		£354.00
		£1,110.00
NLC	Planning Fee – church fence	£256.00
Kyanite	Web Hosting	£141.46
NLC	Trade waste fee	£10.00
PKF Littlejohn	External Audit Fee	£360.00
S Ewen	Ground Maintenance - planting	£324.10
Total Expenditure 25 th August, 2020		£12,393.87

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

2008/26 The time and date of the next meeting is Tuesday 22nd September 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