

# HAXEY PARISH COUNCIL

## PLANNING COMMITTEE MINUTES

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Minutes from the Planning Committee Meeting held on Wednesday 20<sup>th</sup> May 2026 at 6.30pm at The Foreman Carter Centre.

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

Also Present: Deb Hotson – Clerk to the Council.

1. To receive any apologies and reasons for absence.

Apologies received from Cllr Booth.

2. Public Participation – No public present.

3. To approve the minutes of the previous meeting held on 22<sup>nd</sup> April 2026.

**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.

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.

**2025/875** – full planning permission granted to erect two self-build dwellings at land adjacent to 108 Akeferry Road, Graizelound.

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

**2026/385** – prior approval is not required to erect a steel framed and fibre cement sheeting and larch clad building including concrete apron at Mill House, Tower Hill, Westwoodside.

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

**2026/20** – planning permission to develop a domestic horse arena for the exercising and training of horses with associated lighting and the erection of a domestic tennis court with 2.7m high court fencing and flood lighting at 23 Thinholme Lane, Westwoodside.

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

The proposal is outside the development limits, and it is not clear whether the proposal fall within the original curtilage of the dwelling. The area is largely flat, and the Parish Council recognises the proposals are largely at ground level and therefore not visually intrusive to the landscape.

Local plan policies set out the need for this type of development to contribute to the LC14 it may not visually impact on the heritage asset, but the question is a matter of need and the change in land use.

The Heritage Statement is well presented and well researched identifying the historic development of the local landscape and while these matters may influence planning at the core is the contribution they provided to the landscape as it is now and how best to protect it from damage. The Parish Council does not challenge the historic horse use as they were essential to the historic farming of the area. What the local plan policies provide is a framework to protect and achieve keeping the landscape as it is now from damage.

This proposal is for a private use as no evidence has been provided to its a commercial viability. Unlike the GPDO class E4 which allow for livestock and the **like** within the curtilage of the property for domestic needs or personal enjoyment. This proposal is set in the LC14, and the Parish Council is conscious it will further erode the significant land scape. In assessing this proposal, the Parish Council has to consider whether this current plan is set further than is needed from the dwelling. The plan is in

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cluster form; it is questionable whether its best use of the space and a different layout would achieve less intrusion into the LC14.

The proposal for lighting is justified by the nearby playing fields, but it will mean further light pollution in the area, and it should be noted the playing fields lighting is restricted and any grant should have a similar condition for hours of use.

The Parish Council also notes there appears to be no change of land use to equestrian.

It is a matter for HERS to make an assessment on the impact of the LC14. The Parish Council in assessing the need for this proposal refer to the following local plan policies.

CS1. 5.55 - North Lincolnshire's natural and built setting provides the area with attractive landscapes, heritage assets and townscapes. In line with spatial objectives 6 and 10 as well as RSS, the spatial strategy will support the continued protection and enhancement of the biodiversity and landscape character of North Lincolnshire,

CS1 ☺ In the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism making the most of the area's important natural and built environments.

CS1(E) - North Lincolnshire's townscapes and historic landscapes will also be protected and enhanced and high-quality design encouraged. In particular, the nationally significant historic landscapes of the Isle of Axholme

CS2 - Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be **restricted**. Only development which is essential to the functioning of the countryside will be allowed to take place.

CS3 - Character - the limit will be drawn to reflect the need to protect and enhance settlement character. This means protecting areas of open space or land with the characteristics of open countryside within and adjacent to settlements by not including them within development limits. Large rear gardens or paddocks stretching well out the villages-built form will also be excluded. Development outside these defined boundaries will be restricted to that which is essential to the functioning of the countryside.

CS5 - Consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located. Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked green spaces across the area.

CS6 - Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries).

**CS16 1.** - Identifying in supporting documents within or evidencing the Local Development Framework, a network of strategically and locally important landscape, green space and water scape areas. Development on or adjacent to these areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristic of that area.

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4. Requiring the protection of trees, hedgerows and historic landscape to be specified where appropriate.

### RD1

RD2 a) - the open countryside is the only appropriate location, and development cannot reasonably be accommodated within defined development boundaries.

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

**2026/76** – amended/additional information for planning permission for extensions and alterations including the creation of an addition storey with replacement garage to side at Weir Lodge, 42 Commonside, Westwoodside.

**Resolved** – no further comments to be added, the current comments will remain.

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

**2026/403** – planning permission to vary condition 2 of PA/2025/539 to amend site layout plan and reposition lodes around the lake at Oak Tree Holiday Park and Fishery, Station Road, Graizelound.

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

The application reduces by one unit to comply with Fire regulations.

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

**2026/503** – planning permission to erect a rear extension following demolition of existing garage and conservatory and erect a new garage and workshop at 25 Lowcroft Avenue, Haxey.

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

The plot is large enough to accommodate the proposal, and it is to the rear of the property and will not affect the street scene. It should not create any privacy or over shadowing of the neighbouring properties. There is a comment about noise, so it is suggested that a condition should be applied stating that the proposal should not be used for commercial purposes and this will reduce any impact on neighbouring properties.

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

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

The Clerk had requested the latest update but only has feedback from the last meeting.

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

Email update from Enforcement Officer was issued to the Parish Council on 30<sup>th</sup> March, explaining the owner(s) have 3 months to remove the containers.

**COMP/2025/0349 - LAND EAST OF RICHMOND FARM, STATION ROAD, GRAIZELOUND**

Reassigned due to the previous officer leaving NLC and the officer is looking at serving an enforcement notice.

Cllr Carlile to provide the w3w for the stable block built next to Bland Tavern and this will then be reported to Enforcement.

Clerk to chase up a response from Enforcement regarding actions to be taken now refusal has been decided on the traveller's site. Clerk to also ask NLC why they did not comment on the application as no proposed site was in the local plan.

**2026/223** – this was a part Q application and in being saw was flawed as the application was for stables, equestrian and not agricultural.

Clerk to contact NLC stating that the Parish Council were led to believe that NLC were investigating what needed planning consent at the Willow Field site and would like to know what impact this had on the buildings.

Clerk to write to Natural England with concerns about the Pond Farm caravan site particularly the fact

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that the exempting organisation had not responded to these concerns. Can Natural England investigate if possible.

9. To be notified of the comments from the Westwoodside Methodist Chapel project determining any actions required.

Clerk to respond as follows:

The Parish Council appreciates that the applicant wants to co-operate, but the Parish Council are only consultees and have passed their comments onto NLC who will make the decision.

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

June 24<sup>th</sup>

July 22<sup>nd</sup>

All meeting will commence at 6.30pm.