

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 16th July 2025 at 6.30pm at The Foreman Carter Centre.

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

1. Apologies and reasons for absence received from Cllrs Knowles & Parkin.
2. No member of the public present.
3. **Resolved** – approval of the minutes of the previous meeting held on 18th June 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.
2025/309 – refusal of planning permission for a new dwelling and barn at land and stables, Carr Lane, East Lound, Haxey.
2025/331 – household planning permission granted to erect a front porch with a tiled canopy and replace existing bay windows at 90 Doncaster Road, Westwoodside.
2025/483 – household planning permission granted to erect a single-storey rear extension and garage conversion and erect new detached double garage including new gates at front of dwelling at Ash Vista, Upperthorpe Hill, Westwoodside.
2025/495 – household planning permission granted for alterations to existing dwelling, including replacing existing flat roof with new pitched roof at Leyburn, 37 Commonsides, Westwoodside.
2025/581 – refusal of prior approval application for a proposed change of use of agricultural buildings to dwelling house (use class C3) under class Q at Brackenhill Farm, Graizelound Fields Road, Haxey.
2024/85 – appeal made to the Secretary of State for the proposed residential development of 1 dwelling at land off Low Hall Road, East Lound, Haxey.
2024/636 – appeal made to the Secretary of State for outline permission for a self-build dwelling on plot 5, Tavella Court, Westwoodside.
2024/1370 – appeal made to the Secretary of State for change of use of land from agricultural to equestrian including stables and menage at land off Carr Lane, East Lound, Haxey.
7. To discuss the following planning application received from NLC determining actions required.
2025/711 – planning permission to erect a single storey extension at Mill House, Low Burnham, Haxey.
Resolved – no objection with the following comments:
The site is in the open countryside LC14, the proposal is within the curtilage of the property and the site is large enough to accommodate the proposal. The design and materials match the current building, and it should not impact on the character of the landscape or listed building.
Proposed: Cllr Steers, seconded: Cllr Booth. All in favour.
2025/773 – application to determine if prior approval is required to convert the existing barn into 3 dwellings by adding new cladding to the existing frame, install internally and provide new windows and door openings at Pond Farm, Station Road, Graizelound.
Resolved – comment as follows:
The application is well presented. No evidence available to the Parish Council as to whether this is still an agricultural business or if not when it ceased as required by Part Q below.

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No evidence is available to the Parish Council that demonstrate if it conforms to part Q below. that it was not used for another business, the establishment of a caravan site.

What impact if any the granting of PA /2022/1653 permission for a new cart shed, has on this application and PA/2025/870 conversion and extension to existing garage. Both could be housed within this building as an alternative use.

Part Q Development not permitted

(b) in the case of a site that was (but is no longer) part of an established agricultural unit —

(i)the site was part of an established agricultural unit on 24th July 2023.

(ii)where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

(iii)since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose.

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

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

No response received from NLC Planning Enforcement.

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

August 20th

September 24th

October 22nd

November 19th

December – TBC.

All meeting will commence at 6.30pm.