

## HAXEY PARISH COUNCIL

Minutes from the virtual meeting held on Tuesday 23<sup>rd</sup> February, 2021 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, Parkin & Smedley.

**Also Present:** 5 residents, Ward Cllrs Ron Allcock & David Rose.

**Chairman:** Cllr Knowles presided.

**Clerk:** Deb Hotson

**2102/01** Apologies for absence received from Cllr Thorpe.

**2102/02** Public Participation – to receive any matters raised via email or phone by members of the public or by those members of the public present.

Mr Mark Simmonds a Planning Consultant addressed the Council with regard to 2021/20 providing reasons for the Parish Council to support the applicants and the application.

**2102/03** **Resolved** - minutes of the Parish Council meeting held on 26<sup>th</sup> January, 2021 were approved and signed as a true and correct record. **Proposed: Cllr Condliff, seconded: Cllr Booth. 13 for with 1 abstention.**

**2102/04** 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 Orton declared a personal interest in agenda item 2102/06 2021/66.

Cllr Condliff declared a personal interest in agenda item 2102/06 2021/20.

Cllr Lindley declared a personal interest in agenda item 2102/06 2021/20 & 2021/95.

It was noted that two members of the public were not visible and were asked to turn on their cameras. One resident did this and joined the meeting the other was put into the waiting room and later admitted when he had sorted his camera out.

**2102/05** To note dispensations given to any member of the Council in respect of the agenda items listed.

Dispensation granted with regard to item 2102/12 due to the Parish Council being Sole Trustee of WPGA.

**2102/06** **Planning**

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

**2020/1354** – refusal of planning permission to erect six two-storey detached dwellings and change the use of the main building of the Duke William Hotel to residential use and demolish an existing side extension to the Duke William and rear chalets at Duke William Hotel, 27 Church Street, Haxey.

**2020/1452** – outline planning permission to erect a dwelling with appearance, landscaping, layout and scale reserved for subsequent consideration at land between 47 & 51 Akeferry Road, Westwoodside.

An appeal has been made to the Secretary of State against NLC’s decision to refuse planning permission. Clerk to submit the previous comments to the Planning Inspectorate as detailed below: -  
No objection with the following 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.

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. This has been partially carried out and poses the question should it be demolished as a requirement of permission or would HERS require it to be re-instated. 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 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

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 and case law clarifies within an urban areas gardens should not be developed and NLC current policies are at odds with the NPPF.**

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.

*Submit the above comments with the addition this has been the subject of several applications the last been refused on appeal, the footprint of the proposal is large and therefore the scale and layout would meet with the same opposition to the previous proposal should it not accord with the appeal decision.*

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

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

**2021/51** – determination for the requirement for prior approval of a household extension at Rosemead, Uppertorpe Hill, Westwoodside is not required.

**2021/94** – determination of the requirement for prior approval for a proposed agricultural storage building at Starr Carr Farm, Greenholme Bank, Westwoodside is not required.

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

**2020/1859** – planning permission to demolish old garage and replace with larger steel building at Karensa, Station Road, Graizelound.

**Resolved** – no objection with the following comments: -

There is no reason stated for replacement other than it will be a larger building. This is not a replacement garage but a new larger, steel building.

The application is outside the building envelope in the LC14.

The colour finish in the drawing is green and this should form part of the decision to ensure it blends with its environment.

While the design is modern, it may impact on its surroundings. It is typical of a modern barn and is within the area of buildings on site. So overall impact should be minimal.

**Proposed: Cllr Bond, seconded: Cllr Carlile. 10 for with 4 against.**

**2021/20** – planning permission to erect dwelling at Lavenham House, Fields Road, East Lound.

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

This area is poorly drained and has a history of flooding and further development may impact on this problem.

It regarded as back land development there being only 2 properties to the rear and they are old and by location, historic.

It is as identified in the Design Access Statement (DAS) outside the building envelope. The purpose of building envelopes is to stop urban sprawl. East Lound is located in the Isle of Axholme Historic Environment (LC14) and observation of building envelopes is particularly important. We agree with the DAS that HERS should form part of the consultation process and welcome this recommendation. Access will be by Fields Road - this is an old track and not, as the name suggests, a metalled or adopted highway. The status of this road is not determined and it is being considered for registration with a lower status in the future. Both tracks that could be used to service this property are not suitable for further increases in traffic use and therefore we consider access an issue and we consider this does not meet the needs of policy T2.

East Lound is a rural settlement and in the Sustainable Settlement Survey 2016 scored 65, which is at the lower end of the score and is classed as minimum growth. North Lincolnshire Settlement Survey 2018 (2019 Revision) states Development away from the defined settlements is unlikely to meet all the elements of sustainable development particularly the access to a range of services, except those normally acceptable in the countryside.

The settlement has no amenities and it is considered the vast majority of people access amenities either at Haxey or the larger conurbations by vehicle. While the Local plan encourages less polluting development, it is clear in the case of East Lound, it is more likely to create a need for more polluting travel either for work or to access amenities. A point the Parish Council makes quite often, as in our view this section of the local plan is miss-quoted in relation to rural areas.

The DAS states an economic objective: “land of the right type in the right places and right time to support growth”. This site is located in the LC14, outside the development limits and we consider it fails this test.

The DAS states a social objective to provide a range of homes, once more it is clear the area has a range of private dwelling developments, yet little or no social housing and affordable housing and again we consider it therefore does not meet any identified housing need or social objective.

The DAS states the environmental objective: “to contribute to protecting and enhancing our natural built and historic environment”. While presenting a well-designed modern dwelling it is in the LC14 and is out of character with the older properties close by and given its location does not take account of the North Lincolnshire Councils, North Lincolnshire Countryside Design Summary.

It does not in our opinion accord with the development plan in particular, due to its location, should be weighed against the policies relating to the LC14 and rural development section of the local plan, which is specific in restricting development and in particular non-agriculture and forestry development and again identified in the DAS.

In assessing this proposal any grant of permission would almost certainly set a precedent and give rise to further development of what are largely rural properties that have characteristic large gardens and lead to changing the whole character of this hamlet and impact on the character of the LC14.

Cllr Layton added that the water drains from the land and the building cannot be seen from the land or hill.

Cllr Condliff stated that this will have an impact on Field Road. Residents have already been told by the local authority that it is their responsibility to maintain the road and an increase of traffic will add to the bad state of its repair.

**Proposed: Cllr Harris, seconded: Cllr Booth. 7 for, 6 against and 1 abstention.**

**2021/66** – planning permission to erect a two-storey side extension with car port below at 14 Eastmoor Villas, Epworth Road, Haxey.

**Resolved** – no objection or comment.

**Proposed: Cllr Orton, seconded: Cllr Harris. All in favour.**

**2021/95** – planning permission to erect steel framed agricultural storage building for feed and farming equipment at Wakefield Lodge, Low Hall Road, East Lound.

**Resolved** – no objection with the following comments: -

Use for storage of feed and storage of equipment.

Some distance from the development limits in the LC14 Isle of Axholme Historic Environment.

The colour of the building will mitigate its impact and trees will offer some screening. It would be better located closer to the building envelope to the north side of the trees to have maximum benefit on the impact of the LC14 as currently to be located in the middle of the field. We consider HERS should be consulted on its impact and location.

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

**2021/116** – planning permission to erect a single storey rear extension at 1 Haxey Grange, Haxey.

**Resolved** – no objection or comment.

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

**2021/129** – planning permission to erect a two-storey extension to the front & rear and raising of ridge line to provide additional living accommodation (resubmission of PA/2020/691) at 11 Park Close, Westwoodside.

**Resolved** – no objection with the following comments: -

Re submission of **PA/2020/691** which was refused. The Parish Council did not object or comment.

Frontage depth has been reduced slightly to take account of the previous application refusal.

The refusal was the impact on the area. We considered the mix of housing types close by and determined it was acceptable. There were no objections to the last proposal from neighbours. The question that arises: has the proposal been significantly reduced in size to satisfy planning relating to impact?

The depth of the extension has been reduced and there is no loss of garden.

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

**2021/184** – planning permission to erect an extension to the garage and increase the roof line to introduce a first floor in the roof space at The Laurels, 3 Willow Grange, Haxey.

**Resolved** – no objection with the following comments: -

Good sized plot which can accommodate the proposal.

The proposal to raise the roof line should have no impact on the street scene, should not create overshadowing or privacy issues.

May need a condition for office space above garage not to be used for domestic use.

This is a new garage and not an extension.

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

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

**2021/140** – planning permission to erect a single-storey side extension and associated works at 30 Park Lane, Westwoodside. Item deferred to see if the Clerk can get an extension if not comments will be submitted under the Clerks delegated powers.

**2021/205** – planning permission to erect a first-floor garage extension at 37 Low Street, Haxey. Item deferred to see if the Clerk can get an extension if not comments will be submitted under the Clerks delegated powers.

c. Planning Enforcement update

**Land East of Richmond Farm, Station Road, Graizelound** – NLC has written to the land owners in relation to the structure that has been erected in the middle of the land and are waiting for a response.

**Allendale, A161 – containers, horse boxes on site** – NLC to write to the owners again asking for the stored items which are not incidental to the residential use of the property are removed.

**Update on Willow Field and Walkabout Farm** – NLC to revisit the site and further assessments made on how to proceed.

**Resolved** – Cllr Carlile to draft a letter to the Planning Department with regard to the feedback received from NLC which is vague and it is not sure what the owners of Willow Field have been told and what they are submitting. A stop order on any further development is required and any LC14 development should be restricted.

**Shed on land off Upperthorpe Road, Haxey** – NLC have been advised that the shed is to be removed. NLC to clarify the date.

Cllr Carlile stated that the Planning Enforcement Team have not stated if a change of use is to be submitted. Again, this should be included in the letter to the Planning Department.

Cllr Harris added the lack of enforcement undermines the whole planning policies.

**Cove Road Farm – menage** – due to this being in situ for a period whereby it is now immune from any planning enforcement actions, this item will be closed.

**2102/07 Clerks Report**

- a. Lincolnshire Wildlife Trust/NLC communication with regard to the horses located off FP97. Cllr Carlile stated that he had raised this issue with the Police & Crime Commissioner as the local authority will not take any actions and this is then down to the land owner who have to take responsibility for the care of the animals. Cllr Condliff added that whoever has put the animals on the site must have driven down a footpath to feed them with the large bale which is now on-site.  
The Parish Council have already written to the NLC PROW Officer stating that it is unlawful to use a footpath for vehicle access - no actions be taken by NLC.  
A further letter has been received with regard to Blackmoor Lane. The Clerk will refer this to the NLC PROW Officer.
- b. ERNLLCA Chair & Clerk chats.
- c. ERNLLCA – NALC Right to Regenerate consultation. Cllrs to complete the survey.
- d. ERNLLCA -NALC Model Design Code consultation. Cllrs to complete the survey.
- e. Communication for the change of a property name for a planning application. The January minutes have been amended to reflect the correct name.
- f. Notes from the initial Neighbourhood Plan (NHP) meeting held on 18/02.
- g. Notes from the LWP Meeting held on 19/02.
- h. Highway updates. A couple of the portal submissions have come back within minutes stating that the issues raised would be put on to a programme of works and not deemed urgent. The Clerk has escalated one of these to the Leader of NLC to investigate.
- i. Clerk to chase the outstanding request for NLC to look at the overgrowing hedge on Cove Road and the overgrown trees on Upperthorpe Hill. Clerk to report 5 x large potholes on Carr Lane, East Lound.



j. A161 Surfacing works – item placed on to Facebook and the Website.

**2102/08 Improvement / Projects**

**Highways / Neighbourhood Services / North Lincolnshire Council items.**

**2102/09** To determine actions required with regard to the maintenance of the hedge surrounding the Langholme Lane site.

**Resolved** – Clerk to obtain a price to regularly maintain the hedge.

**Proposed: Cllr Bond, seconded: Cllr Booth. 11 for, 2 against and 1 abstention.**

**2102/10** To determine locations for the sowing of wildlife verges to provide to NLC.

The Clerk circulated information from LWT from one of her other Councils on planting wild flower verges which was a complicated process.

**Resolved** – provide the location to NLC via Cllr David Rose for consideration as part of the local authority's project. The planting of bulbs will be considered again by the LWP at their next meeting.

**Proposed: Cllr Booth, seconded: Cllr Harris. 12 for, 1 against and 1 abstention.**

**Reports / Updates**

**2102/11** To receive a report from the Ward Councillors on activities within North Lincolnshire Council.

Cllr Allcock stated that he has been dealing with flooding issues over the last few weeks.

Cllr Rose updated the Parish Council with the following items from NLC: -

- On Thursday the budget would be set and it was proposed a 5% increase, 3% on Health & Social Care.
- The Local Plan is delayed due to outstanding documentation.
- The Spring in Bloom grants have been approved.
- The Tree Charter is going well.
- The Isle of Axholme flag has been agreed and one will be provided to all Town & Parish Councils in the Isle. Further consumables will also be able to be purchased. More information will follow.
- An extra bus is to be laid on in the Isle.
- The free school meals have been extended to cover the upcoming holidays.
- A161 works include repairs and resurfacing.
- The Nooking repairs may be carried out in the summer holiday period as the drainage issue is not as bad as first thought.
- Tower Hill resurfacing concerns have been raised by cyclists. This is being looked into.

Cllr Rose asked that the Clerk copy all outstanding highway issues to him where they have been deferred.

**2102/12** To receive a report from the Westwoodside Playing Field Management Committee.

The minutes were circulated prior to the meeting. There is an issue with littering which the Committee are addressing, Cllr Rose offered to provide litter picking equipment for Thursday. Cllr Parkin asked for information on the youths that have recently been caught on CCTV smashing bottles as HPFA were also experiencing the same anti-social behaviour. Cllr Parkin to contact Richard Carter for access.

**2102/13** To receive an update on Westwoodside Pond determining any actions required.

The pest controller has provided the latest report which requires the following actions: -

- Signage – Clerk to source asking residents not to feed the ducks due to a rodent problem. These will be located in the water so they cannot be removed. An article to be placed into the next Arrow.
- More frequent emptying of the traps – Clerk to ask the pest controller to make provisions for this within his current checks.
- Clerk to ask NLC to empty the refuse bin more frequently.

### **General Items**

**2102/14** To consider entering into the 2021 Best Kept Village Competition determining actions required.  
Item deferred to the next meeting.

Cllr Parkin asked that HPFA is not included this year.

All criteria to be considered for the next meeting.

**2102/15** To receive an update on the bus shelter located on the through road between the Nooking and Vinehall Road determining any further actions required.

Cllr Smedley has organised for the graffiti to be removed.

Cllr Parkin to paint the bench when the weather improves.

Clerk to ask the contactor that the hedge and bushes are trimmed annually.

Item to be removed from the agenda.

It was still thought that there was some anti-social behaviour around the shelter. Any resident with concerns should report via 101 and Clerk to ask again for a police presence in the evenings.

Cllr Carlile stated that as well as reporting via 101 the Clerk should be informed to ensure Cllr Carlile is kept abreast of all issues in the parish to take to the NATs (when they resume) & Police & Crime Commissioner. Clerk to put an article in the Arrow.

**2102/16** To be notified of the KCOM full Fibre Broadband connectivity consultation determining actions required.

Several Cllrs attended the presentation. It is believed that NLC will provide information for residents in the local newsletter.

**2102/17** To notify the Clerk of items to be placed on the agenda for the next meeting no later than 19<sup>th</sup> March, 2021.

**2102/18** To notify the Clerk of any items to be included in the information to be placed into the Arrow.

- Westwoodside Pond rodent issue.
- Anti-social behaviour.

**2102/19** To determine actions required with regard to future projects.

Ideas were detailed in the LWP notes and these will be discussed further at the next LWP meeting.

### **Finance**

**2102/20** To receive a copy of the Financial Statement up to 23<sup>rd</sup> February, 2021.

Information circulated prior to the meeting.

**2102/21** **Grant Requests**

### **Expenditure**

**2102/22** To approve the following accounts.

Salary, expenses & admin		
HMRC	Employees Tax & NI and Employers NI	
St Nicholas PCC	Donation	£500.00
BT	Phone & Broadband –	
	January	£64.26
	February	£63.59
ERNLLCA	Training	£48.00
Arrow Publication	January edition	£72.00
Axholme Wildlife Manag.	Pond pest control	£20.00
Total Expenditure 26 <sup>th</sup> January, 2021		£ 1,509.48

**Resolved** – approval of the monthly accounts for payment.

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

**2102/23** The time and date of the next meeting is Tuesday 30<sup>th</sup> March, 2021 at 7pm via a Zoom Platform.

**2102/24** 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 issues raised.

**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