

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 24th January 2024 at 6.30pm at The Foreman Carter Centre.

Present: Cllrs Booth, Carlile (Chair), Holgate, Knowles, Parkin & Steers.
4 residents & Deb Hotson – Clerk to the Council.

1. To receive any apologies and reasons for absence.

Apologies received from Cllr Harris.

2. Public Participation - 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.

A resident stated she was attending with regard to PA/2023/1463 & 1478. The resident stated that she had address the council at their last meeting and all she wanted to add was that all points raised had been addressed.

Another resident stated that she was attending with regard to PA/2024/33. This is a resubmission to convert existing buildings.

3. To approve the minutes of the previous meeting held on 11th December 2023.

Resolved – the minutes of the meeting held 11th December 2023 were approved as and true and correct record.

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

4. 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.

Cllrs Booth & Knowles declared a personal interest in agenda item 2023/1463 & 2023/1478.

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

None outstanding.

6. To receive any decision made by NLC.

2022/1680 – full planning permission granted for change of use of existing Methodist Chapel to form a single four-bedroom dwelling at Westwoodside Methodist Church, Nethergate, Westwoodside.

7. To discuss the following planning application received from NLC determining actions required.

2023/1893 – planning permission for a timber framed garden structure at 1 Crackle Hill, Westwoodside.

Resolved – no objection or comment.

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

2023/1926 - planning permission for change of use of former coffee shop to residential with associated alterations at 35 High Street, Haxey.

Resolved – object with the following comments.

As stated in the DAS this conversion could be done under GDPO's if it were not for some parts requiring planning permission that the applicant wants included.

The amenity space is small and the additional land that is included in the proposal to the rear should make it adequate. The Parish Council can find no information relating to the concrete ramp and parking and can only comment that some alteration would benefit the overall proposal.

Parking should not cause a problem as it would be expected the number of visiting vehicles will reduce, it is not clear what off street parking is proposed.

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Given the size of the proposal the Parish Council considers it represents a more affordable dwelling for either an elderly person or first-time buyer.

Sadly, this is another business that is lost to the community and visitors. Implementation of planning consent as sought in this application would bring about the loss of an important amenity for residents and visitors alike. Apart from pubs, amenity stores and hairdressers' permanent closure of this coffee shop would see the disappearance of Haxey's last remaining High Street business.

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

2024/33 – planning permission to convert existing barn to create 3 dwellings, re-submission of PA/2023/266 at barns at Park Home Farm, Cove Road, Westwoodside.

Resolved – support with the following comments.

The Parish Council supported the previous application PA/2023/266 it was refused on a lack of information relating to RD9 and impact on the LC14. The Parish Council has been unable to identify any significant changes to the proposal other than to respond to the concerns for the previous refusal of the application.

It is not for agriculture or forestry but given the state of the buildings, the location close to the village and a lack of a useful alternative, the Parish Council considers its previous comments are still relevant and offer a viable alternative use as dwellings, while going some way to preserving the original buildings. The Parish Council is conscious of the comments by HERS as experts on the Historic Environment and will defer to HERS expertise on this application and policy CS6, the Parish Council fully supports any conditions HERS recommends. On balance the preservation of the existing buildings in this case outweighs the impact on the character of the LC14.

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

2024/55 – application under the Overhead Lines Regulations 2009 to erect a single pole not exceeding 15m in height at Main Street, Graizelound.

Resolved – no objection or comments.

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

To revisit the following application due to additional information been made available and to determine any action required.

2023/1463 – planning permission for stable block/barn (revised plans) at One Acre Cottage, Sandbeds Lane, Westwoodside.

Cllr Booth stated that she had spoken with the applicant who had informed her that both PA/2023/1463 & 2023/1478 should be considered as linked. The applicant had been advised to take out the welfare facilities out of the annexe and replace with just a toilet.

2023/1463 had previously been refused by NLC and the Parish Council based on R8.

Resolved – to close the meeting to allow the applicant to speak.

The applicant stated that the applications have both had revised plans.

2023/1463 – the changes are to knock down 6 stables and rebuild 6.

2023/1478 – the changes are to remove the shower room and reduce to one storey. There will be a toilet in the building.

Resolved – a motion is moved in pursuance of the recommendation of no objection or comment.

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

2023/1478 – planning permission to demolish stable block and erect an annexe (revised plans) at One Acre Cottage, Sandbeds Lane, Westwoodside.

Resolved – object with the following comments:

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The Planning Committee has been asked to reconsider its decision, due to the applicant submitting new information.

The main reason for this development is to provide an annexe for a family member, the committee rejected this as an annexe as it is large (a similar size footprint to the original dwelling) some distance from the family home and is not linked physically. It is outside the building envelope in the open countryside.

Some elements of the additional information are technical and while the committee offer a view, it will rely on NLC planning and legal service to make the final decision as to the validity.

This is a planning application and not a prior approval and historic evidence is submitted to support the permitted development of the current stables, a separate dwelling would still require prior approval or as is the case a planning application. There have been significant changes to the GDPO's relating to this application.

Our view is: -

- a. the annexe is a separate dwelling to house, of a size equal to the original dwelling and disagree with the statement modest size.
- b. It is for a family member to occupy, any permissions should apply a condition which should be explicit it cannot be used as an independent dwelling.
- c. in planning terms it is not connected, such elements as service can be easily changed and are not a planning consideration.
- d. It is in the open countryside LC 14 Isle of Axholme Historic Environment, within the curtilage of the property and is not consummate with CS3. "Character - the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages-built form will also be excluded".
- e. It is not related to an agricultural or forestry business and is for private use and therefore does not meet the needs of RD1 or RD2.
- f. It requires a new stable block (PA/2023/1463) and therefore fails the principles of RD6 ii, and in particular RD9 iii.
- g. It would set a dangerous precedence and allow such development elsewhere in the IAHE and further damage the IAHE.
- h. It does not meet the high standards of design for development in the open countryside and would impact on the character of the area.
- i. Does not conform to policies CS1 CS2.

The applicant had been advised to take out the welfare facilities out of the annexe and replace with just a toilet. This committee is deeply concerned by this advice by the planning officer.

The committee notes the applicant's comment "no hidden agenda" the committee has to base its decision on planning law and our comments reflect our current understanding of national, local policies including the GDPO's. The Parish Council is a statutory consultee only and the decision remains with the principal authority.

Proposed: Cllr Booth, seconded: Cllr Parkin. 5 for with 1 against.

The Clerk was requested to contact the Planning Officer to find out why the applicant had been told that the two applicants should be linked.

9. Planning Enforcements

To receive an update on all outstanding issues.

There are currently no outstanding issues.

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Emerging Issues.

Clerk to contact Enforcement to ask them to look into the following:

PA/2005/1248 & PA/2007/0477 – Chill Winds, Doncaster Road - permission granted for bungalow, this did not include a garage which was built and has now been demolished. There now seems to be more building work ongoing.

PA/2017/743 – High Street – permission for 4 dwellings.

In the Parish Councils response to the application, it was pointed out that the 2 dwellings straddled the building envelope, no provision for gardens were made in the application, or shown on the layout to what extent they would stretch into LC14 and as such no permission was granted.

A large area of the LC14 has now been fenced that has not been granted any change of use.

Could Enforcement establish the current use and the need if any for a land usage change and can HERS be consulted in relation to impact on the Historic Environment.

10. Items to be considered for review of the Planning Committee.

Cllr Carlile asked for members to think about tweaks to the terms of reference for the Committee,

- Include a paragraph for a 'call in' of planning applications.
- Allow the Committee to submit additional information that does not alter the original decision.
- Allow the Committee to attend a decision where additional information would support changing its original decision. A rescission notice by four members of the Committee.
- Move meeting to the Tuesday prior to the full meeting.

11. To confirm the date and time of the next meeting as Wednesday 21st February 2024.

Meeting confirmed.