

Saxby All Saints Parish Council

**Minutes of the Parish Council Meeting held on Wednesday 10th April 2019 at 7.15pm
in Saxby All Saints Village Hall**

Present

Cllr Ken Bates (Chair)

Cllr Charlie Barton

Cllr Dorothy Fagge

Cllr Paulie Leitch

Cllr Andrew Simpson

Cllr Mel Young

Ward Cllr Nigel Sherwood (left at 7.41pm)

15 Members of the public

Public Participation

- Resident spoke with regards to their recent experience of replacing their timber windows. They had subsequently been visited by an NLC Planning Enforcement Officer and Conservation Officer who had received a report that Upvc windows had been fitted contrary to the planning permission. The owner of 42 Main Street wished it to be noted that they had received a letter on the 22nd March 2019 stating that NLC are ‘... satisfied that the installation of the windows throughout the property is in compliance with both the planning permission reference PA/2018/602 and the discharge of conditions reference PA/2018/1547, in that the windows and door to the front elevation are constructed of Accoya timber (white painted) and the rear windows are 'Flush 70 alternative to timber'. The development is therefore in accordance with the approved plans and no further action can or will result. This matter is now considered closed’.
- Resident queried why there had been a 44% increase in the Saxby All Saints Parish Council’s portion of the Council Tax. Cllr Bates confirmed that the precept levied this year had had a significant increase due to having to budget for a potential election in May 2019. NLC will charge over £1000 for the administration of the election.
- Resident spoke with regards to a recent article about the Nev Cole Way in NLC’s News Direct paper. Starting in Burton upon Stather, the route follows along the banks of the Humber and ends in the Lincolnshire Wolds. Resident advised that on part of the path, from Winteringham to South Ferriby, a sign has been erected stating that it is ‘Private Land – No Footpath’. Cllr Sherwood suspects that there is a dispute with the landowner and will investigate the matter and get back to the PC.
- Following on from the South Ferriby Flood Defence Works drop-in event yesterday, a resident advised that the road closure looks likely to last 7 weeks and will occur around November 2019. Access over Horkstow Bridge will not be possible due to an ongoing issue with the landowner.

100419/1 **Apologies**

Ward Cllr R Waltham.

100419/2 **Declarations of Interest**

- a) Declarations of interest by any member of the council in respect of the agenda items:
Cllr Simpson Agenda Item 7a(i) Personal Resident of North Carr Lane
- b) No dispensations given to any member of the council in respect of the agenda items.

100419/3 **Minutes of Previous Meeting**

The minutes of the meeting held on the 13th March 2019 were approved by members and signed by the Chairman.

Proposed: Cllr Simpson, seconded: Cllr Young.

Signature _____

Date _____

Saxby All Saints Parish Council

100419/4 Reports from Ward Councillor(s)

Due to the pre-election period known as Purdah, Cllr Sherwood must observe rules in respect of publicity and information being issued. These rules are designed to ensure the political impartiality of all council publicity. Councillors can respond to service enquiries provided that the answers are factual and not political and can therefore investigate the following matters:

- Potholes on the B1206 near Elsham Golf Club.
- Poor condition of Saxby Mill Lane and Danns Hill.

Cllr Fagge enquired if NLC would object to Saxby's Green Team entering Groundwork Community Awards for its efforts in relation to the Bluebell Wood. This is a national initiative and the event will be held in London in November 2019. Cllr Sherwood did not feel that it would be a problem and NLC are supportive of local endeavours being recognised.

100419/5 Highways/Footpaths/Public Right of Way

a) Updates on the following:

- New village name sign – NLC have confirmed that they will not financially contribute to a bespoke sign which members feel would be of a superior design to the free of charge sign that they have designed:

'Any town or parish council or civic society who may be granted permission to erect additional decorative identity signing must erect and maintain them at their own expense. An indemnity will be required from the organisation planning to erect the signs on the public highway, covering North Lincolnshire Council against any damage caused to persons or property by placement of the signs. Any necessary reinstatement works must also be to the satisfaction of the Highway Authority. Decorative identity signing may only be provided in addition to the standard retro-reflective town or village entry signs and not to replace it. Permission by the Highway Authority shall only be granted subject to the agreement of certain conditions relating to the placement of additional decorative signs.'

Cllr Young confirmed that 2 new signs would cost £800, which is an 'at cost' price. It does not include installation, planning permission and insurance costs.

Members discussed whether the village had 'fundraising fatigue' and felt that those who regularly contributed to community projects would again oblige. Other comments included that having two name signs in close proximity is pointless, residents would be happy to have new signage, and could the precept absorb this as a one-off cost?

It was agreed that the NLC sign would be rejected and the PC would fundraise for the bespoke signage.

Proposed: Cllr Young, seconded: Cllr Barton. 4 For, 2 Against. Motion carried.

- Saxby Mill Lane, Danns Hill and North Carr Lane repair works – no update.
- New dog bins – awaiting contact from NLC.

b) No notification of other issues.

100419/6 Police Matters/Neighbourhood Watch/NAT

Resident has alerted the village that their CCTV caught persons unknown photographing their house.

100419/7 Planning

a) Applications made to North Lincolnshire Council:

- i. Application No: PA/2019/405

Signature _____

Date _____

Saxby All Saints Parish Council

Proposal: Planning permission to erect 7 dwellings including demolition of existing farm building
Site Location: Manor Farm, North Carr Lane, Saxby All Saints, DN20 0QH
Applicant: S H Brown Farms Ltd
Decision: **OBJECTION to the development in its current form** – See Appendix A at end for formal response.
Proposed: Cllr Bates, seconded: Cllr Barton.

Cllr Bates began by quoting from the Saxby All Saints Conservation Area Appraisal (2004) and the Saxby All Saints Supplementary Guidance (2004) items 6.4 and 2.5 on new development respectively.

In brief, discussion topics covered included but were not limited to: -

- Required change of use of site.
- Asbestos roof removal.
- Potential impact to residents of North Carr Lane
- Unofficial Facebook survey obtained 14 objections.
- Mindful of the Neighbourhood Plan's survey results which showed many residents do not wish to see such development.
- It's an improvement on what is there presently.
- The housing density calculation is misleading.
- Acknowledging that the above documents are 15 years old but taking on board the spirit of the appraisal. This is the only guidance that the PC has and therefore must utilise it.
- Placement of the proposed properties i.e. the building line being too far forward.
- Would result in a 7% increase in dwellings in the village, 50% in that road.
- Not against development per se, however, concerns that the application may be amended in the future to increase the number of properties built.
- Inaccuracies in the application including the availability of public transport and the distance to the nearest shop/pub.
- Increased agricultural vehicle movements through the village.
- Design and material consideration of the development.
- Congestion and parking on North Carr Lane.

NB – Shortly after discussions started, the meeting was closed for a few minutes to receive comments from the floor.

ii. Application No: PA/2019/329
Proposal: Planning permission to replace timber windows
Site Location: 51 The Lilacs, Main Street, Saxby All Saints, DN20 0QF
Applicant: Mr Dawson
Decision: **NO OBJECTION.**

Proposed: Cllr Leitch, seconded: Cllr Simpson. All in favour.

- b) Decisions made by North Lincolnshire Council:
PA/2019/247 – The Old School House, 4 Church Lane - Planning permission to replace sun room roof with composite roof tile – **GRANTED.**
- c) No planning applications received after the agenda had been posted.

100419/8 Accounts

The Mar/Apr 2019 accounts for payment and bank statements (see also Financial Reports) were approved by members and signed by the Chairman.

- a) Low Villages Forum – membership 2019/2020 - £60.00.
- b) ERNLLCA – membership 2019/2020 - £249.93.
- c) Autela Group Limited – payroll services Q4 & HMRC End of Year - £47.00.
- d) Cllr D Fagge – 'Great British Spring Clean' litter pick refreshments - £15.11.

Proposed: Cllr Leitch, seconded: Cllr Barton.

Signature _____ Date _____

Saxby All Saints Parish Council

100419/9 Neighbourhood Plan

The survey results were discussed:

- Excellent response, 84 returned which is an estimated 50% of dwellings. A more detailed analysis will be published in the Low Villages Newsletter.
- Sites for development – 23% of respondents suggested sites including infill, Saxby Hill, Danns Hill and North Carr Lane.
- Future development – 58% did not wish to see any.
- Worries regarding development – 76% loss of identity, 75% impact on views, 42% parking effect, 68% loss of countryside, 68% increased traffic, 77% out of character with the area.
- Conservation status – 79% very important, 8% fairly important, 4% not important and the remainder no comment. Some commented that they saw it as a hindrance and others wondered why people moved to the village in full knowledge of its status and then proceeded to do whatever they wanted.
- Respondents advised of the importance of access to woodland, extension of public footpaths, the landscape and village facilities.
- Visioning Day – comments and results from the surveys will be on display. The most pressing concerns will be addressed in greater detail.

100419/10 Welcome Pack

Item deferred. Awaiting letter from the NLC Conservation Officer.

100419/11 Open Space Management

- a) Action regarding summer planting – Cllr Fagge will purchase plants soon for delivery at the end of April/early May. Unfortunately, one of the new planters has been damaged by a delivery driver, however, the company responsible have confirmed that they will pay for the purchase of a new one. Cllr Fagge will also install the polite notices regarding dog-fouling.
- b) Action regarding the ‘Great British Spring Clean’ – 10am, 13th April 2019. Cllr Bates has all the equipment. Volunteers on the Main Road need to wear Hi-Vis vests. Cllr Young will issue maps and Cllr Simpson will update the village Facebook page.

100419/12 Trade Watch Scheme

Gavin Jobling, Neighbourhood Watch Co-ordinator, advised that the village is now signed up and packs are ready to be distributed. Cllr Bates will assist.

100419/13 May 2019 Town and Parish Council Elections

Cllr Bates confirmed that there had been 7 applications for 6 places and there would be an election. The candidates are:

Francis Charles Henry Hope Barton
Dorothy Fagge
Gavin John Jobling
Pauline Sandra Leitch
Grace Mitchell
Andrew John Simpson
Melvin Neil Young

It was agreed to follow ERNLLCA’s advice to observe the Code of Recommended Practice on Local Authority Publicity issued under section 4 of the Local Government Act 1986, that is, avoidance of proactive publicity of candidates involved directly in elections. This ensures that candidates standing for office, who are not existing councillors, are not placed at a disadvantage.

Proposed: Cllr Young, seconded: Cllr Barton.

Signature _____

Date _____

Saxby All Saints Parish Council

100419/14 Correspondence

Correspondence received and noted:

- i. ERNLLCA - District Committee Meeting Agenda and Papers – 27th March 2019.
- ii. Bioganix - Landscaping at Bioganix, Bonby.
- iii. NLC - Visit North Lincolnshire Tourism Partnership.
- iv. NLC - Town and Parish Liaison Meeting - 27 March 2019.
- v. Low Villages Forum Minutes - 14th March 2019.
- vi. NLC - Local Government Elections (including Town and Parish Elections) - 2 May 2019.
- vii. ERNLLCA North Lincolnshire District Committee meetings.
- viii. NLC - Town and Parish Liaison Meeting Agenda - 27 March 2019.
- ix. ERNLLCA – March 2019 newsletter.
- x. South Ferriby Flood Defence Works drop-in event. 9th April 2019, 3pm to 7pm at South Ferriby Village Hall.
- xi. Seafarers UK – Fly the Red Ensign for Merchant Navy Day, 3rd September 2019. Passed to Saxby PCC.

100419/15 Minor Items

a) Correspondence received following publication of the agenda:

- Forthcoming 2nd May 2019 local council election posters.
- Changes to waste collection dates for Easter:
FIRST week of the Easter period as collections will be one day EARLIER than usual.
Tuesday 16th April collections move to Monday 15th April
Wednesday 17th April collections move to Tuesday 16th April
Thursday 18th April collections move to Wednesday 17th April
Friday 19th April (Good Friday) move to Thursday 18th April

b) No points from Councillors, questions or items of interest to note.

100419/16 Ongoing Items

None.

100419/17 Agenda for next and future meetings

None.

100419/18 Next Meeting

The date and time of the Annual Parish Council, Annual Parish and monthly meeting is, subsequent to any change, Wednesday 8th May 2019 at 7.00pm.

The meeting closed at 10.05pm.

Signature _____

Date _____

Saxby All Saints Parish Council

Appendix A

PA/2019/405 Manor Farm, North Carr Lane, Saxby All Saints, DN20 0QH

At the meeting of Saxby All Saints Parish Council held on Wednesday 10th April 2019, it was unanimously agreed to **OBJECT** to the above application on the following grounds:

1. This application, for the erection of 7 dwellings to form a housing development off North Carr Lane, Saxby All Saints, is in effect to change the use of the site from agricultural to one of housing. Contrary to the view set out in the Planning Design and Access Statement provided by the applicant (para 3.7.7) the site **IS** within the Saxby All Saints Conservation Area and this application must be considered in that context, environment and planning guidance.
2. Saxby All Saints is a very small rural hamlet with no shop or other facilities and limited public transport. Residents of the village rely almost entirely upon the use of private motor vehicles for work, some schools and social/leisure activities. The erection of a housing development of 7 dwellings will increase the number of houses in the village by 7%, and in North Carr Lane the number of dwellings will increase by 50%. Such an increase will fundamentally change the essentially rural character of North Carr Lane in a detrimental manner to residents.
3. Such a large increase in new dwellings will bring a correspondingly large increase in the number of motor vehicles using North Carr Lane (one new dwelling has 3 garages plus a car port!) which is in effect a cul-de-sac with one entrance and exit off Main Street. North Carr Lane has several terraced properties with no driveways and therefore no off-street parking. Many vehicles are therefore of necessity parked permanently on the street together with vehicles from other homes. The road is constantly congested with parked vehicles, a situation which will be exacerbated by the 4 new dwellings intended to be built on the road frontage. North Carr Lane is also the only access point from the village down to the new Ancholme Footpath. The number of walkers and cyclists using the lane are growing weekly.
4. A further aggravating traffic concern is that the existing farm buildings house several agricultural tractors and farm equipment. The application states that there are 5 such tractors, which are garaged, serviced and fuelled at the current farmyard site and which work on the applicant's land between Saxby and the Ancholme, west of the village. The farm site was obviously designed to provide that very easy access to the land. If this application is approved in its current form, then the farm yard will cease to exist and be replaced by the housing development. The heavy agricultural vehicles and equipment which are currently housed at the farm site will have to travel into the village from a new base in order to work the same land west of Saxby All Saints. This will bring even greater traffic congestion to the residents of North Carr Lane and an increase in danger from slow-moving agricultural vehicles to the general public.
5. The plans submitted by the applicant reveal an intention to build 4 dwellings which front onto North Carr Lane, in addition to the 3 larger executive houses contained within a new private road. The 4 houses fronting onto North Carr Lane are so close to the road and well out of the building alignment with the existing houses that the overall effect is incongruous and will have a detrimental effect upon the visual amenity of residents in the road and the rural character of it. The building alignment is so damaging that the houses on the south side of North Carr Lane will have their view of the countryside towards the Ancholme totally blocked.

Signature _____

Date _____

Saxby All Saints Parish Council

6. As stated in the Saxby All Saints Conservation Area Appraisal (Para 6.4) “The current national demand for new housing puts pressure on small villages such as Saxby All Saints to expand. The Local Plan has identified Saxby All Saints as one of the villages where new development is unsustainable and therefore will be resisted unless it relates to agricultural activity.”

In similar vein, the Supplementary Planning Guidance for the Conservation Area (Para 2.5) states “Saxby All Saints is identified in the Local Plan under the heading Rural Hamlets and Villages in the Open Countryside. Policy H1 makes clear that new residential development in such areas is unlikely to be permitted unless it is to provide accommodation for agricultural or forestry workers. In the few cases where new development is permitted, the proposals will also need to meet the requirements laid out in the policies on the Historic Environment (policies HE2, HE3 and HE4).”

7. In a recent (2019) survey carried out by this council as part of its Neighbourhood Plan consultation exercise, 50% of residents responded. Of these, 60% of respondents wanted ‘no development’ at all in the village; and the remaining 40% wanted only infilling of vacant plots which would not adversely affect the Conservation Area. 70% of respondents particularly highlighted their concerns at insensitive development causing the loss of identity and character of the village.

In conclusion, it should not be thought that this council is against any development. It is aware of the national housing situation and some new development infilling vacant plots has recently occurred without adversely impacting on the Conservation Area (It should perhaps be noted that the applicant in this instance was granted planning permission to build 2 houses on Saxby Hill in April 2012, which have still not been started).

The Parish Council objections to this application are based purely on a desire to retain the unique historical character of the village and Conservation Area which would be undermined and damaged by such a relatively large housing development. It would also set a dangerous precedent for future similar applications. Members hope that their North Lincolnshire Councillors will support them in this endeavour. They also feel strongly that the residents of North Carr Lane will have their quality of life and amenity damaged through the massive increase in houses and traffic congestion should this development be allowed.

Signature _____

Date _____