

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 24th September 2025 at 6.30pm at The Foreman Carter Centre.

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

Also Present: Deb Hotson – Clerk to the Council.

1. Apologies and reasons for absence received from Cllrs Knowles, Steers & Booth.
2. No members of the public present.
3. **Resolved** – approval of the minutes of the previous meeting held on 20th August 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.
Cllr Parkin declared a personal interest in agenda item 6 2025/1078.
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.
2025/597 – planning permission to retain 3 dwellings as constructed, including access, driveways, landscaping and boundary treatments at 51 The Nooking, Haxey will be considered at the NLC Planning Committee on 24/09.
2025/773 – prior approval is required and has been given to convert the existing barn into 3 dwellings by adding cladding to the existing frame, insulate internally and provide new window and door opening at Pond Farm, Station Road, Graizelound.
7. To discuss the following planning application received from NLC determining actions required.
2025/1033 – application for lawful development certificate for a proposed change of use from C3 caretakers dwelling to C3b small care home to create a children's care home at Cumberworth Lodge Residential Home, Main Street, Graizelound.
Resolved – to submit the following comments:
The application seeks to change a dwelling to a business use, given the current housing crisis this application appears at odds with the aims of the Government and local plan and fulfils no local need. The site itself is within the grounds of the former residential care unit and the number of buildings on site would lend themselves to conversion for this proposal and it is currently not clear what use the rest of the site will be put too.
This application also raises question which are not specifically planning matters in relation to the business and location. The planning statement is clear the residents will have a range of Social, Emotional and Behavioural Difficulties the Parish Council questions whether the location is suitable given the limited bus services, rural policing pressures and distance from local facilities. The area already has a number of these units placing pressure on support services and the need for these services to travel from the larger conurbations and is at odds with the transport sustainability statement.
The site is currently closed, and no information is provided for the end use of the other building on site, this is considered an important factor in considering this application as placement of vulnerable children and vulnerable adults could provide a toxic mix.
The Parish Council is also concerned that planning statement states” Our management and staff team are experienced and well-trained in all aspects of residential childcare, and the organisation, This is a new company registered in 25/07/2025 and no information is available to the Parish Council to support this

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

statement. The Parish Council also understand the site is closed to residents and the invitation to visit would seem premature.

Distance to facilities suggest within easy walking distance, the Parish Council does not agree with the times suggested and local primary schools are substantially further than the 10 minutes stated.

When considering this application this Parish Council hopes NLC social services will be consulted and make comment on the application

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

2025/1078 – planning permission to vary condition 2 of PA/2024/208 to amend the general arrangement at land between Springfield and Hillcrest, Nethergate, Westwoodside.

Resolved – no objection with the following comment:

The internal layout is changed slightly and would not require any permission. The Roof windows have been altered, and the ground floor windows are changed, none of these will significantly change the original plans.

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

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

NLC Lisa Swainston will attend the next Planning Committee meeting to discuss Enforcement.

The following response was received from NLC.

Milestone Ranch – the owner has been contacted this week, and they are working through the application submission on the planning portal and hopefully will be in a position to submit soon. As a point of note, these days, applications require a lot more detailed submission to even get through the validation requirements, hence the frequent delays in submitting within timescales that we may request.

Willowfields - An assessment has been written and signed/approved, and a Notice is to be issued regarding the use of the site as a caravan and camping site (including glamping pods and electric hook ups) and holding events and gatherings. We consider that there has been a specific change in circumstances on the site that allows such action to be taken at this time even though the site has been active under various exempted organisations over previous years. However, I am certain that this will be challenged through an appeal process; but hopefully at some point this will draw a line under this site, one way or the other.

Tindale Bank - has been visited and noted various works and uses and this is the subject of her formal investigations, and she will update the Parish Council in due course.

Snape Paddock, Doncaster Road - to arrange a necessary revisit to look inside the containers and this will inevitably result in a delay in issuing the Enforcement Notice.

52B High Street, Haxey – NLC recommendation to take no further action in respect of the fencing off of some land for garden at the rear of the dwelling house.

Clerk to thank NLC Enforcement stating that it is appreciated the responses.

With regard to 52B High Street, Clerk to respond stating that the Parish Council are disappointed as this is an obvious change of use of land and the same type of application at Eastmoor Villas, Haxey was refused which demonstrates a lack of consistency.

Clerk to refer the Youth Hub to Enforcement stating that the Parish Council have been made aware of a form of special educational needs schooling being run from the Hub and if so this would require a change of use. The original application was PA/2017/1123.

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Clerk to also contact the Freedom Camping Club regarding the possible breaches of Pond Farm campsite exemption rules and stating that local residents are finding it noisy and a general problem. A copy of the letter will also be passed to NLC Enforcement Department.

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

October 22nd

November 19th

December 10th .

All meeting will commence at 6.30pm.