HAXEY PARISH COUNCIL
PLANNING COMMITTEE MINUTES

Minutes from the Planning Committee Meeting held on Wednesday 21st October 2026 at 6.30pm at The Foreman Carter Centre.

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

Also Present: Deb Hotson – Clerk to the Council.

1. To receive any apologies and reasons for absence.

   Apologies for absence received from Cllrs Booth & Parkin.

2. Public Participation

   No members of the public present.

3. To approve the minutes of the previous meeting held on 23rd September 2026.

   Resolved – minutes approved.

   Proposed: Cllr Holgate, seconded: Cllr Steers. 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 – appeal submitted to the Secretary of state for the refusal of planning permission by NLC to erect a detached dwelling with attached garage at 3 Newbigg, Westwoodside.

   Resolved – Clerk to resubmit the comments to the Planning Inspectorate.

   2025/1413 – appeal allowed for new dormer bungalow at 15 Brethergate, Westwoodside.

   2026/190 – listed building consent granted for replacement windows, removal of lean-to range, external staircase and canopy area, refurbishment of internal rooms, removal and replacement of internal doors and removal of en-suites at 2nd floor level at Cumberworth Lodge Residential Home, Main Street, Graizelound.

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

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

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

   2026/880 – listed building consent to carry out a steam clean on the war memorial at Haxey.

   Resolved – no objection or comments.

   Proposed: Cllr Carlile, seconded: Cllr Holgate. 2 for, 1 against and 2 abstentions.

   2026/849 – planning permission to erect extension to the front of the property and to

replace existing roof with attic trusses to form rooms in the loft space at Ulverton, Upperthorpe Road, Westwoodside.

Resolved – the objection that was previously submitted which was based on the window is withdrawn as the suggestion has been undertaken. A condition should be added that a frosted window should be in place at all times.

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

2026/1078 – planning permission to erect two-storey extension to replace existing conservatory at 92 Akeferry Road, Westwoodside.

Resolved – no objection with the following comments.

A large plot that can accommodate the proposal, it will not impact on the street scene. It should not create privacy or light issues.

Proposed: Cllr Harris, seconded: Cllr Holgate.

2026/1094 – planning permission for a partial conversion of an existing detached cart shed/outbuilding to an ancillary residential annexe. Retaining two garage bays with associated external alterations and landscaping at Pond Farm, Station Road, Graizelound.

Resolved – object with the following comments.

The proposal is for a 1-bedroom annexe with 2 garage spaces. It appears to be a response to PA/2025/1592 which was refused.

1. The proposed development fails to demonstrate sufficient planning justification for an essential need for a new dwelling in this location. Consequently, the proposal constitutes unacceptable development within the open countryside and is therefore contrary to the National Planning Policy Framework, as well as Policies CS2, CS3 and CS5 of the North Lincolnshire Core Strategy, and saved Policies RD2 and DS1 of the North Lincolnshire Local Plan.

2. The proposed conversion would result in over development of the site for residential purposes. It would fail to achieve a strong sense of place due to the lack of visually coherent building layout and effective landscaping across the wider site, contrary to section 12 of the National Planning Policy Framework and policies CS5 and RD2.

What is not clear to what extent the main unit is an agricultural or forestry use, as no assessment demonstrates such a use, on this basis the Parish Council believes the proposal it is subject to CS1, CS2 and the Rural Development section of the local plan.

The given reason for this application is for a family member, to have support of the family and is an ancillary use.

PA/2022/1653 permission to erect a replacement dwelling, convert barn to dwelling and erect new cart shed (including demolition of existing farmhouse, existing barn (in part) and outbuilding) This was in affect a large dwelling and self-contained annexe.

PA/2025/773 - Application to determine if prior approval is required to convert the existing barn into 3 dwellings by adding new cladding to the existing frame, insulate internally and provide new window and door openings.

The Parish Council believes the location of the site and extensive development constitutes over development and questions the need for a further annexe to the property or why one of the 3 barn conversion could not be used to accommodate the needs of the

family. Therefore, the original refusal of PA/2025/1592 is relevant in determining this application.
Should the officer be minded granting permission the Parish Council would expect 2 conditions to be applied.
1. An agricultural tie, due to its location.
2. Ancillary use only to the main dwelling, to restrict other uses on the site.

The Parish Council supports the comments from the Flood Authority.
Proposed: Cllr Harris, seconded: Cllr Steers. All in favour.
2026/1112 – planning permission to erect replacement dwelling with garage and shed at Sandy Acres, Cove Road, Westwoodside.
Resolved – object with the following comments.
The Parish Council will not dispute the street scene as several large dwellings have gained planning, prior to the Local Plan 2003 and have mixed uses. The primary reason for this application would appear to be the plot is a mix of untidy buildings, and the current dwelling is not up to current building standards. All these are covered in the supporting statement.
The proposal does not meet any identified local need as it is not affordable or social housing, it is market housing and the Parish Council questions whether it meets any national need given its size.
What is not clear is whether an agricultural tie exists, this was a small agricultural/ forestry unit and at the time the dwelling was built would almost certainly have required an agricultural tie for development. This is a matter that needs to be confirmed due to the location of the proposal.
What is of concern is the current Local plan CS1, CS2 and RD section places restrictive development of the LC14 Isle of Axholme Historic Environment and while RD10 is quoted in this application it is mis-quoted as the proposal is for a domestic dwelling and no evidence is supplied of a continuing agricultural or forestry use.
The Parish Council consider its resitting DAS.3.2 intrudes further into the LC14 and the given reasons for it being relocated do not justify the further intrusion into the LC14 and on balance it is unnecessary, it is size and scale impact on the character of the LC14 and further erode it, which have been subject to other such buildings that have no design features appropriate to the open countryside. The Parish Council notes the comments of HERS which does not take account of other local planning policies.
What is clear that RD2 is explicit in terms of development “development in the open countryside will be strictly controlled” while RD10 allows for replacement dwellings, it would in this case be at odds with RD2 which limits development of non-agricultural or forestry development.
CS1(e) Supporting the protection and enhancement of North Lincolnshire’s world class natural and built environment to ensure the continued attractiveness of the area as place to live, work and visit.
CS2 3 Small scale developments within the defined development limits of rural settlements to meet identified local needs.

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. This might include uses such as that related to agriculture, forestry or other uses which require a countryside location, or which will contribute to the sustainable development of the tourist industry.
Any grant of planning permission should maintain any agricultural tie due to its location in the LC14.
The Planning Officer should confirm if an agricultural tie exists as part of the decision notice.
The Parish Council supports the Flood Authorities objection.
Proposed: Cllr Holgate, seconded: Cllr Knowles. All in favour.

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

Very limited update received since the last comments detailed below.

COMP/2025/0401 – land next to Bland Services - NLC have requested a planning application within the next 3 months.

COMP/2025/0349 – travellers' site – waiting for an update regarding the steps NLC are to take after the planning application was refused.

COMP/2026/0246 – land off Station Road, Graizelound - update requested but nothing received from NLC as yet. Planning Officer has visited the site, and the advertising panel seems to be on the highway verge. The Clerk to chase this up as this doesn't clarify if planning permission is required.

COMP/2026/0247 – advertisement board, land off Doncaster Road, Westwoodside - update requested but nothing received from NLC as yet.

COMP/2026/223 – planning permission to demolish existing barn - the Parish Councils comments will be considered as part of the review on 23rd September.

9. To review the Planning Terms and Conditions.

The TOR was discussed. The Clerk to check with ERNLLCA regarding item under amended application and the Parish Councils Standing Orders.
Recommendation - the TOR will be added to the next Parish Council meeting for discussion. Clerk to send out the TOR and Standing Orders to all Councillors.

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

November 18th December 9th
All meeting will commence at 6.30pm.