

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 22nd July 2026 at 6.30pm at The Foreman Carter Centre.

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

Also Present: 2 resident & Deb Hotson – Clerk to the Council.

1. To elect a chair.

Resolved – Cllr Carlile was elected as chair.

2. To receive any apologies and reasons for absence.

Apologies for absence received from Cllrs Booth, Knowles, Steers & Parkin.

3. **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.

One of the resident stated that he had come to speak about PA/2026/774. He had provided information for the Committee prior to the meeting and went through this information.

2 residents left the meeting.

The meeting was re-opened.

4. To approve the minutes of the previous meeting held on 24th June 2026.

Resolved – minutes approved. All in favour.

5. 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.

6. To note dispensations given to any member of the Council in respect of the agenda items listed.

None outstanding.

7. To receive any decision made by NLC.

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

2026/76 – planning permission for extensions and alterations including the creation of an additional storey with replacement garage to the side at Weir Lodge, 42 Commonsides, Westwoodside will be considered by the Planning Committee on 29th July.

2026/165 – planning permission to erect a detached domestic garage and stables outbuilding at Hardicott Stables, Sandbeds Lane, Westwoodside will be considered by the Planning Committee on 29th July.

2026/206 – household planning permission to erect single storey extension to rear of dwelling at Granta House, Ferry Road, Graizelound.

2025/1516 – planning permission to erect a detached dwelling with attached double garage at 3 Newbigg, Westwoodside will be considered by the Planning Committee on 29th July.

2025/1395 – full planning permission granted to erect a self/custom-build dwelling at land south of Wodcroft Gate, Carr Lane, East Lound.

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

2026/718 – planning permission for extension and alterations and raising of the roof at 3 Park Drive, Westwoodside.

Resolved – no objection with the following comments.

Currently a 2-bedroom bungalow on a corner plot on a modest sized plot, the proposal is to increase it to a 4-bedroom dormer. The proposal should not create any privacy or light problems to neighbouring properties.

The main concern is the loss of garage space and limited parking space for the proposed size of the dwelling, which could lead to on street parking on the curve of the road.

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While not a material consideration, it should also be noted this development will reduce the identified housing stock need for bungalows

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

2026/774 – outline planning permission for proposed private drive and five individual dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration at land between Springfield and Hillcrest, Nethergate, Westwoodside.

Resolved – no objection with the following comments.

The planning history shows applications for development of multiple dwellings on the site which were historically refused. PA/2024/1347 gave a grant in principle for 3 dwellings. The parish council objected on the basis the proposal was outside the development limit in the LC14 this was supported by HERS. The Parish Council also commented. “This permission in principle route is for market housing and seeks to navigate around normal planning consent and as stated in paragraph 1 and 3 and 4 does not fulfil the test of location or land use.” For the purpose of information, the Parish Council attaches its previous comments as appendix 1.

This application is for outline permission for 5 dwellings; this is substantially larger proposal and gives no indication to size or type of dwelling as it is outline permission. It is almost certainly market housing and therefore is not for an identified need within the local plan.

The proposal also demonstrates of the loss of wildlife area which would have contributed to the decision of the original permission in principle.

Our position remains while it has permission in principle it is at odds with local plan policy “Small scale developments **within** the defined development limits of rural settlements to **meet identified** local needs.” Clearly this development is not even within the development limit and does not meet an identified need.

The Parish Council believes the significant changes set out above are not consistent with local or national policy and remain of the view this proposal is not consistent with the original grant of permission in principle.

Appendix 1

This is a permission in principle; it seeks to build 3 dwellings. The most noticeable fact is the whole of the site lies outside the building envelope of Westwoodside, in the Isle of Axholme Historic Environment LC14 currently being consider as an Area of Outstanding Beauty by NLC.

The Justification statement lacks any factual policy in terms of planning law and relies heavily on somewhat vague statements relating to design, biodiversity and housing need.

Given its location it fails NLC Local Plan policies of rural development. It is back land development; it is not infill and contrary to the current policy H7. It is not a brown field site and currently is valuable agricultural land.

While the Parish Council recognises the national problems of housing supply, the proposal is neither social, affordable development or for bungalows for the elderly, it therefore does not fulfil any identified need for dwellings locally. The Parish Council disagrees with the statement within the justification statement Housing needs “will align with the Spatial Strategy’s objectives to support sustainable and small-scale developments in rural settlements.” this is misleading as the policy states “Small scale developments within the defined development limits of rural settlements to meet identified local needs.”

This permission in principle route is for market housing and seeks to navigate around normal planning consent and as stated in paragraph 1 and 3 and 4 does not fulfil the test of location or land use.

This Parish Council also disagrees with the Justification statement, Introduction. “Our proposal aligns with the overall objectives of sustainable development and local Planning policies” They clearly do not and the current plan is up to date, and government policy currently does not override the local plan policies quoted.

The justification Statement refers to access, and the Parish Council is deeply concerned that it alludes to the problems of parking and traffic flow on Nethergate which are considered the worst in the Parish. At this stage the Parish Council understands this is not a consideration, should this application be approved

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it will only exacerbate the impact on neighbours, safety of the wider road users and the Parish Council will set out a more detailed objection.

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

2026/783 – planning permission to erect boundary wall and removal of hedge at Haven House, Station Road, Graizelound.

Resolved – no objection with the following comments:

This proposal should not affect the highway or impact on the street scene.

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

2026/788 – planning permission to demolish existing single-storey rear extension and erect new single-storey rear and side extension at Beckville, Owston Ferry, Low Burnham.

Resolved – no objection with the following comments:

A large plot that can accommodate the proposal, it is to the rear of the property and should not affect the street scene or impact of neighbour privacy.

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

2026/681 – listed building consent to re-roof the main house and outhouse and repoint north face of house at Park Farm, Upperthorpe Hill, Westwoodside.

Resolved – no objection with the following comments:

The proposal appears to meet the standards required for a listed building, unless HERs has any objections this council has no objection.

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

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

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

Preparing Enforcement Assessment and draft Notice

COMP/2020/446 Willow Fields, Caravan Site, Epworth Road, Haxey, DN9 2LL - awaiting outcome of Judicial Review against PINS, before we can then look for compliance with the Enforcement Notice as dictated by the appeal.

The Clerk has written to the Head of Planning regarding the outstanding questions, to date no response.

The Clerk reported the potential breaches on email to be told to put them on the portal all individually.

10. To review the Planning Terms and Conditions.

Cllr Carlile to circulate to members with a view to approving at the next meeting.

11. To confirm the date and time of the 2026 meetings as follows:

August 26th

September 23rd

October 21st

November 18th

December 9th

All meeting will commence at 6.30pm.