

HAXEY PARISH COUNCIL

Minutes from the virtual meeting held on Tuesday 15th December, 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, Lindley, Orton, Smedley & Thorpe.

Also Present: 2 residents, Ward Cllr David Rose.

Chairman: Cllr Knowles presided.

Clerk: Deb Hotson

2012/01 Apologies for absence received from Cllrs Layton & Parkin.

2012/02 No issues raised, those present were there to observe.

Cllr Booth to send a Christmas bouquet to Mrs Allcock wishing her a speedy recovery.

It was noted that PA/2020/1354 had been deferred from the Planning Committee meeting for a month.

2012/03 **Resolved** - the minutes of the Parish Council meeting held on 24th November, 2020 were approved and signed as a true and correct record. **Proposed: Cllr Orton, seconded: Cllr Booth. 12 for with 1 abstention.**

2012/04 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 Harris declared a personal interest in agenda item 2012/16.

Cllr Carlile declared a personal interest in agenda item 2012/09.

Cllr Smedley declared a personal interest in agenda item 2012/07 2020/1626.

2012/05 To note dispensations given to any member of the Council in respect of the agenda items listed.

Dispensation granted with regard to item 2012/14 due to the Parish Council being Sole Trustee of WPFA.

2012/06 To approve the updated Community Emergency Plan.

The plan was circulated prior to the meeting and comments requested.

Clerk to add that Cllr Lindley is a key holder of the Memorial Hall and there are disabled toilets. This will be placed onto the website and provided to NLC.

Resolved – approval of the plan. **Proposed: Cllr Condliff, seconded: Cllr Lindley. All in favour.**

2012/07 **Planning**

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

The following decisions were received from NLC.

2020/1354 – planning permission to erect six two-storey detached dwellings and change the use of the main building of the Duke William Motel to residential use (and demolish an existing side extension to the Duke William and rear chalets) at Duke William Hotel, 27 Church Street, Haxey will be considered at the NLC Planning Committee on 16/12 (deferred).

2020/1452 – outline planning permission to erect a dwelling with appearance, landscaping, scale and layout reserved for subsequent consideration at land between 47 and 51 Akeferry Road, Westwoodside will be considered at the NLC Planning Committee on 16/12.

2020/1021 – full planning permission granted to erect a 1.9m wall at 19 Lowcroft Meadow, Haxey.

2020/1553 – full planning permission granted to erect two-storey rear extension at 4 Granary Croft, Haxey.

2020/1751 – application for determination of the requirement for prior approval for a proposed agricultural storage building at Monkham Bridge Farm, 101 Doncaster Road, Westwoodside is not required.

2020/1762 – application for determination of the requirement for prior approval for an extension to an existing agricultural building at Berwyn House, Brackenhill Road, East Lound is not required.

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

2020/1450 – planning permission to erect a timber pergola at The Rein, Westmoreland Close, Westwoodside.

Resolved – no objection or comment.

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

2020/1626 – planning permission to convert barn into a dwelling, with a single storey rear extension, detached garage and new vehicle access at 38 High Street, Haxey.

Resolved – object with the following comments:

It is not clear how large the plot size is relating to the proposal however the footprints show adequate amenity area for the proposal. The proposed garage appears to fall in the building line and therefore will not impact on the LC14.

The extension for which no approval is granted is to the rear and will not impact on the street scene, the barn has grant of permission and therefore we are not asked to consider its impact on the street scene.

We note that the original character property has no provision for off street parking and this could impact on this dwelling and should be considered when assessing approval for the barn conversion in terms of its impact of the street scene, in particular we consider a condition should apply to any alteration to the boundary fence on the frontage.

Proposed: Cllr Carlile, seconded: Cllr Booth. 8 for, 4 against and 1 abstention.

2020/1876 – planning permission to vary condition 2 relating to PA/2019/1433 to install clear window to the study above the garage and roof lights to the rear elevation at land to the rear of Homenook, Westwoodside.

Cllr Carlile declared a personal interest.

Resolved – no objection or comment.

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

- b. To be notified of the applications submitted to NLC under the Clerks delegated powers due to time constraints.

2020/1881 – application for determination of the requirement for prior approval for the proposed agricultural storage building at Starr Carr Farm, Greenholme Bank, Westwoodside.

Resolved - comments circulated last week have been submitted by the Clerk. Clerk to submit the recent comments in addition.

Proposed: Cllr Booth, seconded: Cllr Condliff. 12 for with 1 against.

- c. **2020/1751** – to discuss the implications of the decision received from NLC determining any further actions required. Clarification has been received from NLC Planning that the statute for GDPO had been updated and the size of the area had been amended.

- d. The following comments to be submitted under Clerks Delegated powers due to the time constraints.

2020/1754 – application for determination of the requirement for prior approval for a proposed agricultural storage building at Kelsey Farm, High Burnham, Haxey.

Resolved – the following comments to be submitted:

This is a resubmission of PA/2020/1001 as the authority decision was it required prior approval. Kelsey Farm is situated to the south of High Burnham in the open countryside and the Isle of Axholme Historic landscape. It is some distance from any other form of development. Kelsey Farm itself is a collection of old derelict wooden/steel buildings - Para 2.5 of the Heritage Assessment (HA) with the

exemption of one wooden building, which has either been renovated or built. The site of these buildings can be described as “in a gully” with surrounding vegetation offering some screening. The buildings in our view do not form what one would consider a farm from the maps provided in the HA and are more recent history and hold no significant Heritage value. There is no evidence of a dwelling being located at the site and the structures are no more than left over shelters from part of a recent historic farming business.

The proposal is sited some distance away in an open field and is a modern steel framed farm building. It is our view that being in such an open space with no form of screening or related heritage value design, it impacts on its location and the open character of the area.

The original proposal was for a building that was 557 square metres the permissible right of 1000 square meters. The new proposal slightly reduced to 540 square metres, our previous comments are attached and as you can see do not relate to the size under the permissible orders but the impact on the LC14 and under the permissible orders we believe the appropriate action is for the two applications to be a full planning application in which it can be properly scrutinised by the planning authority and assess whether size is commensurate with the size of the agricultural business.

The application is accompanied by a privately funded Heritage Assessment, which without going into detail confirms our view that this area is both important historically and has a high landscape value (para 2.2 of the assessment).

The HA goes onto state a planning application has been submitted for an Agricultural Education Centre. It is our view that until this application has any approval the current proposal cannot be judged as forming any essential part of a sustainable business.

It is our view that para 3.3 of the HA quite clearly identifies the need at a. Sufficient land of the right types is available in the right place. It is our view that given the location in the LC14 and local plan policies this location fails this test.

The Isle of Axholme Landscape Heritage is of nationally recognised importance and the siting of this proposal in our view erodes this and contributes to a number of developments damaging it and national planning policy frame work 193 should apply. It also should be noted that within the context of the NLC local plan, LC14, Area of special Historic Landscape Interest also confirm “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.” For this reason, the Parish Council consider it important that HERS should be consulted and a report provided to confirm whether this proposal will damage the LC14.

We note that a cultural argument is made to this location in as much the festival of the plough was held in the general area. It was an annual event and has now ceased. While an Agricultural Education Centre could be seen as promoting the history of the area, the Parish Council do not see it as imperative to be located at this site and should be judged against damage it may cause to the LC14.

Both hare coursing and security do not form a material consideration and would almost certainly lead to a need for a dwelling to overcome any such related problems. This council while sympathetic to the problem cannot see any justification that would override current planning policy.

In conclusion, we consider this application should be subject to the full planning process as,

1. It will impact on the Isle of Axholme Historic Environment Landscape (LC14).
2. No evidence is available at this time to consider this would be a sustainable business requiring this location or the size of the agricultural business in relation to the proposed barn.
3. No Heritage (HERS) input is available.

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

Cllr Rose joined the meeting at 7.35pm.

e. Planning Enforcement update received from NLC.

Potential building appeared on the site related to PA/2011/0500 – officer yet to visit.

Allendale, A161 – containers, horse boxes on site. As before regarding inability to visit, although the owners have advised that they do not have any horse boxes at the premises and that the containers are a temporary storage solution resulting from the upheaval of Covid. We will visit though when able. It was noted that this was reported prior to Covid.

Update on Willow Field and Walkabout Farm. – From NLC - I believe the site owner has contacted the Parish Council and that the Parish Council have responded. It appears that the owner is preparing an application for consideration and we will assess this when received; we have advised him informally of what proposals may be more appropriate and will potentially encourage a pre-application discussion to ensure any application has considered the relevant issues.

Shed on land off Upperthorpe Road, Haxey – From NLC - the intention of the owner is to use the site for agricultural purposes. This use is not development requiring planning permission; however, they have been advised that the erection of the shed and greenhouse should be made the subject of an agricultural planning application and this has been requested for submission as soon as possible.

Cove Road Farm – visit to be undertaken in due course.

2012/08 Clerks Report

- a. Response sent to the owners of Willow Farm with regard to their proposed planning application.
- b. Public Consultation and Public Sector Survey response submitted to NALC.
- c. Confirmation of £100 donation to the Royal British Legion for the wreaths and poppies.
- d. Early engagement communication from KCOM. Agenda item for the next meeting.
- e. Westwoodside School Christmas Card project. Cllr Booth informed the meeting that the cards had been taken out and those in receipt were very appreciative.
- f. Town & Parish Council Liaison meeting update. NALC still encourage Parish Council meetings to be held virtually until at least May 2021. Presentation slides circulated on NLC Covid update and North Lincolnshire Preventative Approach & Town & Parish Council Role. Cllrs Carlile & Knowles attended with the Clerk.
- g. ERNLLCA AGM meeting update – 19/20 was a good year for training, 19/20 resolutions were discussed – Haxey resolution was not adopted, further feedback will be requested from ERNLLCA. The 2021 AGM will be held on 23/09. Cllrs Carlile & Knowles attended with the Clerk.
- h. VANL request for Vaccination Centre Volunteers.
- i. Thank you note from WPPFA for the recent maintenance grant.
- j. NLC Transfer of Grass Cutting to Town & Parish Council – confirmation of 2021 grant and 2020 review including Financial Performance. Clerk to submit the use of surplus funds, discussed at the last meeting.
- k. ERNLLCA – The Planning Process Training seminars. Councillors to provide details of those wanting to attend to the Clerk the following day. Approval at the next meeting.

Improvement / Projects

2012/09 To receive an updated with regard to the slabbing of the area under the Beacon, determining actions required.

Clerk to confirm with the contractor they are able to work within the NLC requirements. Cllr Thorpe to work with the contractor to ensure all works carried out as per requirements.

Highways / Neighbourhood Services / North Lincolnshire Council items.

2012/10 To receive an update on the tree initiative received from NLC and NALC identifying any suitable locations and then determining actions required.

Clerk to contact NLC for an update.

There was a problem with the Clerks internet so the meeting was closed and re-opened which seemed to cure the issue. Cllr Foreman did not return to the meeting.

2012/11 To determine locations for the sowing of wildlife verges to provide to NLC.

Councillors to provide the Clerk with a list of proposed locations for discussion at the next meeting.

2012/12 To be notified of the state of repair to FP97 determining any actions required.

Cllr Condliff stated that the stretch of footpath from A161 to the fork in the paths leading to the rear of houses in East Lound is full of pot holes and the state of the footpath was not acceptable. There has

been an increase in heavy traffic using the lane to access Willow Farm. Clerk to report to NLC for repair to the footpath.

Cllr Smedley added that the track behind the houses in East Lound was not an official path and the Parish Council had previously provided evidence to have this registered on the Definitive Map. Clerk to follow this up with NLC.

Reports / Updates

2012/13 To receive a report from the Ward Councillors on activities within North Lincolnshire Council.

Apologies received from Cllr Allcock.

Cllr Rose stated that with regard to Covid the current numbers of people with the virus has levelled out but were looking to rise, therefore North Lincolnshire likely to remain in Tier 3.

Vaccinations have started today at the Ironstone Centre in Scunthorpe and this was being carried out by invite only.

There is a walking and cycling survey on the NLC website which includes new routes that members are able to complete.

NATs meetings will commence next month.

Cllr Rose congratulated the Clerk and Parish Council on the excellent work carried out on the grass cutting in the other parishes that they had taken on.

The Local Plan will be ready early February.

2012/14 To receive a report from the Westwoodside Playing Field Management Committee.

The minutes were circulated prior to this meeting. No issues raised.

2012/15 To receive an update on Westwoodside Pond determining any actions required.

The pest control is still ongoing.

Cllr Parkin is still to collect the barley bales from Cllr Booth.

General Items

2012/16 To determine actions required with regard to the bus shelter located on the through road between the Nooking and Vinehall Road.

This item was deferred until the end of the meeting.

2012/17 To determine actions required with regard to the Nottinghamshire Mineral Local Plan – Main Modification Consultation.

Cllrs Fiddler and Knowles having studied the plan agreed it was a good plan and the Council would continue to monitor activities in the neighbouring area.

2012/18 To notify the Clerk of items to be placed on the agenda for the next meeting no later than 15th January, 2021.

- Purchase of large poppies for 2021 Remembrance Day.
- Early engagement communication from KCOM.
- ERNLLCA – The Planning Process Training seminars.

2012/19 To notify the Clerk of any items to be included in the information to be placed into the Arrow.

Clerk to be notified of any items to be added by the end of the month.

Finance

2012/20 To receive a copy of the Financial Statement up to 15th December, 2020.

Item noted.

2012/21 To consider costs to replace and reposition of the steel bench in the verge at the junction of Low Street and Haxey Lane.

Item deferred until all costs received. Cllr Orton added that he had removed the plaque for safe keeping.

2012/22 To consider the quotes for the ground maintenance contracts for 2021/22 determining actions required.

Resolved - Contractor C was selected to cut the verges and PROW for Epworth, West Butterwick, Owston Ferry & Gunthorpe. The contractor cut the previous season and the parish received favourable comments on the cutting undertaken. This will be a contract for the next two years to fall in line with the NLC agreement with the Parish Council.

Proposed: Cllr Lindley, seconded: Cllr Orton. 9 for, 1 against with 2 abstentions.

Resolved – Contractor A was selected to cut the verges and PROW for Haxey parish and the other various cuts in the parish. The contractor cut the previous seasons and the parish received favourable comments on the cutting undertaken. This will be a contract for the next two years to fall in line with the NLC agreement with the Parish Council.

Proposed: Cllr Fiddler, seconded: Cllr Orton. 11 for with 1 against.

2012/23 To consider a contribution to the ground works carried out at the Church.

The Clerk provided costs of what the PCC and the Parish Council have paid out to date.

Resolved – donation of £500 to be provided towards the PCC costs.

Proposed: Cllr Carlile, seconded: Cllr Orton. 7 for with 5 against.

2012/16 To determine actions required with regard to the bus shelter located on the through road between the Nooking and Vinehall Road.

A quote had been received. The second quote requested was from NS Groundcare who offered to cut the ivy and shrubs back from the bus shelter with no charge as a good-will gesture.

Resolved – accept the offer to cut with no charge and follow this up with a thank you note.

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

Cllr Harris suggested the bus time table frame is removed and no longer required. Clerk to arrange.

Grant Requests

Expenditure

2012/24 To approve the following accounts.

Salary, expenses & admin		
HMRC	Employees Tax & NI and Employers NI	
WPFA	Maintenance Grant	£3000.00
P Booth	Flowers	£35.00
Royal British Legion	Donation – wreaths and poppies	£100.00
Arrow Publication	December edition	£216.00
NS Groundcare	Haxey grass verges	£1,495.00
	Various cutting	£445.00
Axholme Wildlife Manag.	Pond pest control	£20.00
Total Expenditure 15 th December, 2020		£ 4,640.80

Resolved – approval of the monthly accounts for payment.

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

2012/25 The time and date of the next meeting is Tuesday 26th January, 2021 at 7pm via a Zoom Platform.

2012/26 To consider the exclusion of the public and press in accordance with the Public Bodies (Admission to Meetings) Act 1960 s1(2) due to the confidential nature of the item to be discussed.

No items for discussion.

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.	Repairs have now been completed although there is some tidying up to do on one area of repair.
2013/245	Cemetery requirements	On-going
	NHP – future development plans	On-going – approval for designated area. Volunteer request. Waiting on completion of the NLC Local Plan.
	WWS Pond ducks/rats	Actions taken on the rats. Monitor & Ongoing actions.
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