

# HAXEY PARISH COUNCIL

## PLANNING COMMITTEE MINUTES

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Minutes from the Planning Committee Meeting held on Wednesday 21<sup>st</sup> January 2026 at 6.30pm at The Foreman Carter Centre.

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

Also Present: Deb Hotson – Clerk to the Council.

1. Apologies and reasons for absence received from Cllr Booth.
2. Public Participation – no members of the public present.
3. To approve the minutes of the previous meeting held on 10<sup>th</sup> December 2025.

**Resolved** – approval of the minutes.

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 Knowles declared a personal interest in agenda item 7 2026/7.

Cllr Parkin declared a personal interest in agenda item 7 2025/163 & 7 2026/15.

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.

**2025/1306** – household planning permission granted to erect a single-storey rear extension, front bay window and porch at Lochnagar, Ferry Road, Graizelound.

**2025/1322** – removal/variation of conditions granted to enable the addition of roof lights to loft space, add solar panels, relocate until 2 south and east to reflect positioning on site, new hedgerow added to frontage and driveway adjusted to suit new dwelling positioning at 28 Doncaster Road, Westwoodside.

**2025/1334** – householders planning permission granted to erect a single-storey extension to the rear of existing dwelling, single-storey extension to side of detached garage and associated refurbishment works to existing garage at 14 Low Street. Haxey.

**2025/1347** – householder planning permission granted to erect extension, erect detached garage and render existing dwelling at Studde Cottage, 1 Graizelound Fields Road, Haxey.

**2025/1368** – listed building consent granted to erect a single-storey extension to the rear of existing dwelling, single-storey extension to side of detached garage and associated refurbishment works to existing garage at 14 Low Street. Haxey.

**2025/1413** – refusal of planning permission to erect a dormer bungalow at flat, Post Office, 15 Brethergate, Westwoodside.

**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, Haxey has been withdrawn.

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

**2025/1563** – planning permission to form a new field access including formation of a road crossing at field no's 246, 247 & 248, land north side of Uppertorpe Hill, Westwoodside.

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

This application seeks to provide an access point to land, however historic evidence would show it already has an access point (see photo below).

The drawings show a heavy-duty Aco drainage channel, which does not have any soak away. (It is noted the LLFA has also commented on this).

No splay which means large agricultural machines will have limited vision due to the embankment it passes through and limited turning space onto Uppertorpe Hill. Any grant of permission should include a condition restricting its use to agriculture only, to maintain highway safety.

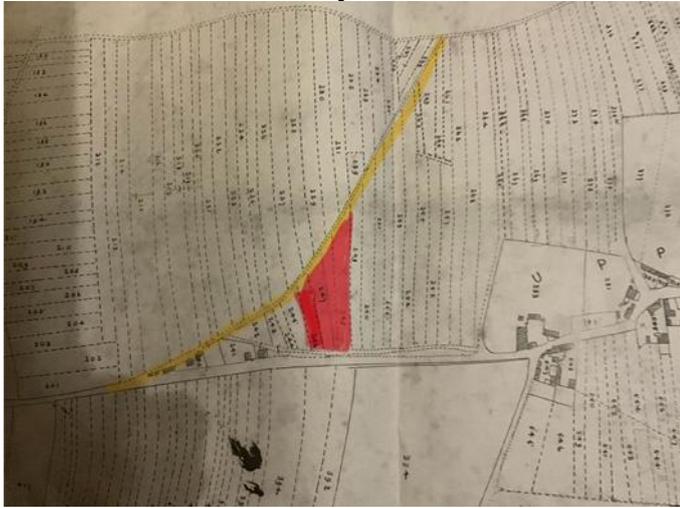
The application states (section 15) no hedges or trees on site when in fact in the DAS clearly identifies the land is owned to the roadside (DAS proposal photo). This contains a hedge/tree line which has been prematurely cut back. It is the view of the Parish Council is it impacts on the character of the area.

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We appreciate it has had planning permission previously and have had to consider updated planning policies. This Parish Council now considers it has historical access, and it impacts on the character of the area and is unnecessary.



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

**2025/1572** – planning permission to convert existing garage with office above into a one-bedroomed grandad annex with link to main dwelling at 12a, Akeferry Road Westwoodside, Haxey.

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

The site is large enough to accommodate the proposal and is to the rear of the dwelling, it will not affect the street scene. It should not create any over shadowing or privacy issues. No parking is shown and this should be addressed to ensure it does not create any on street issues.

**Proposed: Cllr Harris, seconded: Cllr Parkin. 5 for and 1 abstention.**

**2025/1592** – planning permission to convert detached outbuilding to a self-build/custom build and self-contained dwelling with associated external alterations including installation of doors and windows formation of hard standing areas and erection of boundary wall at Pond Farm, Station Road, Graizelound, Haxey.

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

The relevant planning history associated with application is as detailed below.

PA 2022/1653 - to replace dwelling plus convert barn to dwelling – approved.

PA/2025/773 - prior approval to convert barn approval required and given. The Parish Council were concerned that this grant of permission was in part based on the redundant use, which was then followed by an application for a similar barn replacement.

The total additional new dwelling at this site is 4, located in the open countryside.

This proposal is in cluster form located in the Historic Isle of Axholme Environment (LC 14). No evidence is provided it is a farming business; it currently runs 5 caravan exempted site, which has been subject to complaints of noise nuisance (see PA/2026/870). The Parish Council have also written the exempting organisation with our concerns. This application given the number of dwellings with grant of permission in its location (LC14) is in our view over development of the site, impacts on the LC14 and not consummate with aims of local plan RD2 and RD9 para's 6.26 no clear identified housing need and 6.27 no evidence is supplied to satisfy this paragraph and in particular will only be allowed in exceptional circumstances, no evidence is available to satisfy as to "exceptional circumstances".

The application doesn't meet the end use for farming and forestry as detailed in the local planning policy. Of some concern is the additional dwellings at this site and this application has no specified end use, and it is not clear as to whether they will increase the supply of affordable housing or be occupied by an agricultural worker.

The Parish Council disagrees with Planning statement "When viewed against the site's planning history as a whole, the proposal represents a logical and modest continuation of the established pattern of development and reuse at Pond Farm". Given its location, the position in the open countryside and the

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lack of available evidence as to pond farming interest, it must be considered over development of the site that would appear to fail to supply any identified housing for local residents.

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

**2026/7** – planning permission to build a brick boundary wall to front of property exceeding 1m in height at Teanby, Sandbeds Lane, Westwoodside.

Cllr Carlile declared a personal interest.

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

Sandbeds is largely an unmade track, used for access to agricultural land. At the location of the proposal, it is wider and is tarmacked and should not impede traffic. Unless highways have any objection the Parish Council sees no reason to refuse.

The materials of the wall are to be reclaimed bricks, and it is felt this will not impact on the character of the area.

**Proposed: Cllr Parkin, seconded: Cllr Carlile. 5 for with 1 abstention.**

**2026/15** – planning permission to vary condition 2 of PA/2021/2284 to resite the new clubhouse as an extension to the existing football pavilion and the use of land as an external seating area.

**Resolved** – no objection or comment:

This planning application is made by Haxey Parish Council and therefore the PC has no comment.

**Proposed: Cllr Harris, seconded: Cllr Steers. All in favour.**

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

**Allendale, Station Road, Graizelound** - a site visit has been undertaken by NLC, and a planning application has been requested by the landowner.

9. To approve the submission of the response to the planning officer regarding PA/2025/1134.

The was approved by all members.

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

February 18<sup>th</sup>

March 18<sup>th</sup>

All meeting will commence at 6.30pm.