

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 21st February 2024 at 6.30pm at The Foreman Carter Centre.

Present: Cllrs Carlile (Chair), Harris, Holgate, Knowles, Parkin & Steers.

1 resident & Deb Hotson – Clerk to the Council.

1. Apologies and reasons for absence received from Cllr Booth.
2. No request to speak from the public present.
3. **Resolved** - approve the minutes of the meeting held on 24th January 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.
Cllrs Holgate, Harris, Parking, Carlile declared a personal interest in agenda item 2024/173.
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.
2023/1720 – household planning permission granted to erect a garage at The Old Stackyard, Commonsides, Westwoodside.
2023/1893 – household planning permission granted for a timber framed garden structure at 1 Crackle Hill, Westwoodside.
2024/55 – application under the Overhead Lines Regulations 2009 to erect a single pole on Main Street, Graizelound has no objection but the applicant attention is drawn to the comments made from highways.
7. To discuss the following planning application received from NLC determining actions required.
2024/85 – outline planning permission to erect a dwelling with all matters reserved for subsequent consideration at land off Low Hall Road, East Lound.

Resolved – object with the following comments:

This development straddles the development limit which does not alter at this site in the new local plan inset maps, the proposal intrudes into the Isle of Axholme Historic Environment (IAHE). and as such further erodes the IAHE. While seen in isolation it could be viewed as not having any significant impact, the cumulative impact of such development erodes the IAHE and the whole purpose of development limits to stop urban sprawl. The Parish Council further views the application as not consistent with NLC aim to register the area as an area of outstanding beauty.

The two quoted planning applications to support development, manifest the continuing impact of such development on the character of the area and erosion of the IAHE and it should be noted the Parish Council objected to both applications. It should also be noted the application differ, as they did not intrude into open countryside in the same way as this proposal does. The Parish Council finds the suggestion of plot distances by the agent misleading, as both applications are some distance from the current application site and in fact sited on a different road. At the time these applications were dealt with, NLC could not demonstrate a 5-year housing supply, this is not the case with the current application and therefore this application should be judged on the merits of the local plan and other policies. The Parish Council also notes references to the new local plan, which at the time of responding has not been adopted.

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

The proposed dwelling is neither affordable or social housing and as market housing does not meet any identified need for a rural hamlet. As such it brings no additional benefit to the hamlet of East Lound.

The Parish Council fully supports the recommendations of HERS to the previous application. The Parish Council also resubmits its comments in relation to PA/2023/1302 as they are considered still relevant. The Parish Council sees no significant change in this application and the planning officers' previous reasons for refusal are still valid and relevant.

This application is not consistent with the additional policies below.

CS2: DELIVERING MORE SUSTAINABLE DEVELOPMENT 3. Small scale developments within the defined development limits of rural settlements to meet identified local needs.

CS5: DELIVERING QUALITY DESIGN IN NORTH LINCOLNSHIRE

Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access. Considered in terms of its appropriateness for the context in which it is located.

Consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.

CS6: HISTORIC ENVIRONMENT

All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

DCS8: SPATIAL DISTRIBUTION OF HOUSING SITES 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.

2023/1302 – outline planning permission to erect a dwelling with all matters reserved for subsequent consideration at land off Low Hall Road, East Lound.

Resolved – object with the following comments:

The Design Access Statement (DAS) appears to suggest large parts of the planning law would support this application and it relies heavily on the standard of design at the expense of those planning rules.

The site straddles the building envelope, and the Parish Council disagrees that it is largely in the building envelope and its current use appears to be a paddock (CS3), the purpose of the building envelope is to stop urban sprawl, it is not previously developed land, and it will therefore further erode the Isle of Axholme Historic Environment (IAHE). It is not commensurate with policies LC14 CS1, CS2, CS3.

East Lound is a rural hamlet by its location has limited facilities, infrastructure capacity or service provision, this proposal will not enhance local service and by its location damage its environment and character.

Paras 7-8 NPPF -

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

- a. Economic objective, by its location it is not the right type of land and has not been identified for development in the local plan.
- b. This proposal does not achieve the social objective, as its market housing and does not provide any social or affordable elements.
- c. Environmental objective, it does not protect or enhance the LC14, and it will further erode it.

Para 78 alludes to the fact it is not an exception site and therefore cannot have a valid reason for Market housing, it is market housing and as such no proven need exists for this type of dwelling in East Lound.

Para 80 Rural housing. The Parish Council sees nothing in the NPPF or Rural development section that would support this application.

In the view of the Parish Council, it fails to meet the needs of CS1 CS2 CS6 CS7 or LC14 and the arguments contained in the DAS appear to contradict the core policies.

It is back land development (policy H7) and not linear development and differs to PA/2022/1591 and the Parish Council opposed that application.

Access is onto Low Hall Road is misleading in as much as it could better be described as an unmade track.

This is market housing for which no proven need exists and quite clearly this is not an exception site or and therefore market housing does not qualify in this case.

In relation to Para 80 the agent seeks to suggest it would meet the criteria. It does not for the purpose of this section or RD section of the local plan house or accommodate any agricultural occupancy.

Conclusion on balance the Parish Council believe the tilted balance favours those parts of the local plan quoted and in particular the Rural development section. It will not significantly enhance its immediate setting or is sensitive to it. It is located at the furthest point from any facilities or service provision and would rely heavily on motor transport to access such facilities.

The only feature of merit in this application is its reliance on a high standard of design at the expense of all other policies.

The Parish Council supports the Environmental Report.

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

2024/173 – planning permission to change of use of integrated double garage to a nano-brewery at the Pig Barn, Low Hall Road, East Lound.

Resolved – no objection with the following comments:

This application will not affect the street scene, it is outside the development limit and as there is no external alterations will not impact on the LC14 or character of the area. Access as stated is via a small farm track and will give rise to extra vehicle use, for the sale of goods to the public. It will mean the loss of onsite garaged parking and may give rise to a further application.

It is a small successful venture; the expansion does not appear to offer any extra job opportunities.

The application lacks a Design Access statement and can only be judged on the application information.

Proposed: Cllr Harris, seconded: Cllr Steers. All in favour.

8. To adopt the following voting procedure:

- No objection with comments.
- Object with comments.
- Abstain.

Any vote that may fall outside these criteria the Chairman can approve a change to the above procedure if and when necessary.

Resolved – approve the proposal as detailed above. It is still acceptable if and when necessary to support any applications too.

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

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

9. Planning Enforcements – outstanding & new.

To receive an update on all outstanding issues.

COMP/2024/42 – 52b High Street, Haxey – change of use application has been requested from the property.

COMP/2024/43 – Chill Winds, Doncaster Road, Westwoodside – assigned officer is currently on leave so no update available.

PA/2022/1374 – an appeal that will be added to the full council meeting for discussion.

10. To confirm the date and time of the next meeting as 6.30pm on Wednesday 20th March 2024.