

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 22nd October 2025 at 6.30pm at The Foreman Carter Centre.

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

Also Present: Deb Hotson – Clerk to the Council & Lisa Swainston – NLC Assistant Director Environment & Public Protection.

1. Apologies and reasons for absence received from Cllr Parkin.
2. **Resolved** - 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.

Q & A for Lisa Swainston, NLC Assistant Director Environment & Public Protection.

Lisa introduced herself and informed the meeting was areas she covered within NLC and stating that she has been responsible for Planning Enforcement.

Cllr Carlile stated that Lisa had attended the last Town & Parish Council Liaison meeting and had showed an interest in engaging more with Councils, thus the reason for inviting her to the meeting.

Lisa went on to say that the Enforcement Team were tightening up the policies and there has been some successful prosecutions.

It was confirmed that once enforcement has been implemented the clock stops.

It was stated that most of the Parish Council enforcement issues relate to LC14 and the erosion of it.

Cllr Harris raised the issue of planning applications that were similar yet had different outcomes. One being refused, one being passed and one being a de minimus responses from Planning Enforcement.

These applications do not appear consistent.

Clerk to pass this information to Lisa as follows:

13 Eastfield Villas, Haxey.

52B High Street, Haxey.

51 The Nooking, Haxey.

Cllr Steers added that there are a lot of applications where the Highways Department do not make any objections or comments and this has added to the highway parking issues in the parish.

It was suggested that the policies on parking including parking allowances.

Lisa was thanked for attending and it was agreed that the Council would write to her manager to personally thank her for a great presentation and for attending the meeting.

3. To approve the minutes of the previous meeting held on 24th September.
Resolved - the minutes 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 Harris declared a personal interest in agenda item 2025/1134.
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 – full planning permission granted to retain three dwellings as constructed including access, driveways, landscaping and boundary treatments at 51 The Nooking, Haxey.
7. To discuss the following planning application received from NLC determining actions required.
2025/1089 – planning permission to demolish an existing barn and erect a detached single-storey self-build/custom-build dwelling at barn off Carr Lane, East Lound.
Resolved – object with the following comments:

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The principle of a change of use has been established PA/2025/310. The Parish Council has to respond as to whether case law can be applied in the betterment of the proposal. The case appears to revolve around three areas.

- a. improved design
- b. improved energy efficiency
- c. flood mitigation

This Council is not in position to assess the degree of betterment; it does however consider the original design were of a high standard. The modern insulation system would be able to be employed to ensure energy efficiency. The increase in floor height would naturally mitigate flood risk to what degree is not clear. Given these concerns the applicant should as a bare minimum supply calculations that demonstrate the need to the authority that demonstrate a betterment.

As in case law *Hibbit v Rushcliffe Council*, 2016 – a building as it stands must be cable of conversion and no rebuilding is allowed beyond that strictly necessary for that conversion.

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

2025/1096 – application for a lawful development certificate for the proposed excavation of mineral to create a lake at pond at Langholme Lane, Wood Farm, Westwoodside.

Resolved – no objection with the following comments:

The Parish Council can see no other reason for this application, other than the evidence provided by the applicant, it would appear that work was carried out in the area which could be classed as maintenance of the site. No evidence is presented that any form of engineering works has been carried out, and the Parish Council can offer no other evidence to support this application.

Whether maintenance can be classed as site clearance and be evidence of works having been started on the original application is in our view a matter for NLC planning to determine.

Proposed: Cllr Steers, seconded: Cllr Holgate. 4 for, 1 against and 1 abstention.

2025/1134 – planning permission to divide the existing no.14 Greenhill Road into two dwellings at 14 Greenhill, Haxey.

Resolved – object with the following comments:

Impact on character of the listed building and its location is low as the external features are not altering. The heritage statement appears contradictory at 2.1.

No.14 is a Grade II listed building that is in desperate need of renovation.

At 6.0 conclusion - the current owner has done miraculous work to save the asset at tremendous cost.

The Design Access Statement also states at 3.0 - The applicant has done fantastic work to the property and without doubt, saved the asset from its demise. The Parish Council recognises the considerable work carried out to enhance the asset and would like to support the application if our concerns can be addressed.

The Parish Council questions the assessment at 4.1 - Greenhill Road.

The Parish Council have major concerns about the parking in this area and consider Greenhill Road is anything less than quiet, being one of the main entrance points to the centre of the village.

Parking has been reduced at the proposed number 12 and the Parish Council note land registry will be amended to show a separate property, we are concerned that land registry is not being amended to accommodate the proposed parking area which is located on a separate plot and risks a loss of parking for number 14 if not secured by ownership. Given highway parking is of concern in this area and the impact on safety to other road users, the Parish Council consider it important this matter is addressed before granting permission for this proposal.

While not a material consideration the Parish Council is conscious of the need for affordable housing within the parish and would welcome an assurance this proposal will offer such accommodation.

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

2025/1172 – application for determination of the requirement for prior approval of a householder extension at Hydrangea Cottage, 18 Commonsides, Westwoodside.

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Resolved – objection with the following comments:

The application is within the building envelope large plot and should not create any light or privacy issues to the rear of the dwelling and should not affect the street scene or impact on the character of the area.

However, the building to the rear appears to have been altered and a change of use may have occurred, and we feel that enforcement should confirm no further planning applications are required and determine the use of the rear building.

Proposed: Cllr Booth, seconded: Cllr Knowles. 5 for and 1 against.

Clerk to report this to Planning Enforcement regarding the rear building.

2025/1189 – listed building consent to divide the existing no.14 Greenhill Road into two dwellings at 14 Greenhill, Haxey.

Resolved – no objection.

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

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

The following information was received from Planning Enforcement:

COMP/2024/0101 - Snape Paddocks, Doncaster Road

Clerk to change the address for this case. The containers are not located on land belonging to Chill Winds but are located on land at Snape Paddocks.

NLC have visited Snape Paddocks and are hopeful that the issue with the containers can be resolved working with the owners.

Clerk to state that the containers are located on agricultural land.

COMP/2024/0042 – 52B High Street

The case is now closed.

Willowfields - Comp 2020/446 - an enforcement Notice has been served.

Milestone Ranch - Comp 2025/0135 - awaiting application (owners have advised they are preparing it) - I have however asked the Parish Council (on 15th August) that I will assess the matter and determine whether action is or is not required but that I would be pleased to receive any comments from the Parish Council in respect of the unauthorised developments, which are a bridge (across the goat pens), a barn type shelter, several smaller animal houses, and a mis-sited butterfly house.

Clerk to respond stating that all issues have been identified and could the following issues be looked into as well.

It is not sure whether the side extension to the brick barn requires permission.

PA/2018/2063 – what is the current use and PA/2007/1985 – what is its status.

Clerk to report the following potential planning enforcement issues:

Land to north of Tavern Nurseries, Station Road, Graizelound – paddock with wooden stables. Can NLC confirm if the stables are new or existing and have planning permission.

Land to rear of Richmond Farm/Allendale, Station Road, Graizelound – several HGV parked on the land.

9. To be notified of the correspondence received from Willow Field Campsite on Planning Enforcement determining actions required.

Clerk to respond to the email by stating that all the minutes and evidence have been provided as requested relating to the past and historical planning enforcement failures relating to Willow Field campsite. This item was discussed and concluded at the Planning Meeting.

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

November 19th

December – 10th

All meeting will commence at 6.30pm.