

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 25th March 2026 at 6.30pm at The Foreman Carter Centre.

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

Also Present: 5 residents & Deb Hotson – Clerk to the Council.

1. Apologies and reasons for absence received from Cllr Booth.

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.

The applicant of 2026/156 spoke on his application.

The applicant of 2025/1078 spoke on his application.

The applicant of 2025/875 spoke on his application.

The meeting was re-opened.

3. To approve the minutes of the previous meeting held on 18th February 2025.

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 Holgate declared a personal interest in agenda item 2026/156.

Cllr Knowles declared a personal interest in agenda item 2026/165.

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.

2025/1134 – full planning permission to divide the existing 14 Greenhill Road into two dwellings at 14 Greenhill Road, Haxey.

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

2026/79 – notice of refusal to issue a certificate of lawful development for an existing use of land as residential gypsy traveller site with two pitches and ancillary equestrian use at The Stables, Tindale Bank, Haxey.

2026/15 – removal/variation of 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 at Haxey Tennis Club, Haxey Playing Field, Haxey.

Appeal – has been made to the secretary of state against an enforcement notice issued by NLC for land at Willowfields, Blackmoor Lane, Epworth Road, Haxey.

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

2025/875 - amended/or additional information for planning permission to erect 2 dwellings at land adjacent to 108 Akeferry Road, Westwoodside.

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

The Parish Council welcome the attempts the applicant has made to try meet the concerns of the council and residents. Given the number of objections from local residence and our original comments, the planning committee sees no significant changes that would affect our original objection.

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

2025/1078 – amended/or additional information for planning permission to vary condition 2 of PA/2024/208 to amend the general arrangement – amended garage plan and layout on land between

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Springfield & Hillcrest, Nethergate, Westwoodside.

Resolved – no objection with the following comments:

The re-location of the garage from its original position next to the neighbouring property boundary to the opposite side of the plot mitigate the impact on the building line. The neighbours new comments relating to their objection substantially change our original decision making.

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

3 residents left the meeting.

2026/156 - planning permission to erect a general barn for food storage and field implement storage/shelter required for existing stables at land off Low Hall Road, East Lound.

Resolved – object with the following comments:

The proposal is to site a barn outside the building envelope of East Lound in the LC14 Isle of Axholme Historic Environment, HERS have indicated they object due to the impact on the area, the Parish Council would support this objection.

The applicant has demonstrated an alternative area that is not viable and which would be in a more cluster form, the Parish Council notes they have not explored other area within the site that could be used in cluster form.

The Parish Council agrees with Environmental Protection a condition should be applied to any grants of permission relating to private use

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

1 resident left the meeting.

2026/164 – planning permission for the change of use of a vacant former residential care home including associated dwelling, annexe, office and garaging to form a school/education facility and children's care home at Cumberworth Lodge Residential home, Main Street, Graizelound.

Resolved – object with the following comments:

The site is large and is outside the building envelope of Graizelound in the open countryside LC14 Isle Axholme Historic Environment.

The Parish Council are conscious of the need to find an alternative use, its former use being a residential home for the elderly. This use was wholly in keeping with the character of the hamlet of Graizelound, being a quiet rural area.

This proposal is to house and educate vulnerable and challenging young people (DAS 4.2) who are more volatile in their behaviour and problematic than older adults.

While it may seem obvious the postal address is Doncaster, it lies within North Lincolnshire Council authority. The DAS 4.5 is clear the main proposed service is for Doncaster area, it somewhat difficult to see why Doncaster authority cannot provide this service from within their area. It is worth noting at this point access will be via the B1396 a secondary route and a distance of 14 miles from Doncaster.

Provision for supporting services will have to travel substantial distance to support any external needs.

Most support service will have to travel from the main conurbations of Doncaster, Scunthorpe and Gainsborough. Policing and fire service by its nature is rural and levels of staffing low (see crime reduction officer report). Given the lack of local service support and the nature of the residents/pupils the Parish Council must conclude the impact on the residential area will be wholly different and impact on the amenity of those residents closest to the site.

The DAS 5.5 seeks to demonstrate the planning policies support this proposal

CS1 - the Parish Council does not consider it meets this part for the reason it does not form a strong focus on retaining and enhancing existing local services to meet local needs. (DAS4.5) it does not take account levels of local service provision, infrastructure capacity and accessibility.

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CS 5 - this is not a new build but a listed building and therefore the design is restricted to its current historic design in order to protect the character of the building.

CS6 “confirms that the Council will seek to protect, conserve and enhance the historic environment, as well as the character and setting of historic buildings. “The Parish Council does not disagree there is a need to protect the listed building.

“The Core Strategy does not set out a standalone policy dedicated exclusively to education, but it recognises educational infrastructure as a critical component of community development.” This proposal does not relate to any benefit to the community of Haxey Parish or the wider area of North Lincolnshire Council.

CS22 and CS24 again refers to community facilities which will not benefit the local needs of Haxey or North Lincolnshire “which meet the needs of local residents, along with the implementation of health care provision in North Lincolnshire”.

“Policy RD9 - re-use and/or Adaptation of Rural Buildings for Residential Use in the Open Countryside – States that proposals for the conversion of rural buildings in the open countryside for residential use will only be permitted if:” It is the view of the Parish Council RD9 does not apply as the site is largely already a residential use.

Policy T1 - the proposal site is in a rural hamlet not Scunthorpe or other major conurbations. the nearest train station is Crowle, road transport would be via the B1396 a secondary route and there are limited bus services.

Policy LC14 - the development is located in the open countryside. Given the application does not seek any new build the impact of the proposal will be minimal but does not meet the need for the social. economic development small tourist, outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features.

Paragraph 9 of NPPF is not fulfilled due to the lack of need both locally and within North Lincolnshire.

Paragraph 61 NPPF relates to housing need this application is not for new dwellings or provide any local housing need.

Paragraph 89 this development is not considered sensitive to its surroundings, does not meet the needs of business or the community or improve local access.

Paragraph 63 82 83 and 84 all relates to housing need the application is limited to a change of use of a dwelling for facility for only three children leading to the loss of the dwelling providing local housing, the rest of the application does not relate to residential housing.

Paragraph 98 This facility will provide little or no local community need.

Paragraph 109 it will not improve sustainable transport and rely on access via secondary routes, and limited transport systems.

5.21 ministerial statement. This proposal is largely for an education facility, for children from another area and takes little account of any local need.

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Section 12 - little or no design changes apply to this development and therefore no noticeable benefit will apply.

Paragraph 135 - for the above given reasons will not benefit or increase the quality of the area.

Policy C2 - the loss of the key facility of an elderly residential home has already occurred, this proposal offers no local need, and no demonstration is provided that its former use could not be viable.

In conclusion the proposed site for a residential dwelling care home and largely educational school facility will provide little or no need locally. Will require transport for up to 50 children who are identified as “complex behavioural, social, or emotional difficulties on a daily basis on what is poor road infrastructure to a remote rural hamlet, it will almost certainly impact on the amenity of local residence and place pressure on support facilities in the area and could endanger other road users. For the above reasons both facilities are inconsistent with planning policy.

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

2026/165 – planning permission to erect a detached domestic garage and stables outbuilding at Hardicott Stables, Sandbeds Lane, Westwoodside.

Resolved – object with the following comments:

The proposal site is outside the building envelope of Westwoodside in the LC14 and within the curtilage of the property Core Strategy Policies CS5 and CS6 and Local Plan policies LC14, LC7, RD2 and DS1 and the new policy NLC UNESCO Biosphere project.

It is located on a strip close to the building envelope and its impact is mitigated by this, cluster form cannot be achieved other than locating closer to the dwelling. HERS have recommended object to the application.

Proposed: Cllr Parkin, seconded: Cllr Holgate, 5 for with one abstention.

2026/171 – planning permission to demolish existing rear single storey extension, create a first floor over existing building and form two rear extensions over two storeys with orangery to the rear elevation and also to erect a single storey workshop/store to the rear of the property with pitched roof over at Kaloma, 41 Haxey Lane, Haxey.

Resolved – object with the following comments:

Large plot that can accommodate the proposal. The street scene is a mix of housing types; the proposal should not create any light or overshadowing for the dwelling. In principle the Parish Council would not object to the proposal for the dwelling.

The workshop is outside the building envelope into the LC14 Isle of Axholme Historic Environment. It is large and would have dominating impact on its environment and impact on the character of the area is contrary to the NPPF, Core Strategy Policies CS5 and CS6 and Local Plan policies LC14, LC7, RD2 and DS1 and the new policy NLC UNESCO Biosphere project.

HERs have recommended objection to the proposal.

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

2026/190 – listed building consent for the change of use of a vacant former residential care home including associated dwelling, annexe, office and garaging to form a school/education facility and children’s care home at Cumberworth Lodge Residential home, Main Street, Graizelound.

Resolved – no objection with the following comments:

We have no objection to the proposed alterations; this decision is independent of PA/2026/164.

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

2026/223 – planning permission to demolish existing barn (prior approval part 3 class Q: agricultural buildings to dwelling house – PA/2025/310 and erection of dwelling at Barn off Carr Lane, East Lound, Haxey.

Resolved – object with the following comments:

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While the law surrounding part Q applications can be complex and this application was originally granted on the basis of conversion and relies heavily on the grant of permission under part Q of the GDPOs. PA/2025/310 which grants permission for conversion not rebuilding, therefore the Parish Council view is this application should be judged as a stand alone application for a dwelling. It maybe the end dwelling will be a replica of the original building it requires demolition which does not form part of the part Q permission. The agent was fully aware of the conditions of part Q in PA/2025/310 as the planning statement states “Taking into account what is permitted, and the submitted Structural Survey confirms that the building is in good order and very limited structural works are required to convert the building. The works proposed clearly fall within what is considered to be conversion works and not that of a rebuild and in line with appeal cases it is the applicant’s case that the barn is structurally capable of conversion. On this basis the building operations reasonably necessary to convert the building fall within what is permitted under Class Q.”

This application is flawed in that it envisages a totally new dwelling which part Q does not include as permitted development. Planning is very clear, “Full demolition and rebuilding is not allowed”. The fact that the proposal, in the words of the Planning Statement, would be an ‘exact copy’ of the original barn (which very clearly is not) is irrelevant, a new build is just that, a new build.

The planning statement goes onto say “The Council will note that some works are required internally to strengthen the structure. Appeal decisions, on balance, are supportive of these types of works as they do not rebuild the structure but provide support to strengthen existing materials”.

Clearly this application confirms that to demolish the original barn renders any reference to PA/2025/310 inadmissible as it does not conform to the part Q. This is not a conversion as the barn is required to be demolished and it follows this application should be treated as a stand alone application for a dwelling.

It may appear reasonable to replace it with the same structure; however, this Parish Council believes it does not meet the legal status required by part Q and the authority needs to confirm this before any grant of further planning permission.

The questions that arise are.

1. Was the proper research carried out to establish the grant of permission under part Q could be carried out as a conversion as required by part Q and therefore should it be revoked.
2. Does the proposed betterment override the local plan policies for the open countryside (LC14 Isle of Axholme Historic Environment) or the views expressed by HERs in PA/2025/1089 (withdrawn) on the impact of the LC14.

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

2026/264 – application to determine if prior approval is required for a proposed larger home extension at 38B High Street, Haxey.

Resolved – comment as follows:

The proposal appears to conform to the GDPOs and therefore the Parish Council sees no reason to challenge the proposal.

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

2026/282 – planning permission to erect a single-storey rear extension including removal of existing extension at 30 High Street, Haxey.

Resolved – no objection with eh following comments:

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A large plot, the proposal is within the building envelope of Haxey. It should not create any light or privacy issues for neighbouring properties. It is to the rear of the property and therefore should not impact on the street scene.

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

2026/300 – application to determine if prior approval is required or proposed conversion of an agricultural building into four dwellings including extension of the building and operations reasonably necessary for the conversion at The Meadows, Carr Lane, East Lound.

Resolved – object with the following comments:

This site has a long and complicated planning history; it is located in the Isle of Axholme Historic Environment (LC14).

This is a prior approval request under schedule 2, Part 3, class Q. Much is made of legal precedence in the planning statement, it provides little or no information relating its current use or when it ceased to be used as an agricultural unit, the planning statement para 14 in fact states it is currently used for agricultural storage and therefore it still has an agricultural use.

The planning statement fails to fully provide evidence it meets requirements of part Q and given its location it should require full planning permission.

Does it meet the requirement relating to the size of the building?

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

8. To be notified of the application for the grant of premises licence for Milestone Ranch, Country Park, Akeferry Road, Graizelound.

Item to be placed on to the main full council agenda.

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

COMP/2024/0101 – Snape Paddock, Doncaster Road, Westwoodside

Further communications made with owners, Enforcement Officer will provide direct update accordingly

COMP/2025/0135 – Milestone Ranch, Akeferry Road, Graizelound

Further licensing applications, Planning Enforcement are looking into the ramifications of this

COMP/2025/349 – The Stables, Tindale Bank, Haxey.

Clerk to ask NLC what plans they now have with regard to refusal of the current planning application.

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

April 22nd

May 20th

June 24th

July 22nd

All meeting will commence at 6.30pm.