

# HAXEY PARISH COUNCIL

## PLANNING COMMITTEE MINUTES

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Minutes from the Planning Committee Meeting held on Wednesday 22<sup>nd</sup> April 2026 at 6.30pm at The Foreman Carter Centre.

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

Also Present: 1 resident & Deb Hotson – Clerk to the Council.

1. Apologies and reasons for absence received from Cllrs Knowles & Steers.

2. No members of the public wanted to speak.

3. To approve the minutes of the previous meeting held on 25<sup>th</sup> March 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 Harris declared a prejudicial interest in agenda item 2026/7 2026/357.

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.

**2025/875** – planning permission to erect two self-build dwellings at land adjacent to 108 Akeferry Road, Westwoodside will be considered at the Planning Committee meeting held on 8<sup>th</sup> April.

**2025/1499** – planning permission granted to erect a first-floor extension to the side of the dwelling and convert the existing garage into habitable space at 15 Weir Road, Westwoodside.

**2025/870** – planning permission granted to convert and extend garage to form reception, shop and washroom facilities at Pond Farm Camp Site, Station Road, Graizelound.

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

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

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

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

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

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

**2025/1516** – amended/additional plans for planning permission to erect a detached dwelling with attached double garage at 3 Newbigg, Westwoodside.

Cllr Carlile declared a personal interest.

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

There have been a number of applications at this site, the Parish Council has previously objected to development due over development, impact on the area and in relation to this amendment Policy H7 back land development of what was a garden.

The Parish Council as part of its objection to this application quoted policy H7 in considering our response the proposed design did not in our view consider policy H7(i a) overlooking and loss of privacy, The proposed screening fails to address the fundamental problem of overlooking, in particular as it is a two-storey dwelling which would impact on privacy of neighbouring properties even if it were re-orientated.

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The Parish Council notes an objection to this application from a resident.

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

**2026/119** – planning permission to erect 2 dwellings at 14 Greenhill Road, Haxey.

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

This application is substantially different to those allowed on appeal PA/2022/1374. Whilst unhappy with the outcome of such appeal in considering this application the Parish Council recognises the principle that some development has been established.

The main issues are the housing need; this is covered in the DAS justification for the change in scheme. It provides a good assessment of the type of dwellings for the largely older population of Haxey parish, where the Parish Council would differ on the proposal is older people tend to need one level accommodation. The DAS is correct by providing smaller dwellings it frees up large properties for younger larger families, the proposal is for 4 -Dormer bungalows, clearly this is at odds with the proposed dwellings. The internal design appears to be targeting market housing with less accent on affordability which in rural areas tends to be the issue.

The Parish Council concerns over access remain, as the question of splay was not properly addressed in the appeal and given the proposal appears to be targeted at older people, it remains a concern as reactions in older people can be restricted.

Despite the result of the appeal the Parish Council still considers such back-land development as being inappropriate within a village setting. Furthermore, the now proposed layout leaving little open space and is clearly over-development and the substantial dormers in particular threaten the peaceful enjoyment by neighbours of their existing dwellings.

The Parish Council appreciates the effort that has been placed on design , in particular the impact on the listed building. However, the size and layout of the proposed dwellings is overpowering and out of character with the immediate vicinity.

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

**2026/322** - planning permission to erect a single storey timber framed garden/agricultural machinery storage building at Netherholme, 53 Brethergate, Westwoodside.

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

The proposal is sited in the Historic Isle of Axholme Historic Environment, outside the building envelope of Westwoodside. Its use is dual purpose for garden/agricultural machinery storage, the latter no evidence of a sustainable business is supplied and PA/2023/1059 gave a grant for storage of equipment with the maintenance of the grassland.

The site can accommodate the proposal within the curtilage of the property and within building envelope of Westwoodside without the need to use open countryside.

The Council would be minded to review these comments if the proposed storage was within the building envelope and adjacent to the property.

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

**2026/333** – planning permission for change of use of existing Methodist Chapel to a four-bedroom dwelling at Westwoodside Methodist Church, Nethergate, Westwoodside.

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

This appears to be a resubmission of PA/2023/1680 which significantly reduces the provision of amenity space that was granted in PA/2022/1634. This application does not address the Parish Council's concerns as it has 2 very small garden spaces, a shared drive which is not inclusive to the property but gives the impression of a large space attached to the proposed dwelling.

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

**2026/357** – listed building consent for the retention of side extension and associated works to exterior dwelling at Greenhill cottage, 1 Greenhill Road, Haxey.

**Cllr Harris left the meeting.**

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

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The Parish Council is aware this extension is a retrospective application and that the extension has been built for about 20 years, HER's has no specific concerns to this application.

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

**Cllr Harris re-joined the meeting.**

**2026/409** – planning permission to erect a rear extension at The Old Stackyard, Commonside, Westwoodside.

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

The proposal is to the rear of the property; it comprises of a two-storey extension and open covered area. It will not affect the street scene and should not create any privacy or over shadowing issues.

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

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

The only update received is as follows:

**COMP/2024/0101** – following discussion with the Development Management Specialist, it has been agreed to the retention of one container which is used to store animal feed, and the owner has been requested to removal the other 4 containers within 3 months.

Clerk to ask Enforcement what action is to be taken now that the Tindale Bank application has been refused.

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

May 20<sup>th</sup>

June 24<sup>th</sup>

July 22<sup>nd</sup>

All meeting will commence at 6.30pm.