

HAXEY PARISH COUNCIL

Minutes from the meeting held on Thursday 22nd July, 2021 at 6.30pm at the Foreman Carter Centre, Westwoodside.

Present: Cllrs Bond, Carlile, Condliff, Fiddler, Foreman, Harris, Holgate, Knowles, Layton, Lindley, Parkin & Orton.

Also Present: 9 residents & Ward Cllr David Rose.

Chairman: Cllr Knowles presided.

Clerk: Deb Hotson

2107/01 Apologies for absence were received from Cllrs Booth, Smedley & Thorpe.

2107/02 Public Participation –

Resolved to temporarily suspend the meeting for a period of normally, no more than 15 minutes, but at the Chairman's discretion to allow for a period of public participation. Members of the public may raise subjects, which they wish to bring to the attention of the Parish Council. Items relating to matters on the agenda will be taken first and any decisions will be made when the meeting is declared opened.

The new owner of Oak Tree Holiday Park & Fisheries introduced herself stating that her and her husband had taken over in February from the previous owners and was looking forward to being part of the community.

Several residents were present with regard to PA/2021/1188 with concerns over access, drainage, privacy and the affect on the local wildlife. There are currently 17 objections on the NLC Planning Portal and residents are aware that they should ensure all objections and comments from residents are on the NLC Planning Portal. Residents were thanked for attending.

Resolved – to re-open the meeting.

2107/03 **Resolved** - To approve the minutes of the Parish Council meeting held on 25th May, 2021.

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

2107/04 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 items 2107/07 2021/1062 and 2107/20.

Cllr Holgate declared a personal interest in agenda item 2107/12.

2107/05 To note dispensations given to any member of the Council in respect of the agenda items listed.

Dispensation granted with regard to item 2107/12 due to the Parish Council being Sole Trustee of WPFA.

2107/06 To approve the updated Standing Orders.

Resolved – approval of the updated Standing Order. Clerk to upload on to the website.

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

2107/07 **Planning**

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

The following decisions were received from NLC.

2021/536 – full planning permission granted for the change of use of a barn and for internal alterations and refurbishment of existing stores, garage and barn to provide ancillary residential accommodation at Bracken Court, Brackenhill Road, East Lound.

2021/751 – full planning permission granted to erect a two-storey dwelling on land adjacent to Granta House, Ferry Road, Graizelound.

2021/842 – full planning permission granted to erect a two-storey rear extension and an extension to the existing dormer on the front elevation at 18 Haxey Lane, Haxey.

2021/966 – determination of prior approval for a proposed larger home extension at 11 Hunters Croft, Haxey is not required.

2021/1012 – determination of the requirement for prior approval of a household extension at Chapel Ford, Ferry Road, Graizelound is not required.

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

2021/1032 – outline planning application with all matters reserved for the erection of one new dwelling at 14 Gollands Lane, Westwoodside.

Resolved – object with the following comments.

The site forms part of a street scene that was formerly social housing and the layouts of the properties on Gollands Lane is a number of blocks of single semi-detached dwellings served by an access along Gollands lane. Gollands Lane itself is single track with some passing places. While the properties are fairly unremarkable, they represent a very characteristic type of housing and gardens for the time they were built and give the area its own character within Westwoodside.

The proposal falls within the building envelope and would be forward of the current building line of the properties along Gollands Lane.

While this is garden development it has to be viewed within the context of the layout of the properties that form the area. The proposal is garden development of the side gardens of the semi-detached dwelling abutting Gollands Lane along the frontage of Gollands Lane and can be viewed as currently not in-fill for the purposes of the local plan and therefore not consummate with NPPF 70 which states:- Plans 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 Local plan H5 (C) (E) (F) H7. These are saved policies and have not been revised or updated in line with NPPF 70 and therefore have to be considered against the current policy.

The granting of permission would set a precedent and could lead to similar developments that would destroy the character of this area and other similar sites and increase the volume of traffic that already uses Gollands Lane.

The housing type is not social or affordable and is considered market housing for which no current local plan identifies the need in Westwoodside

As it is outline permission at this time, we cannot assess the impact on privacy or amenity of other properties, other than to comment its proximity to the road side and scale would be imposing and dominant.

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

2021/1062 – outline planning permission to erect two detached dwellings with all matters reserved for subsequent consideration at land west of 108 Akeferry Road, Graizelound.

Resolved – no object with the following comments.

Cllr Layton joined the meeting at 6.50pm.

It is outlining permission and the Parish Council do have some concerns which will be dealt with under reserved matters approval. The site lies in a mixture of housing types and both dwellings are forward of the building line. The proposal shows two dwellings it does not specify how many bedrooms or how many floors these properties will have. This gives rise to concerns that the final properties will be of type that -

- a. Is dominant in the street scene and we cannot assess the impact on the plans presented.
- b. Is not social or affordable housing but market housing for which no identified need has been proven in the local plan for what is a rural hamlet, other than to meet national housing targets.

The area is low lying and surface water can be an issue, it having been a problem in the past We agree with the lead local flood authority that the FRA is incorrect and a proper flood mitigation scheme is required.

Proposed: Cllr Orton, seconded: Cllr Fiddler. 9 for, 1 against and 1 abstention.

2021/1107 – planning permission to install 1 x motor control centre (MCC) kiosk & 1 x sludge thickening kiosk at Haxey Graizelound Sewage Treatment Works, Akeferry Road, Graizelound.

Resolved – no objection or comment.

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

Cllr Harris joined the meeting at 6.55pm.

2021/1188 – outline planning permission to erect 9 dwellings at land north of 49, 51, 51a & 53 Brethergate, Westwoodside.

Resolved – object with the following comments: -

This site is located to the rear of 49, 51, 51a and 53 Brethergate in what could be described as garden/paddock, therefore is subject NPPF 70 and contrary to local plan H5 (ii) which states it comprises in-fill development, of up to three dwellings and is located within the medium and minimum growth settlements. (Therefore, is in excess of this policy) and also B, C, E and F. H7 back land development.

It is located outside the building envelope in an area designated LC14 and provides amenity space to the area and is not consummate with CS2 and DS1(iv). Small scale developments within the defined development limits of rural settlements to meet identified local needs.

The site access is restricted and realistically is single track in places. It accesses on to the busy B1396, which runs through the centre of the village where congestion is a problem and is the main route for traffic to Doncaster. It is at a point where visibility is poor due to the curves of the road. It is close to the junction with Nethergate and also the access point for Crackle Hill and raises concerns for the safety of road users and further proliferation of accesses. We are particularly concerned that the plans for splaying at the proposed junction are not provided prior to any decision being considered.

This area is subject to run-off of surface water and as it is on higher ground, we consider adequate surface water disposal at the junction with B1396 should be provided before any decision is made, to avoid further flood run-off problems.

It is not affordable or social housing and as such has no identified housing need for the rural village of Westwoodside and therefore is market housing. No evidence exists in the current local plan, as to need other than providing housing for a national target. Contrary to CS2 (Small scale developments within the defined development limits of rural settlements to meet identified local needs) and H1(iii).

The Design Access Statement makes the flawed argument in relation to use of polluting vehicles. It is recognised that Westwoodside is a dormitory village and the target buyers will be families given the size of the proposed dwellings and it is more likely traffic will be generated travelling to work and other services.

Concerns are also raised for the possible privacy issues of neighbouring properties.

There has been considerable local reaction to this application with several residents attending the Parish Council to voice their concerns. The concerns have been submitted via the NLC Planning Portal.

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

2021/1219 – planning permission to erect a single storey ground floor side extension to both ends of the bungalow (following demolition of the existing detached garage) at 7 Cove Road, Westwoodside.

Resolved – no objection with the following comments: -

Within the building envelope of Westwoodside, a good size plot that can accommodate the proposal Western elevation is forward of the building line.

Proposed: Cllr Carlile, seconded: Cllr Foreman. 11 for with 1 abstention.

2021/1244 – planning permission for extensions and alterations to include increase in height of the property, gable dormer to the front, link building and two storey side extension and other associated works at 9 Park Drive, Westwoodside.

Resolved – object with the following and previous comments: -

A previous application PA/2021/547 was refused, there appears to be little or no change to this application, it would appear some minor alteration to some windows that amount to a minor material change and does not persuade us to change our view.

Previous comments - The plot is relatively small in relation to the proposal; the area is largely bungalows.

It is considered this will create a dominating feature in its environment, out of place in the street scene and over development of the site.

Proposed: Cllr Lindley, seconded: Cllr Carlile. 11 for and 1 against.

2021/1246 – planning permission to erect a boundary wall with railings on the site of the former brick wall at The Paddock, Carr Lane, East Lound.

Cllr Condliff provided a history of the site. The original application PA/2020/2056 enlarging the property was amended and was not objected to by the Parish Council.

Resolved – object with the following comments: -

The application states that there are no trees or hedges although the Design and Access Statement and the Heritage Statement go into detail about an original wall uncovered when digging commenced.

A hedge was removed prior to 2020/2056 and not detailed in the planning application.

Within PA/2020/2056 decision, HERS have included a condition as follows: -

Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or installed on the building other than those expressly authorised by this permission and the reason - To protect the historic landscape in accordance with policy LC14 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

At one point there were 2 paddocks but one has since been incorporated into the garden.

The approval of this application would set a precedent.

Proposed: Cllr Condliff, seconded: Cllr Orton. 10 for, 1 against and 1 abstention.

b. Planning Enforcement update

Update on Willow Field and Walkabout Farm including the Premises Licence Application determining actions required.

Willow Field - A response was received from NLC on 1st March from the Parish Councils letter seeking clarification on all outstanding Enforcement issues. The Parish Council then sought further clarification. The Clerk has contacted NLC again for a response but still nothing has been forthcoming. Clerk to forward to Cllr Rose to take up with the Planning Department.

In the original response all points were covered but it is unsure what if any actions have been taken? Some of the information was also confusing as it related to 2 dwellings and then 1 dwelling, so it was unsure how NLC was interpreting the law.

At a recent Town & Parish Council Liaison Meeting Planning mentioned the introduction of timelapse/timelines and Cllr Rose was asked to follow this up to understand the process.

Upperthorpe Road – the shed has been removed.

Upperthorpe Road – the barn was still in situ. Clerk to ask for an update from Enforcement.

Richmond Farm – the structures are still present.

Clerk to add all outstanding enforcement issues to the next agenda.

1 resident left the meeting.

Premises Licence Application – the notes of the meeting held with NLC were circulated prior to the meeting.

The Parish Council was unable to obtain paper copies of the application and had to view on a shared screen set up by NLC.

Currently music was being played on site and not just in the proposed cabin as stated on the application. Access was not just via a private driveway but over a bridleway and footpath, the responsibility of both the Lincolnshire Wildlife Trust (LWT) and NLC. Clerk to share the application with LWT.

The track is being used by large vehicles accessing the site and, in some cases, damaging the verges.

Recent works on the track has also resulted in the track encroaching on to a mere.

Resolved – object to the application with the following comments: -

- The playing of music which is already a regular occurrence is intrusive and impacting on the surroundings. It is a public nuisance. The site is set in an LC14 and the playing of loud music is not in keeping.
- The access to large vehicles on a public bridleway and footpath is dangerous for those on foot and horseback and is therefore a public safety concern.

Proposed: Cllr Fiddler, seconded: Cllr Layton. 11 for and 1 abstention.

2107/08 Clerks Report

- a. Clerk chased up the removal of the old bus stop sign outside the Co-op in Haxey. This has now been removed.
- b. ERNLLCA – invitation to participate in DCMSW survey about rural network coverage.
- c. ERNLLCA – APPG on Local Democracy roundtable 12/07.
- d. Equality & Diversity training.
- e. North Lincolnshire Community Network Summer roadshows.
- f. Confirmation from the external auditor that the AGAR has been received.
- g. Information regarding the OPCC Engagement Officers role for the PCC. The Clerk responded stating it would be a great loss as the Officer had been active in liaising between the PCC and Town & Parish Councils.
- h. ERNLLCA District Committee meeting – 13/07. Cllr Knowles attended.
- i. Permission has been granted from NLC to maintain and plant the Rose Garden adjacent to St Nicholas Church in Haxey.
- j. ASB at both Blackmoor bridge and on Dr Dysons Garden had been reported to the police who are dealing with these issues.
- k. NATs meeting- 13/07.
- l. The parish now has a Handyman in situ with a long list of jobs that he is getting through. At present the majority of the workload is litter picking the parish and watering the flower beds and planters.
- m. The Clerk has requested an update on the Church Street parking issues and the Greenhill but to date has not received any communication.
- n. KCOM have requested a meeting with the Parish Council to discuss the impending build in Haxey and the plans for Westwoodside and the other communes in the Parish. Clerk to arrange a meeting.
- o. Clerk has reported the lack of emptying of the bin on Dr Dysons Garden. NLC are now saying that this is not on the asset list and the Parish Council will have to start paying £12 to empty. Cllr Rose is to take a look into the situation as the bin has been emptied for 10 years + with no charges.
- p. The Clerk is in the process of obtaining quotes to repair the Lych gate.
- q. Clerk to forward the details to Cllr Rose of the hedge on Graizelound Field Road that is encroaching onto the footpath. This is the 2nd time in 18 months that the hedge has been reported and no actions taken. The hedge is now encroaching onto over 50% of the footpath.
- r. Concerns were also raised about the litter at Haxey toilets and the damage to the newly repaired wall.

Improvement / Projects

2107/09 To consider a parish heritage exhibition centre, room or display determining actions required.

Cllr Holgate asked if the Parish Council can work with WLHH to create a heritage room in the parish.

Cllr Holgate to write an article for the Clerk by 28th July to be added into the next Arrow.

Clerk to ask a resident that owns a building in Haxey if he would be interested in this being utilised for a centre.

Cllr Booth was contacted by a resident who has some heritage information dating back to 1919 which is available if required.

Highways / Neighbourhood Services / North Lincolnshire Council items.

2107/10 To be notified of the correspondence with regard to a noise complaint to NLC determining any actions required.

The Parish Council have been kept up to date with an environmental issue by the affected resident. Due to the lack of action/response from NLC the resident has asked if the Parish Council can assist. Clerk to write to NLC Environmental Team asking for an update on the incident and copy in Ward Cllrs.

Reports / Updates

2107/11 To receive a report from the Ward Councillors on activities within North Lincolnshire Council.

Apologies received from Cllr Allcock.

Cllr Rose informed the meeting that a new CEO was being appointed and confirmation would be received on Monday.

A review of the Electoral Ward Members would be confirmed on Monday.

There are a couple of consultation on the NLC website that Cllr Rose asked members to participate in. One being the Green Futures and the other with regard to the South Axholme Hub.

A recent residential panel meeting highlighted that the top concerns were roads and pavements, crime and the maintenance of green spaces but residents did like the people that lived in the area, like living here and the green spaces.

Cllr Rose was disappointed about the comments with regard to litter at Haxey toilets as he and the handyman regularly clears this.

There have been at least 200 fixed penalty fines issued for littering and anyone caught throwing litter from cars will also be fined. There is mobile CCTV being placed at high litter areas.

The Nooking will be resurfaced between 16-27th August but at present it is unsure if the Turbary road is included.

2107/12 To receive a report from the Westwoodside Playing Field Management Committee.

The last meeting was held on 18/06 and the minutes were circulated. The next meeting is to be held on 23/07.

2107/13 To receive an update on Westwoodside Pond determining any actions required.

The aerator is in the pond and all seems to be running well.

2107/14 To receive an update report on the recent NATs meeting determining any actions required.

The main points raised were: -

- ASB on Blackmoor Bridge – the police are being proactive but its not clear if this is curing the problems.
- C202 – there is still an issue with HGV.
- Concerns raised about cars driving through crops – any incidents must be reported via 101 or crime stoppers.

General Items

2203/15 To notify the Clerk of items to be placed on the agenda for the next meeting.

2107/16 To notify the Clerk of any items to be included in the information to be placed into the Arrow.

- Clerk to place information about the opening hours of Haxey Library, Tuesday and Fridays 9am – 12 noon.
- Heritage room suggestions – Cllr Holgate to provide to the Clerk by 28/07.

Any other information to be received by 28th August.

2107/17 To consider participating in the Queens Green Canopy project.

Item to be removed until information is available.

- 2107/18** To consider the installation of a Haxey Walkers / Low Burnham Heritage plaque.
The information board has now been installed and is fixed to an old stand on the Greenway facing across to Low Burnham. It was designed by local residents and Haxey Walkers received a grant from the Isle of Axholme Hatfield Chase fund to pay for it.
- 2107/19** To be notified of the correspondence received with regard to the Haxey Hood determining any actions required.
In response to a recent email on what actions the Parish Council will take if parish land is used for the Hood, it was agreed that the process would be to do whatever actions are required to meet the insurers requirements and provide formal notices, both physical and on relevant websites and social media setting out the position of the Parish Council as follows:
” Haxey Parish Council has no involvement in the Haxey Hood; it has not and does not authorise the event to be held on nor to cross any land owned by it; any persons attending or taking part in the event do so entirely at their own risk; Haxey Parish Council has no responsibility for any injury, death, damage or loss directly or indirectly incurred or caused whilst participating in, observing or attending the Haxey Hood.
Except only where specifically advertised Haxey Parish Council has not and does not authorise any Public Event to be held on nor to cross any land owned by it; any persons attending or taking part in any Public Event do so entirely at their own risk; Haxey Parish Council has no responsibility for any injury, death, damage or loss directly or indirectly incurred or caused whilst participating in, observing or attending any Public Event.”
- 2107/20** To determine actions required with regard to the registration of the parish land areas currently not owned by the Parish Council.
After consultation with the Parish Solicitor and a quote of £1000 to carry out the registration and associated works it was agreed not to pursue the issue.
Resolved unanimously. Proposed: Cllr Orton, seconded: Cllr Bond.
- 2107/21** To determine actions required with regard to the blocked dyke at the Allotments.
Resolved – Clerk to contact the tenant for access to the dyke and engage a contractor to clear the dyke of debris.
- 2107/22** To consider Remembrance Day celebrations for 2021.
Item deferred.
- 2107/23** To be notified of correspondence received for the Queens Platinum Celebrations June 2022 determining actions required.
Cllr Carlile declared a personal interest.
The Clerk has forwarded the bagpipe music to a resident who has agreed to play this as and when required.
Resolved – the Clerk to register an interest with regard to lighting of a beacon.
Proposed: Cllr Condliff, seconded: Cllr Fiddler. 11 for and 1 abstention.
- Finance**
- 2107/24** To receive a copy of the Financial Statement up to 22nd July, 2021.
Item noted.
- 2107/25** To consider membership renewal of £20 for VANL.
Resolved – approval to renew the membership fee.
Proposed: Cllr Parkin, seconded: Cllr Fiddler. All in favour.
- Grant Requests**
- 2107/26** To consider a donation request from Lincolnshire Lowland Search and Rescue.
Resolved - as requested in the letter a £10 donation was approved.
Proposed: Cllr Condliff, seconded: Cllr Lindley. All in favour.
- Expenditure**

2107/27 To approve the following accounts.

Salary, expenses & admin		
HMRC	Employees Tax & NI and Employers NI	
BT	Phone & Broadband	£63.59
JB Rural Services Ltd	Owston Ferry, Gunthorpe, West	£354.00
	Butterwick verges	
	Epworth verges	£1,100.00
Information Commissioners Office	Data Protection Registration fee	£35.00
Arrow Publications Ltd	Publication	£108.00
NS Groundcare	Haxey parish verges	£1,495.00
Low Burnham Village	Planting donation	£300.00
Total Expenditure 22 nd July, 2021		£ 4,411.41

Resolved – approval of the monthly accounts for payment.

Proposed: Cllr Layton, seconded: Cllr Fiddler. 11 for with 1 abstention.

2107/28 The time and date of the next meeting is Tuesday 31st August, 2021 at 7pm at The Foreman Carter Centre.

2107/29 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.

Resolved – exclusion agreed.

Asset of Community Value – Cllrs Bond, Harris, Holgate, Layton & Parkin declared a personal interest.

Resolved – write a letter of support and submit to NLC.

Resolved – Accounts to be requested and limited funding approved.

Proposed: cllr Carlile, seconded: Cllr Fiddler. 11 for and 1 against.

Parish Land – LWP meeting to be arranged.

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, basket to be painted 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