

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 21st May 2025 at 6.30pm at The Foreman Carter Centre.

Present: Cllrs Carlile (Chair), Harris, Holgate, Knowles, Steers and 1 resident.

1. Apologies and reasons for absence received from Cllrs Booth & Parkin.
2. The member of public was here to observe proceedings.
3. **Resolved** – approval of the minutes of the previous meeting held on 23rd April 2025.
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.

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

2025/280 - planning permission grant to erect a garage/store at 28 The Nooking, Haxey.

2025/372 – notice of refusal to issue certificate of lawful use or development relating to planning applications PA/2019/1779 & PA/2022/444) for one dwelling.

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

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

2025/1370 – planning permission for change of use of land from agricultural to equestrian including stables and menage at land off Carr Lane, East Lound. An appeal has been made to the Secretary of State.

2025/324 – planning permission to vary condition 2 of PA/2022/1892 to change the external materials at The Croft, 10 Commonside, Westwoodside will be considered by the NLC Planning Committee at its meeting on 28th May.

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

2025/309 – planning permission for a proposed new dwelling and barn at land and stables, Carr Lane, Eastlound.

Resolved – object with the following comments:

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The site is located in the open countryside, Isle of Axholme Historic Environment (LC14) and outside the development limits of East Lound in an isolated area. The DAS provides no evidence of any commercial enterprise and as such it appears to be stabling for private use, with no little benefit to the functioning of the open countryside. It does meet the criteria for sustainable development CS2, CS3

- A. “Small scale developments within the defined development limits of rural settlements to meet identified local needs.”
- B. “Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place.”
- C. Development outside these defined boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as that related to agriculture, forestry or other uses which require a countryside location.

It does not conform to the requirements of the Rural Development Section of the Local Plan, as it is not an agricultural business.

The DAS quotes paragraph 79 of the NPPF. This is a self-build project, on balance the benefits to the local economy will be small and at the expense of the character and setting of the area.

The dwelling is set further back from the access road in the open countryside; the barn is set nearer the access road and may cause security issues.

PA/2014/0188 grant of permission for a stable block, approved. The DAS states constructed of traditional bricks, the planning permission was for grey blocks. It has not been possible to confirm whether it was ever built in the timeframe, if it was built to the approved plans, the Parish Council sees no need for its replacement or another stable. HERS at the time of writing have not commented, the Parish Council considers it important they make an assessment.

2025/331 – planning permission to erect a front porch with a tiled canopy and replace existing bay at 90 Doncaster Road, Westwoodside.

Resolved – no objection with the following comments:

Firstly, and most obviously the address is wrong. The site is large enough to accommodate the proposal, and it should not impact on the street scene or the neighbours. The application improves the aesthetics.

2025/227 – application for a Lawful Development to confirm the lawful implementation of planning permission ref: PA/2004/0105 to construct a new field access at fields 246, 247, 248 Upperthorpe Hill.

Resolved – no objection with the following comments:

The Parish Council has not seen any evidence to support this application.

2025/597 – planning permission to retain three dwellings as constructed including access, driveways, landscaping and boundary treatments at 51 The Nooking, Haxey.

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Resolved – object with the following comments:

This application is a result of concerns reported to NLC planning enforcement. A significant amount of the development is completed. Our observations are the garages are set further back on plots 2 and 3, further encroachment into LC14. The plot sizes on 2 and 3 have increased from the original grant meaning a further change of land use and while these appear minor points they erode the Isle of Axholme Historic Environment.

Any grant should take into consideration Local plan policy CS3 and have a condition relating to the extension of the plot into the open countryside. The DAS makes it arguable the local plan and DPD are out of date, this maybe arguable but the new local plan (unadopted) mirrors much of this part of the current local plan and this Parish Council dismisses this comment as not relevant.

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

There was no response received from the letter submitted. Clerk will chase again.

Willowfields - Comp 2020/446

Local Authority in communications with Natural England regarding the current certificated caravan site exemption of the site.

Caravans Tindall bank - Comp 2024/0371

It is my understanding that a response was sent on 10th April - file is closed.

The Parish Council identified the site of the 2 caravans is within North Lincolnshire, the wall is in fact further along and across the road, which is the boundary of the county and therefore the wall is in North Nottingham. Clerk to ask that Enforcement re-assess the site of the 2 caravans.

52B High Street Haxey - Comp 2024/0042

No update.

Milestone Ranch - Comp 2025/0135

Site visit due later this week within 21 working days of receipt of complaint.

Land Adjacent to 51 The Nooking - Comp 2024/0372

Application received and Parish Council notified on 14/5/25.

Containers Chill Winds Doncaster Road - Comp 2024/0101– containers still on agricultural land in the LC14.

No update.

Holly Villas, Station Road Graizelound Comp2024/0128

No planning application received. CLOSED - Not expedient to pursue. A planning application was submitted for the adverts but wasn't validated due to not having the materials to list. Also, there is an identical one down the same road which has consent, so we would be mindful to grant pp anyway - Therefore not expedient.

The Maltings

Reviewed whether there are any permissions / conditions around the containers on site. There were no conditions placed on the planning permission that required removal of the containers within any period. The containers are used ancillary to the garage, and

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none are a material change of use actionable through planning enforcement. Previously engagement with The Maltings did result in the removal of two containers and a caravan and contact will be made again with the owner to encourage removal of the containers.

9. To consider the Rural Housing Survey report determining any actions required.

Cllr Carlile stated that the survey hadn't identified how many new buildings are required. Clerk to ask the Officer what the survey recommends.

Clerk to ask, given the low requirement social housing could they be incorporated into the new Local Plan proposed housing in the Parish (approx. 100 houses) of which some can be social housing. Rather than the use of exceptions sites as these are not required.

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

June 18 th	September 24 th	December – TBC.
July 16 th	October 22 nd	
August 20 th	November 19 th	

All meeting will commence at 6.30pm.