

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 20th March 2024 at 6.30pm at The Foreman Carter Centre.

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

1. No apologies and reasons for absence received.
2. No public present.
3. **Resolved** - approve the minutes of the meeting held on 21st February 2024.
Proposed – Cllr Harris, seconded Cllr Holgate. 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.
None declared.
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.
2023/1463 – full planning permission granted for stable block/barn at One Acre Cottage, Sandbeds Lane, Westwoodside.
2023/1763 – refusal of planning permission to erect replacement dwelling and garage following demolition of existing buildings at 59 High Street, Haxey.
2023/1785 – full planning permission granted to erect a single storey side extension at Beechcroft, 1 Colleywell Close, Westwoodside.
7. To discuss the following planning application received from NLC determining actions required.
2024/81 – planning permission to erect a steel framed agricultural building for hay and agricultural machinery storage at Marland House, Haxey Road, Low Burnham.
Resolved – object with the following comments:
Planning history PA/2007/1399 prior approval to erect a new hay and straw store was previously refused.
The site is in a prominent and highly visible location within the open countryside and the Isle of Axholme Historic Area of Special Interest. The development would be harmful to the appearance, character and setting of the area and the historic landscape due to the proposed size and materials. The proposal is therefore contrary to policies DS1, RD2 and LC14 of the North Lincolnshire Local Plan.
This application does not benefit from a DAS, and it is difficult to assess the need due to the lack of information.
The proposal is set in the open countryside LC14 (Isle of Axholme Historic Environment) it is not a commercial enterprise and is contrary to the RD policies of North Lincolnshire Local Plan.
The proposal is set some distance from the main property, as was PA/2007/1399 and could be accommodated within the main property in cluster form. Due to the proposal being in a prominent position it will further impact on the character of the area.
It is also noted that this is not known to be an agricultural business.
Proposed: Cllr Booth, seconded: Cllr Parkin. All in favour.
2024/190 – planning permission to raise the ridge line of the bungalow and introduce a half-hipped roof design, erection of covered patio area to the side, porch and glazed extension to front and other associated external changes to include erect of a chimney, roof lantern and alterations to external facing materials at Westwinds, Cove Road, Westwoodside.

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Resolved – no objection with the following comments:

A large plot set in the open countryside (LC14). It is a sprawling property that does not reflect the character of buildings in the Isle of Axholme Historic Environment, the street scene is a mix of Housing types. This development will not enhance its environment and on balance will not impact on its environment.

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

2024/206 – planning permission to erect a single storey side and rear extension and erection of front porch at 25 Haxey Lane, Haxey.

Resolved – no objection with the following comments:

Large plot which can accommodate the proposal. The street scene mix of housing types, this proposal is large and will affect the character of the original building and therefore impact on the street scene. It will not impact on any neighbouring properties in terms of privacy or over shadowing. The building should be sympathetic and in keeping with the street scene.

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

2024/208 – planning permission to erect a detached dwelling with garage at land next to 33 Nethergate, Westwoodside.

Resolved – objection with the following comments:

No DAS is available, and the Parish Council cannot assess the need for an office or type of dwelling, given its size it is considered market housing not social or affordable housing and no proven need as such for the area.

The street scene mix of housing type predominately are bungalows and two storey housing, the dwelling is within the development limit and the garage borders it. However, the proposal is a three-storey siting in a prominent position on a hill.

The Parish Council has concerns about the site entrance as there are major parking issues in this area, a problem impacting on road safety. There may be a requirement to prune trees to improve the line of sight on the access. It is linear infill on what is agricultural land.

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

2024/286 – application under the Overhead Lines Regulations 2009 to erect a single pole not exceeding 15m in height at land north of Main Street, Graizelound.

Resolved – no objection or comment.

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

2024/298 – planning permission to replace boundary treatments at Chill Winds, Doncaster Road, Westwoodside.

Resolved – no objection with the following comments:

The site is located in the open countryside, a substantial amount of the work has been carried out including the demolition of the garage.

The wall is proposed to be 1.8 m. high, the colour of the composite boarding is not specified. An aesthetically blend of colour suggested for the composite boarding in the countryside scene.

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

8. To consider recommendations to full council for a purchase of a TV/monitor to view planning applications.

Resolved - the recommendation to full council is to purchase a visual display unit not to exceed £550 exclusive of VAT.

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

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9. Planning Enforcements.

To receive an update on all outstanding issues.

COMP/2024/42 – 52b High Street, Haxey – engagement attempted with the owner to seek the submission of a planning application.

COMP/2024/43 – Chill Winds, Doncaster Road, Westwoodside – no breach on site when visited, could only advise on what would be a breach – letter issued to owner on 16/02/24.

Clerk to advise Enforcement of the containers currently residing in the adjacent field to the property and is to ask the question are they sited permanently or temporally and if so for how long as it exceeds the site boundary.

10. To confirm the date and time of the next meeting as Wednesday 24th April 2024.

Meeting confirmed.