

# HAXEY PARISH COUNCIL

## PLANNING COMMITTEE MINUTES

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Minutes from the Planning Committee Meeting held on Wednesday 23<sup>rd</sup> April 2025 at 6.30pm at The Foreman Carter Centre.

Present: Cllrs Booth, Carlile (Chair), Holgate, Knowles, Steers & Parkin and 1 resident.

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.

The member of the public was there to observe only.

3. To approve the minutes of the previous meeting held on 19<sup>th</sup> March 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.

Cllr Parkin declared a personal interest in agenda item 2504/06 2025/359 & 2025/387.

Cllr Steers declared a personal interest in agenda item 2504/06 2025/387.

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.

**2024/1347** – permission in principle to erect 3 dwellings at Springfield, 33 Nethergate, Westwoodside has been granted.

**2024/1467** – application to vary condition 1 of PA/2022/1445 to re-design the dormer bungalow at 23 East Lound Road, Haxey has been granted.

**2025/113** – application to determine if prior approval is required for a proposed change of use of agricultural building to create one single storey dwelling house under class Q at Apple Tree Cottage, Brackenhill Road, East Lound has been considered and refused.

**2025/258** – planning permission to erect a single storey double garage building at the side of the existing dwelling at Axholme House, 9 The Nooking, Haxey has been granted.

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

**2025/212** – planning permission to demolish existing livestock and storage barn and erect new livestock and storage barn at Cove Farm, Cove Road, Westwoodside.

**Resolved** – no objection with the following comments:

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The buildings are in a poor condition as stated in the DAS the Parish Council agrees replacement would improve the impact on the character of the area. (Isle Of Axholme Historic Environment LC14). It is noted no further mitigation is planned for blending the proposed building into the landscape, which is largely flat and open.

The business appears sustainable, and the Parish Council would expect the authority to carry out normal checks as to its financial viability.

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

**2025/324** – planning permission to vary condition 2 of PA/2022/1892 to change the external material at The Croft, 10 Commonsides, Westwoodside.

**Resolved – object with the following comments:**

The permission to vary condition 2 of PA/2022/1892 to change the external materials does significantly change the appearance of the dwelling and impact on the character of the area.

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

**2025/359** – planning permission for the addition of 12 further lodges with associated parking area at Oak Tree Fisheries, Station Road, Graizelound.

**Resolved – object with the following comments:**

This site has increased from a fishing pond to a much larger caravan site, it is sited in the Isle of Axholme Historic Environment (LC14) and this council has always been concerned about the impact on the character of the area and that of the neighbouring properties.

It is the view of the Parish Council if this application is approved it means the site has reached its maximum capacity, any further development should be restricted to protect the LC14.

On the application foul sewage, how is foul sewage to be disposed of, it is unknown. Before any grant of permission can the authority confirm whether it is main sewage or other systems and is sufficient for this proposal, as these are static homes and therefore waste cannot be transported as with mobile caravans. The only information available appears to be for surface water disposal.

**Proposed: Cllr Knowles, seconded: Cllr Booth – 4 for and 2 against.**

**2025/372** – application for a lawful development certificate to confirm the commencement of development relating to applications PA/2019/1779 and PA/2022/444 at 3 Newbigg, Westwoodside. **For information only.**

**Resolved – no objection with the following comments:**

The Parish Council cannot confirm the exact date of when the works started, it is our understanding the works were started, as the outbuildings were demolished within the time frame of the application granted under PA/2022/444 reserved matters.

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

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**2025/383** – planning permission to demolish existing front and side extension to erect a single storey front and side extension and existing roof to be replaced with the inclusion of dormers at Windyridge, Low Burnham, Haxey.

**Resolved – no objection with the following comments:**

Large plot in the open countryside (LC14) Isle of Axholme Historic Environment.

It will not impact on the neighbouring properties; it will increase the footprint size and could affect the character of the area given its location on high ground.

**Proposed: Cllr Holgate, seconded: Cllr Parkin. 4 for and 2 against.**

**2025/387** – planning permission to erect a single storey side and rear extension at Daytona, Epworth Road, Haxey.

**Resolved – no objection with the following comments:**

A modest sized plot, this application would considerably reduce the amenity space of the property. It should not impact on privacy of neighbours but could create some light issues to the property to the north.

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

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

The following response on the lack of updates for the outstanding issues was received from the Head of Planning.

Apologies for my lack of response - I receive too many e-mails to respond in a timely manner on some occasions.

The officer who would normally put together responses on outstanding enforcement issues isn't in work currently.

As Planning Enforcement is only a small team, one officer being missing can have a significant impact on workload, so we won't be in a position to respond until they return.

I will forward the request on for a response at the earliest opportunity.

This response will be sent via the @Planning Enforcement e-mail address and if you need further updates, please contact this inbox to ensure your request isn't missed. I realise your original enquiries were sent via this route and you will hopefully receive a response in the near future.

The Clerk to chase this up with an email created by the Planning Committee Chair.

Clerk to report the Milestone Ranch (Shepards Place), Akeferry Road asking Enforcement to attend a site visit to see what, if anything requires planning permission as there seems to be some additional buildings/sheds.

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

June 18<sup>th</sup>

July 16<sup>th</sup>

August 20<sup>th</sup>

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September 24<sup>th</sup>

October 22<sup>nd</sup>

November 19<sup>th</sup>

December – TBC.

All meeting will commence at 6.30pm.