

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 19th March 2025 at 6.30pm at The Foreman Carter Centre.

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

1. To receive any apologies and reasons for absence.
All members present.
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.
No members of the public present.
3. To approve the minutes of the previous meeting held on 19th February 2025.
Resolved - minutes of the last meeting were approved as a true and correct record.
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 Parkin & Harris declared a personal interest in agenda item 2503/07 2025/113.
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.
2024/636 – an appeal has been made to the Secretary of State for outline planning permission for a self-build dwelling at plot 5, Tavella Court, Westwoodside. Clerk to resubmit the comments to the Planning Inspectorate.
2024/1335 – household planning permission granted for alterations and extension to existing dormer bungalow at Glenora, 67 Akerferry Road, Westwoodside.
2025/1347 – application for permission in principle to erect 3 dwellings at Springfield, 33 Nethergate, Westwoodside was considered at the NLC Planning Committee meeting on 12/03. A decision is yet to be received.
2024/1460 - household planning permission granted for extension to garage to provide a games room at Brevin, 17 Nethergate, Westwoodside
2024/1469 - household planning permission granted to demolish part of existing cottage and construct new extension at 10 Haxey Lane, Haxey.
2025/163 – nonmaterial amendment accepted to remove/infill of the existing bi-fold door set to the side elevation and the reconfiguration of the approved kitchen window

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proportion and to replace a section of render with brickwork to the western elevations at Axholme House, 9 The Nooking, Haxey.

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

2025/113 – application to determine if prior approval is required for a proposed change of use of agricultural buildings to create one single storey dwelling house (use class C3) under class Q at Apple Tree Cottage, Brackenhill Road East Lound Road, Haxey.

Resolved – object with the following comments:

This site is a former farming business, it has had numerous applications on the site as a whole, which make it difficult assess this request. This is a prior approval application and as such our concerns and questions are as detailed:

How many applications have been granted under part Q?

Was this ever an agricultural business and is there any evidence of the agricultural buildings for the purpose of farming, and if not this doesn't conform to Class Q?

Was this building granted permission after ceasing as an agricultural business and was it used as an agricultural building?

Due to the site history, we are unable to answer these questions and would ask the officer to look at our concerns and establish whether this application conforms to part Q.

8. Planning Enforcements - To receive an update on all outstanding issues.

For the last two months the Clerk hasn't received a response from Planning Enforcement.

The Clerk has written to a Senior Planning Officer who has passed to the Head of Planning for a response.

9. To confirm the date and time of the next meetings as follows:

April 23rd

May 21st

June 18th

July 16th

August 20th

September 24th

October 22nd

November 19th

December – TBC.

All meeting will commence at 6.30pm.