

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 18th February 2026 at 6.30pm at The Foreman Carter Centre.

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

Also Present: 3 residents & Deb Hotson – Clerk to the Council.

1. Apologies and reasons for absence received from Cllrs Booth & Steers.
2. Public Participation – 2 members of the public provided information on application 2025/1563 regarding the amended documentation. The application is to allow access to the field as the old access has been blocked, some of the land as been grabbed by farmers and neighbouring properties. Access is required to maintain the land.
3. To approve the minutes of the previous meeting held on 21st January 2026.
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.
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.
2025/1572 – household planning permission granted to convert existing garage with office above into a one-bedroomed grandad annexe with link to main dwelling at 12A Akeferry Road, Westwoodside, Haxey.
2025/1522 – refusal of householder planning permission to demolish existing outbuilding and erect single storey annexe at 38b High Street, Haxey.
2025/1134 – item to be considered by the NLC Planning Committee on 11th February for the 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.
2023/493 – planning inspectorates’ outcome for appeal 47 Low Street, Haxey – appeal has been dismissed.
7. To discuss the following planning application received from NLC determining actions required.
2025/1499 - Planning permission to erect a first-floor extension to the side of the dwelling and to convert the existing garage into habitable space. Revised Drawing - Block Plans - B331531-3000 Rev C at 15 Weir Road, Westwoodside.
Resolved – add the following additional comments:
The Parish Councils original comments stand with the following additional comments.
The additional photos demonstrating 3 cars can be parked is helpful however the front entrance would be obscured and is not an ideal solution as it impacts on the street scene
Proposed: Cllr Knowles, seconded: Cllr Parkin. All in favour.
2025/1563 – amended/additional information for planning permission to form a new access including formation of a road crossing at field nos 246, 247 & 248 land north side of Uppertorpe Road, Westwoodside.
Resolved – in light of the further information received the council have no objection to an agricultural access.
Proposed: Cllr Harris, seconded: Cllr Parkin. 3 for with 2 against.
2026/32 – planning permission for the installation of 20 solar panels at land and stables, Carr Lane, East Lound, Haxey.
Resolved – object with the following comments:
This site is located in an area of the LC14 (Isle of Axholme Historic Environment). One of the characteristic features is the openness and lack of field boundaries resulting from the Historic

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

strip farming and this area of the LC14 is particularly vulnerable to enclosure from small horse paddocks.

The site is flat and open land, it has permission for stables, it's use appears equestrian. It has no dwelling on site, and it is not clear if its use is recreational or business.

The solar panels are large and sited on the ground, no reason has been given for the use or the size of the output and whether they conform to any standards, as no information is supplied. The reason for the siting of the solar panels has again not been supplied, and the output appears large for what is on site

The application is retrospective and accompanied by PA/2026/33. It has a number of trailers and other paraphernalia and as a whole gives the site an untidy appearance that impacts on the character of the area and also falls area in the newly adopted NLC UNESCO Biosphere project.

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

2026/33 – planning permission for a menage at land and stables, Carr Lane, East Lound, Haxey.

Resolved – object with the following comments:

This site is located in an area of the LC14 (Isle of Axholme Historic Environment). One of the characteristic features is the openness and lack of field boundaries resulting from the Historic strip farming and this area of the LC14 is particularly vulnerable to enclosure from small horse paddocks.

The site is flat and open land; it has permission for stables it is it use appears equestrian. It has no dwelling on the site, and it is not clear if its use is recreational or business.

The ménage is large and flat and is not clearly visible, this application is retrospective and accompanied by PA/2026/32 it has a number of trailers and other paraphernalia and as whole gives the site an untidy appearance that impacts on the character of the area.

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

2026/76 – planning permission to erect two-storey extension to front of dwelling with replacement garage to the side at Weir Lodge, 42 Commonsides, Westwoodside.

Resolved – no objection with the following comments:

A large plot that can accommodate the proposal, it should not create any privacy or light issues. The street scene is a mix of housing types, and this proposal appears substantially larger than surrounding dwellings. It should not impact on the listed building however it will be a dominate feature and impact on the character of the area and the LC11 (pond).

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

2026/79 – application for a certificate of lawfulness for an existing use of land as a residential gypsy traveller site with two pitches and ancillary equestrian use at The Stables, Tindale Bank, Haxey.

Resolved – submit the following comments:-

It is our understanding the applicant has to provide evidence and prove, on the balance of probability, his claim. It is considered it does not meet the threshold of proof of continuous 10-year siting of 2 caravans or an unbroken residential occupation for the following reasons:

1. The supporting letters are effectively character references and provide no evidence relating to continued siting or residential use.
2. In claiming a certificate of lawfulness for 2 caravans, the evidence appears to rely on the whole site rather than the application site.
3. It is not in dispute both water and electricity may be available at the site, but it does not constitute sufficient evidence of occupation only the evidence of a use.
4. The assumption by the applicant that it had established residency due to residing at the site from time to time is not evidence of a continued siting or residential use.
5. The photograph provided by google mapping only provides a limited glimpse in time not a continued siting or occupation

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

6. The only additional evidence the Parish Council can provide is that it has reported to NLC what it believes were changes in use whenever it observed the appearance of a caravan being sited.
7. It is also considered important that whatever the outcome of this application, conditions relating to occupation will be limited to a maximum of 2 caravans with no additional residential structures. Given this is not allocated as a site for the travelling community, it should be limited to the Applicant and that part of the application relating to a gypsy and travellers site, should be refused.

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

2026/120 – planning permission to replace a septic tank at Cornley Farm, Tindale Bank, Westwoodside.

Resolved – no objection with the following comments:

Provided it meets current Environmental and Lead Local Flood Authority standards, the Parish Council concludes it will not impact on the character of the area or its environment.

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

2026/133 – planning permission to erect a single-storey front extension, replacement upvc windows and replace existing dormer flat roofs with new terracotta red concrete double pantiles pitched roof at 7 Park Lane, Westwoodside.

Resolved – no objection with the following comments:

A large plot that can accommodate the proposal, it should not create any light or privacy issues. The street scene is a mix of housing types, and the proposal should not impact on the character of the area.

The proposal to replace the flat roof should improve the property into the future.

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

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

COMP/2024/0371 - Tindale Bank - closed in July 2025

COMP/2025/0349 - The Stables, Tindale Bank Road, Westwoodside - Planning application has been submitted (PA/2026/79) - for a certificate of lawfulness for an existing use of land as a residential gypsy traveller site with two pitches and ancillary equestrian use

COMP/2024/0101 – Snape Paddock, Doncaster Road, Westwoodside - Being discussed by ENF Officer with Development Management

COMP/2025/0135 – Milestone Ranch, Akeferry Road, Graizelound - Update issued 27th Jan

COMP/2025/0252 - Hilltop, Uppertorpe Road, Westwoodside - Closed in July 2025 as

development is permitted development - email was sent to the complaining PC clerk (Owston ferry).

They responded to say "*Thank you for your report on this Martin. I messed up when I submitted this to you as I was covering for the Clerk at Haxey at the time and my computer automatically took out Haxey's email and put in Owston Ferry's. I did send an email to planning regarding my mistake but I appreciate that this may not have got through to you. I will send this on to the Clerk at Haxey, so she is aware.*"

COMP/2025/0393 – Hydrangea Cottage - closed as permitted development.

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

March 25th

April 22nd

May 20th

June 24th

July 22nd

10. All meeting will commence at 6.30pm.