

HAXEY PARISH COUNCIL

PLANNING COMMITTEE MINUTES

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

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

Also Present: Cllrs Kennedy, Bond, Skelton & Thorpe & Deb Hotson – Clerk to the Council.

1. To receive any apologies and reasons for absence.

Apologies for absence received from Cllrs Booth & Knowles.

2. Public Participation

No members of the public present.

3. To approve the minutes of the previous meeting held on 22nd July 2026.

Resolved – minutes approved. All in favour.

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.

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

2026/865 – application to determine if prior approval is required to erect an agricultural storage building at Croft Bank Farm, Langholme Lane, Westwoodside is not required.

2026/76 – planning permission granted for extensions and alterations including the creation of an additional storey with replacement garage to the side of Weir Lodge, 42 Commonsides, Westwoodside.

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

2026/403 – planning permission to vary condition 2 of PA/2025/359 to amend the site layout plan and reposition lodges around the lake at Oak Tree Holiday Park and Fishery, Station Road, Graizelound.

2026/874 – notification in accordance with regulation 5 of the Electronic Communications Code regulations 2003 under class A of part 16 of schedule 2 to install a fixed line broadband electronic communications apparatus under regulation 5 detailed as 10m light wooded pole at 4 Ash Tree Drive, Haxey.

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

2026/20 – amended and/or additional information for 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 – A new ecology report has been submitted. It does not appear to change the Parish Councils original decision and there are no further comments.

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

2026/812 – planning permission to erect extension to existing dwelling at Pedlars Green, Brackenhill Road, East Lound, Haxey.

Resolved – no objection with the following comments:

A large plot, the proposal is for a single-story side extension. It should not affect the street scene or create any privacy or over shadowing issues.

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

2026/816 – planning permission to convert barn to form a dwelling at 25 East Lound Road, Haxey.

Resolved – object with the following comments:

The Parish Council has no information available as to what grant of permission the barn was built under.

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It is outside the development limit and located in the LC14 and its location is back land development. The barn is large and the Parish Council recognise it is a visual feature within the site, conversion to a dwelling will create a large dwelling that will impact on the character of the area.

Any grant should have condition to remove the other barns grant permission PA/2020/1382 which has now lapsed.

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

2026/849 – planning permission to erect extension to the front of the property and to replace existing roof trusses for form rooms in the loft space at Ulverton, Upperthorpe Road, Westwoodside.

Resolved – object with the following comments:

A large plot that can accommodate the proposal. The Parish Council has concerns over light and privacy, due to the windows in the upper floor walk-in wardrobes, which can be rectified by having frosted glass as a condition of permission.

The street scene is a mix of housing types, and the proposal should not affect the character of the area. While not a material consideration it is our understanding there maybe subsidence issues which should be addressed during the construction stage to meet building regulations.

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

2026/886 – application to vary condition 2 of PA/2022/1374 to change the external appearance of the dwellings at 14 Greenhill, Haxey.

Resolved – object with the following comments:

This application was granted on appeal, the only significant change other than facings is the addition of a patio door to the front.

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

2026/934 – planning permission to remove condition 8 of PA/2024/921 to erect a dwelling and detached garage at The Laurels, Carr Lane, East Lound, Haxey.

Resolved - no objection with the following comments:

If the authority is satisfied the applicant has met condition 8 the Parish Council has no objection

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

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

Resolved – object with the following comments:

There appears to be no reason to change our original decision, in fact the new information relates to privacy and overshadowing because of other resident's comments. Some windows have been altered or re-positioned; they do not appear to significantly address the residents' concerns.

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

8. The following applications were submitted under the Clerks Delegated Powers as detailed.

2026/865 – application to determine if prior approval is required to erect an agricultural storage building at Croft Bank Farm, Langholme Lane, Westwoodside.

No objection with the following comments: -

Well-presented application on an established farm and appears to meet all the requirements for prior approval. As identified it is in the LC14 and in cluster form. The Parish Councils only observation is the barn could be closer to the access point and re-orientated to stop unnecessary spread into the LC14.

2026/868 – application to determine if prior approval is required for a proposed agricultural building for safe storage of farming equipment and produce at Haslam's Farm, access road to Haslam's Farm, Haxey.

No objection with the following comments: -

The proposal is on an established farming unit in the LC14 and appears to meet all the requirements for prior approval. The proposal is in cluster form, the site plan is not to scale, and it is difficult to assess how far the proposal extends into the LC14 or whether the barn could be sited closer to the main buildings.

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

Willowfield – this matter is now part of a legal process between PINs and applicant and NLC. Any actions NLC might consider will be taken once the formal actions are completed.

COMP/2025/0349 -land east of Richmond Park, Station Road, Graizelound.

Waiting for a response from the Head of Planning now that this has been refused planning permission.

COMP/2026/235 – land adjacent to A161, Epworth Road, Haxey.

The caravan sited in the field south of Marland House, Haxey has been requested to be moved by the end of September.

COMP/2026/0246 – advertisement at Station Road, Graizelound.

This has just been reported, no update as yet.

COMP/2026/0247 – advertisement at land off Doncaster Road, Westwoodside.

COMP/2026/0401 – land next to Bland Services, paddocks and stables.

Planning application has been requested.

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

10. To review the Planning Terms and Conditions.

Item deferred to the next meeting.

11. To be notified of the application for premise licence at Pond Farm, Station Road, Graizelound, Haxey determining actions required.

The meeting was closed to allow other Cllrs attending to discuss the application.

Cllr Kennedy stated that there will now not be a mediation but a hearing on 1st October.

Cllr Thorpe joined the meeting at 7.05pm.

The Clerk will circulate the comments detailed below and if nothing is heard by 10am on Friday 28th the Clerk will submit to Licensing.

The meeting was re-opened.

Response to be submitted to Licensing.

At the time of this application was made, it is the Parish Council understanding it did not have exempting organisation exemption as this had been suspended; therefore, the application was incorrect as it was for a campsite that was not within the definition of the camping and caravanning act.

It is the Parish Councils understanding that this was a consequence of the Police recovering 5 stolen vehicles from the site, whether the owners were aware or involved as yet is not clear. That said as site owners they had a responsibility to be aware of illegal activities being carried out on the site.

Clearly they have not demonstrated a prevention of crime or disorder, the consequence is it is questionable as to whether they can meet.

A - securing public safety

B - preventing public nuisance

C - protecting and improving public health

D - protecting children and young persons from harm

It is also noted by the Parish Council that -

1. This campsite has no structures to support the safe parking and movement of public vehicles not associated with camping, putting campsite users in danger and therefore again fails to meet A, B, C, D.

2. This campsite is advertised as family friendly. Allowing public access for prolonged periods in the same area as families are playing and sleeping once again does not demonstrate A, C, D.

3. With 6 public houses / entertainment venues within a 1-to-2-mile vicinity there is no additional need for the serving of alcohol, therefore this does not support C – protecting and improving public health.

Should the committee be minded to grant this premise license the Parish Council considers it is

important to restrict the hours at 11.30am to 10.30pm - to fall in line with other public houses. Only

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alcohol sales to people staying at the campsite. No off sales.

No live music at all - there is no way of reducing the volume as there is no indoor space.

12. To be notified of the North Lincolnshire Local Plan determining actions required.

Resolved - it was agreed to resubmit the comments last submitted.

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

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

September 23rd

October 21st

November 18th

December 9th

All meeting will commence at 6.30pm.